

Committee of the Whole (2) Report

DATE: Tuesday, June 6, 2023 **WARD(S):** 2

TITLE: 8274-8286 ISLINGTON AVENUE INC.
OFFICIAL PLAN AMENDMENT FILE OP.22.003
ZONING BY-LAW AMENDMENT FILE Z.22.005
8270, 8274, AND 8286 ISLINGTON AVENUE
VICINITY OF ISLINGTON AVENUE AND HARTMAN AVENUE

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole on applications to redesignate and rezone the subject lands to permit the development of a 7-storey residential apartment building containing 168 units, with a Floor Space Index ('FSI') of 3.21 times the area of the lot as shown on Attachments 2 to 6.

Report Highlights

- The Owner proposes to redesignate and rezone the subject lands to permit a 7-storey residential apartment building containing 168 units, with an FSI of 3.21 times the area of the lot.
- Official Plan and Zoning By-law Amendment Applications are required to permit the proposed development.
- The Development Planning Department supports the proposed as outlined in this report.

Recommendations

1. THAT Official Plan Amendment File OP.22.003 (8274-8286 Islington Avenue Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2, for the subject lands shown on Attachment 1, from "Low-Rise Residential (2)" to "Low-

Rise Residential (3)” and “Natural Areas” in the manner shown on Attachment 2, together with the site-specific exceptions identified in Table 1 of this report;

2. THAT Zoning By-law Amendment File Z.22.005 (8274-8286 Islington Avenue Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 1, from “R2 Residential Zone” (‘R2 Zone’) to “RA3(H) Apartment Residential Zone” with the Holding Symbol “(H)” (‘RA3(H) Zone’) and “OS1 Open Space Conservation Zone” (‘OS1 Zone’) in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 2 of this report;
3. THAT Zoning By-law Amendment File Z.22.005 (8274-8286 Islington Avenue Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from “R2A(EN) Second Density Residential Zone (Established Neighbourhood)” (‘R2A(EN)’) and “I1 General Institutional Zone” (‘I1 Zone’) to “RM2(H) Multiple Residential Zone” with a Holding Symbol “(H)” and “Environmental Protection Zone” (‘EP Zone’) in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 3 of this report; and
4. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are addressed to the satisfaction of the City:
 - a. For Vaughan Council to adopt a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.
 - b. The Owner shall submit a Stage 2 Archeological Assessment and any further archaeological assessment reports required to be completed as recommended. These reports shall be prepared by a licensed professional archaeologist and together with a letter or letters of review and acceptance from the Ministry of Citizenship and Multiculturalism, all to the satisfaction of the Cultural Heritage division of the Development Planning Department.
 - c. The Owner shall submit a revised Functional Servicing & Stormwater Management Report that shall include the following information to the satisfaction of the Development Engineering Department:
 - i. Short-term construction and long-term dewatering information and recommendations provided in the Geotechnical and Hydrogeological Investigations prepared by EXP Services Inc. dated February 14, 2022, and March 9, 2022, respectively (including any subsequent amendments and/or revisions); and

- ii. Hydrant flow and pressure test to confirm the existing water supply infrastructure within Islington Avenue has adequate pressure to accommodate the proposed development for domestic and fire flow demands.
- d. Should any municipal infrastructure improvements be identified external to the Subject Lands, as required to service the development, the Owner shall enter into an Agreement with the City to secure for the construction and conveyance of the identified improvements to the satisfaction of the City and York Region.

Background

Location: 8270, 8274 and 8286 Islington Avenue (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Official Plan and Zoning By-law Amendment Applications have been submitted to permit the proposed development

The Owner has submitted Applications for Official Plan and Zoning By-law Amendments (the 'Applications') for the Subject Lands to permit the proposed development of a 7-storey residential apartment building containing 168 units, with an FSI of 3.21 times the area of the lot ('the Development') as shown on Attachments 2 to 6.

The Owner is required to submit Applications for Site Development and Draft Plan of Condominium (Standard) to facilitate the Development. In accordance with Bill 109, the approval of Site Development Applications has been delegated to the City of Vaughan Deputy City Manager, Planning and Growth Management or designate.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

- *Date of Notice (Circulated 150 m from Subject Lands as shown on Attachment 1): April 20, 2022*
- *Location of Notice Sign: Islington Avenue*
- *Date of Public Meeting: May 30, 2022, date ratified by Council June 28, 2022*
- *Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: May 30, 2023*

Public Comments were received

The following is a summary of the comments provided and received to date. The comments are organized by theme as follows:

Traffic

- the Development will increase traffic congestion in the area

Building Height and Massing

- the proposed height of 7-storeys contravenes the 3-storey permissions and is too tall for the Subject Lands
- the proposed building setbacks are too close to the interior side yard of the adjacent 5-storey residential apartment building to the north

Location of Garbage Loading Area

- the proposed garbage loading area is too close to the adjacent 5-storey residential apartment building to the north and will cause a nuisance to the existing residents

These comments are addressed throughout this report.

Previous Reports/Authority

Previous reports related to the Applications and Subject Lands can be found at the following links:

8274-8286 Islington Avenue, Public Meeting Report
[May 30, 2022 Committee of the Whole \(Public Meeting\) Report \(Item 3, Report No. 26\)](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement and conforms to the Growth Plan, YROP 2010 and YROP 2022

Provincial Policy Statement, 2020 ('PPS')

The PPS provides direction on matters of Provincial interest related to land use planning and development and include building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use and management of resources, and protecting public health and safety.

Section 1.1.3 of the PPS sets out the policies for Settlement Areas, and states that they shall be the focus of growth and development (S. 1.1.3.1). Section 1.4.3 states that planning authorities shall provide for an appropriate range and mix of housing options and densities by permitting and facilitating all housing options, all types of residential intensification including redevelopment, directing development to locations where appropriate infrastructure and public service facilities are available, and promoting densities for new housing which efficiently use lands and resources.

Section 1.6.6 of the PPS states that forecasted growth shall be accommodated in a manner that promotes the efficient use and optimization of existing municipal water and sewer services. Municipal water and sewer services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety.

Section 2.6.2 of the PPS states that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archeological potential unless significant archeological resources have been conserved.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area. The proposed Development contributes to a range of housing options in the area through the intensification of lands in the City's established Settlement Area where full municipal services exist. The ability to utilize existing municipal infrastructure, and the provision of additional housing at an increased density on the Subject Lands is consistent with the PPS.

Further archeological assessment of the lands is required and a holding condition to this effect has been included in the recommendations section of this report. All lands zoned with the Holding Symbol "(H)" shall be used only for a use legally existing to restrict any site alteration or development until the further assessment of the lands is completed to the satisfaction of the Cultural Heritage division of the Development Planning Department.

Staff are satisfied that the Development is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan')

The Growth Plan provides a framework for implementing the Province's vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. The premise of the Growth Plan is building compact, vibrant, and complete communities, developing a strong competitive economy, protecting, and wisely using natural resources, and optimizing the use of existing and new infrastructure to support growth in a compact and efficient form.

Section 2.2.1 of the Growth Plan sets out the policies for managing growth, and states that the vast majority of growth will be directed to Settlement Areas that: have a delineated built boundary; have existing or planning municipal water and wastewater systems; and can support the achievement of complete communities (Section 2.2.1.2). The Growth Plan contains policies that support the achievement of complete communities to provide a diverse range and mix of housing options and provide for a more compact built form and a vibrant public realm including public open spaces.

The Subject Lands are within the Delineated Built Boundary of a Settlement Area, with access to municipal water and wastewater systems. The Development will contribute to a diverse range and mix of housing options within the area, is a more compact built form, and appropriate intensification of the Subject Lands. The Development shown on Attachments 2 to 6 conforms to the Growth Plan.

York Region Official Plan 2010 ('YROP 2010') and York Region Official Plan 2022 ('YROP 2022')

The YROP 2010 designates the Subject Lands "Urban Area", which permits a wide range of residential, commercial, industrial, and institutional uses. Section 3.5 of YROP 2010 states that it is an objective of this plan to promote an appropriate mix and range of acceptable housing to meet the needs of residents and workers. Section 3.5.4 requires that local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, functions and tenures and levels of affordability.

The YROP 2022 replaces the YROP 2010 with respect to applications not deemed to be complete as of the YROP 2022 date of approval (Transition Policy 7.4.13). As the Applications were deemed complete prior to the approval of YROP 2022, the YROP 2010 remains as the in-force Regional Official Plan against which conformity of the Applications is measured; however, the Development conforms to YROP 2022 as outlined below.

The YROP 2022 designates the Subject Lands "Urban Area" on Map 1 – "Regional Structure" and "Community Area" on Map 2 – "Land Use Designations". Section 4.2 indicates that the Community Area designation is where the majority of residents, personal services, retail, arts, culture, recreational facilities, and human services needs will be located, and shall contain a wide range and mix of housing types, sizes and tenures.

The Development, which conforms to the YROP 2010 and YROP 2022, provides for a denser development on the Subject Lands while diversifying the housing types within the area.

Amendments to Vaughan Official Plan 2010 ('VOP 2010') are required to permit the Development

VOP 2010 sets out the municipality's general planning goals and policies that guide future land use. The Subject Lands are identified in VOP 2010 as follows:

- "Community Area" and "Natural Areas and Countryside" on Schedule 1 – "Urban Structure" of VOP 2010
- "Core Features" and "Built-up Valley Lands" on Schedule 2 – "Natural Heritage Network"

The "Community Areas" designation is characterized by predominantly Low-Rise Residential housing stock, and the policies of VOP 2010 will protect and strengthen the character of these areas. "Community Areas" are considered stable and are not intended to experience significant physical change, however incremental change is expected. Policy 7.5.1.1 encourages and supports a full range of housing options, and Policy 7.5.1.2 requires that 25% of all new housing units in Vaughan be affordable and that a portion of these units should be accessible for people with disabilities.

The Subject Lands are considered an appropriate location for infill development, and the Development provides a building typology consistent with limited intensification.

The “Natural Areas” designation on Schedule 2 – “Natural Heritage Network” delineates the Natural Heritage Network in the City. Policy 3.2.3.11 states that minor modifications to the boundaries and alignment of “Core Features” may be considered if environmental studies provide rationale for such modifications to the satisfaction of the City and in consultation with the Toronto and Region Conservation Authority (the ‘TRCA’) without an amendment to VOP 2010.

The Built-Up Valley Lands identified on Schedule 2 recognize existing developed lands located below the physical top of bank and within a TRCA Regulated Area. Policy 3.2.3.17 states that new development and/or site alterations on Built-Up Valley Lands are prohibited except in accordance with an approved Secondary Plan, within and in accordance with an approved Special Policy Area and/or approved by a TRCA permit.

The TRCA has reviewed the submission materials and confirmed they have no concerns with the reduced setback to the natural features and erosion hazard from 10 m to 5.2 m at the southern portion of the building, and 6 m at the northern portion of the building, as shown on Attachment 2. The limits of the natural features and erosion hazards have been established and are designated “Natural Areas” in the Official Plan Amendment and delineated in the relevant open space and environmental zone categories for the respective amendments to By-laws 1-88 and 001-2021. In addition, the Subject Lands are located within an approved Secondary Plan area, and a permit from the TRCA is required prior to any development or site alteration on the Subject Lands.

Volume 2, 11.11 Woodbridge Centre Secondary Plan (‘WCSP’)

The WCSP provides guidance for development and investments in the Woodbridge Centre through the establishment of land uses with associated policies and development standards. The Subject Lands are identified in the WCSP as follows:

- “Low-Rise Residential (2)” on Schedule 2 – “Land Use Plan”
- Maximum Density (Floor Space Index) of 0.5 times the area of the lot, on Schedule 3 – “Density Plan”
- Maximum Building Height of 3.5-storeys on Schedule 4 - “Building Height Maximums”

The vision for the Islington Avenue Corridor is to retain the predominantly low-density character and community-in-a-forest quality, while providing for some residential intensification. The WCSP seeks to create a more walkable, pedestrian-friendly avenue, protect and enhance Environmentally Significant Areas, provide a diversity of land uses, densities and house forms, and maintain healthy neighbourhoods, including the forest landscape setting and access to open spaces along Islington Avenue.

The Owner submitted Official Plan Amendment File OP.22.003 to facilitate the Development. The Applications propose to redesignate the Subject Lands from “Low-Rise Residential (2)” to “Low-Rise Residential (3)” and “Natural Areas” together with the following site-specific amendments to VOP 2010, Section 11.11 – WCSP:

Table 1:

	Applicable VOP 2010 Section	VOP 2010 Requirement	Proposed Exception to VOP 2010
a.	Volume 1 – 3.2.3.4 Minimum Vegetation Protection Zones to Core Features	10 m	5.2 m
b.	Volume 1 – 9.2.3.4.a. Low-Rise Building Development Criteria	The building must comply with a 45-degree angular plan from the rear property line	To permit the building to not comply with the 45-degree angular plane
c.	Volume 2 – 11.11 WCSP 4.2.2.3.a. Maximum Building Height	5-storeys	7-storeys (23.5 m)
d.	Volume 2 – 11.11 WCSP 4.2.2.3.d. Maximum Density	1.0	3.21
e.	Volume 2 – 11.11 WCSP 4.2.4.1.	Minimum – 7.5 m Maximum – 10 m	Minimum – 7 m to the porte cochere (canopy) Maximum – 11.7 m to the building

The Low-Rise Residential designations consist of house-form buildings and community related functions in a low-rise form no greater than 5 storeys. The Low-Rise Residential (3) designation permits Low-Rise Buildings.

The Development Planning Department can support the proposed amendments in Table 1 for the following reasons:

- The “Natural Areas” designation reflects the natural features and erosion hazards on the Subject Lands and prohibits development on this portion of the Subject Lands, and the reduced buffer has been established to the satisfaction of the City and the TRCA.
- The density is located along the Islington Corridor within the WCSP and will complement the existing mix of low and mid-rise buildings that exist and are planned along the Corridor.

- The 7-storey building is in keeping with existing and planned developments in the surrounding community, that include the following:
 - 8201 Islington Avenue – 5-storey (18.6 m) Residential Building with an FSI of 1.08
 - 8294, 8298, and 8302 Islington Avenue – 5-storey (17 m) Residential Apartment Building with an FSI of 1.35 based on an extended lot area (File DA.11.040 - 2174824 Ontario Inc.)
 - - 8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue – 6-storey (22 m) Residential Apartment Building with an FSI of 2.42 (Files OP.20.004 and Z.20.011 - Pristine Homes (Pine Grove) Inc.)
 - 8265 and 8277 Islington Avenue – 6-storey (22 m) Residential Apartment Building with an FSI of 2.6 (Files OP.21.002 and Z.21.003 - DCFM Developments Ltd.)
- The reduced setback to the porte cochere and increased setback to the building from Islington Avenue is minimal, and is appropriate for the scale of the development
- Only a small portion of the Development encroaches into the 45-degree angular plane, and the properties abutting to the rear are separated from the Development by a natural feature.
- The Development is appropriate for the Subject Lands and is compatible with the existing and planned land uses.

Council enacted Zoning By-law 001-2021 on October 20, 2021, as the new Vaughan Comprehensive Zoning By-law

Applications to amend both Zoning By-law 1-88 and Zoning By-law 001-2021 are required because Zoning By-law 001-2021 is not in force for the Subject Lands due to it being under appeal.

Amendments to Zoning By-law 1-88 are required to permit the Development

Zoning:

- “R2 Zone” by Zoning By-law 1-88
- This Zone does not permit the Development.
- The Owner proposes to rezone the Subject Lands to “RA3(H) Zone” and “OS1 Open Space Conservation Zone” together with the following site-specific zoning exceptions in Table 2 to permit the Development shown on Attachments 2 to 6:

Table 2:

	Zoning By-law 1-88 Standard	RA3 Residential Zone Requirement	Proposed Exceptions to the RA3 Requirement
a.	Minimum Lot Area Per Unit	67 m ²	29 m ²
b.	Maximum Building Height	44 m	23.5 m

	Zoning By-law 1-88 Standard	RA3 Residential Zone Requirement	Proposed Exceptions to the RA3 Requirement
c.	Minimum Interior Side Yard Setback	12.45 m	North = 7.8 m South = 6.9 m
d.	Minimum Rear Yard Setback	7.5 m	5.2 m (to the OS1 Zone)
e.	Minimum Front Yard Setback to Underground Parking Garage	1.8 m	0.66 m
f.	Minimum Yard Encroachments	Interior Side Yard (balconies) = 0.3 m	Interior Side Yard (balconies) = 2.44 m
g.	Minimum Amenity Area	88 One Bedroom Unit x 20 m ² /unit = 1,760 m ² 64 Two Bedroom Unit x 55m ² /unit = 3,520 m ² 16 Three Bedroom Unit x 90m ² /unit = 1,440 m ² Total = 6,720 m ²	A combined rate for all unit types of 4,522.16 m ²
h.	Minimum Parking Requirements	Residential 1.5 spaces/unit x 168 units = 252 spaces Visitor 0.25 spaces/unit x 168 units = 42 spaces Total Parking Required = 294 spaces	Residential 1 space/unit x 168 units = 168 spaces Visitor 0.20 spaces/units x 168 units = 34 spaces (36 spaces are proposed) Total Parking Required = 202 spaces (204 spaces are proposed)
i.	Minimum Width of a Joint Access Driveway	7.5 m	South Access = 6.3 m
j.	Minimum Landscape Strip abutting a Street Line (Islington Avenue)	6 m	1.7 m
k.	Maximum Height of a Retaining Wall	1 m	North Retaining Wall = 3 m and setback 0 m

	Zoning By-law 1-88 Standard	RA3 Residential Zone Requirement	Proposed Exceptions to the RA3 Requirement
			West Retaining Wall = 4.5 m and setback 0 m

Amendments to Zoning By-law 001-2021 are required to permit the Development

Zoning:

- “R2A(EN) Zone” and “I1 Zone” by Zoning By-law 001-2021
- These Zones do not permit the Development.
- The Owner proposes to rezone the Subject Lands to “RM2(H)” and “EP Zone” together with the following site-specific zoning exceptions in Table 3 to permit the Development shown on Attachments 2 to 6:

Table 3:

	Zoning By-law 001-2021 Standard	RM2 Residential Zone Requirement	Proposed Exceptions to the RM2 Residential Zone Requirement
a.	Minimum Lot Area Per Unit	80 m ²	29 m ²
b.	Maximum Building Height	44 m	23.5 m
c.	45 Degree Angular Plane	The building must comply with a 45-degree angular plan from the rear property line	To permit the building to not comply with the 45-degree angular plane
d.	Minimum Front Yard Setback to Underground Parking Garage	1.8 m	0.66 m
e.	Minimum Interior Side Yard Setback (South)	7.5 m	6.9 m
f.	Minimum Rear Yard Setback	7.5 m	5.2 m (to EP Zone)
g.	Maximum Yard Encroachments	Interior Side Yard = 1.5 m	Interior Side Yard (Balconies) = 2.44 m
h.	Maximum Rooftop Amenity Area	11 m ²	108 m ²
i.	Maximum Height of a Mechanical Penthouse	5 m	5.4 m
j.	Minimum Landscape Strip abutting an R2A Zone	3 m	South = 0 m

	Zoning By-law 001-2021 Standard	RM2 Residential Zone Requirement	Proposed Exceptions to the RM2 Residential Zone Requirement
k.	Minimum Landscape Strip abutting a Street Line (Islington Avenue)	3 m	1.7 m
l.	Maximum Height of a Retaining Wall between two Residential Lots	1 m	North Retaining Wall = 3 m and setback 0 m West Retaining Wall = 4.5 m and setback 0 m
m.	Location of Accessory Building or Structure incidental to Underground Parking	Shall have a minimum setback of 3 m from any lot line, and shall not be located in any minimum required yard	To permit an air shaft accessory to a below-grade structure to be setback 0.9 m from the front yard lot line and 0.8 m from the interior side yard lot line, and to be located within the minimum required front and interior side yards

The Development Planning Department can support the site-specific zoning exceptions identified in Table 2 and Table 3 on a site-specific basis for the following reasons:

- The Development is consistent with the policies of the PPS and conforms to the Growth Plan and YROP 2010 and 2022.
- The building height is in keeping with other existing and planned developments in the surrounding area, as described in the VOP 2010 Section of this report.
- The development limits have been established, and the Development is adequately setback from the natural features and erosion hazard, and the proposed retaining walls will mitigate erosion hazards.
- Minor reductions to the required interior side yard setbacks, and maximum encroachments are proposed that will not negatively impact the surrounding community and area.
- The proposed rooftop outdoor amenity areas is appropriate for the Low-Rise Building form.

In addition, and further to the public comments provided on the Applications, the Development proposes loading in an appropriate location on the Subject Lands that is in compliance with Zoning By-laws 1-88 and 001-2021 and in consideration of the natural features to the rear that constrain the developable area.

Minor modifications may be made to the zoning exceptions identified in Table 2 and Table 3 prior to the enactment of an implementing Zoning By-laws, as required, should the Applications be approved.

A Holding Symbol “(H)” is recommended for the Subject Lands to satisfy the conditions of the City

A Holding Symbol “(H)” is recommended to be placed on the proposed zoning for the Subject Lands to address the outstanding issues discussed throughout this report. The Holding Symbol “(H)” shall not be removed from the Subject Lands, or any portion thereof, until the conditions included in the Recommendation section of this report are addressed to the satisfaction of the City. A condition to this effect is included in the Recommendations of this report.

The Development is required to achieve the minimum Sustainability Threshold Score through the Site Development Application

The Development does not achieve the minimum overall Sustainability Performance Metrics (SPM). The Owner shall achieve the minimum threshold SPM score prior to the execution of the Site Plan Agreement.

Financial Impact

There are no requirements for new funding associated with this report.

Operational Impact

The Policy Planning and Environmental Sustainability Department supports the Development

Environmental Planning within the PPSP Department defers to the TRCA for matters relating to natural hazard and the confirmation of development limits. All other outstanding comments will be addressed through the Site Development Application.

The Owner is advised to abide by the *Migratory Birds Convention Act* for any authorized removals, and to not remove trees during the migratory bird season in Vaughan which is March 31 and August 31. Staff note that the onus is on the Owner to ensure the provisions of the Endangered Species Act are not contravened and it is the responsibility of the applicant to comply with the Ministry of Environment, Conservation and Parks (MECP) regulations and guidelines to protect SAR and their habitat.

The Development Engineering (‘DE’) Department supports the Development, subject to conditions

The DE Department has provided the following comments:

Municipal Servicing – Water

The Subject Lands are situated within Pressure District 4 (PD4) of the York Water Supply System. There exists one local watermain on Islington Avenue connected to the PD4 system. The Subject Lands are proposed to be serviced through a connection to a City watermain on Islington Avenue. The Owner must complete a Hydrant Flow and Pressure Test to confirm the proposed service connection can provide adequate pressures and flows to service the Subject Lands. A Holding Symbol condition to this effect is included in the recommendations section of this Report.

DE requires the Owner to address any outstanding comments and conditions at the Site Development Application stage and prior to lifting the Holding Symbol to support a complete approval of the proposed water servicing strategy.

Municipal Servicing – Sanitary

The Subject Lands will be serviced via the existing church sanitary service connection on the Subject Lands to the regional trunk sewer located along Islington Avenue. The existing school sanitary service connection at 8286 Islington Avenue shall be decommissioned as per City and York Region standards. The Owner must submit the closed-circuit television (CCTV) investigation video for the City's review and approval to re-use the existing sanitary service connection and obtain, as applicable, all necessary approvals/permits from York Region to their sole satisfaction.

DE requires the Owner to address any outstanding comments and conditions at the Site Development Application stage to support a complete approval of the proposed sanitary servicing strategy.

Municipal Servicing – Stormwater

The Subject Lands, including the surrounding external forested lands, currently drain overland towards Islington Avenue uncontrolled. The proposed stormwater management plan comprises of constructing a private Stormwater Management (SWM) facility/tank and quantity controls within the Subject Lands together with a proposed service connection to the regional storm sewer located along Islington Avenue, ultimately conveying flows to Humber River. The City design standards dictate that the private SWM facility should control the urban stormwater runoff to the target release rates established in the City's Master Plan and provide water quality treatment and erosion controls.

The Owner's proposal identifies that the Subject Lands will not facilitate any on-site water quality controls, referencing a variety of proposed surfaces to provide the minimum 80% total suspended solid (TSS) removal (bare roof, green roof, landscape, permeable pavers, and hard surfaces). This approach is inconsistent with the City's approach for similar developments requiring on-site water quality controls by way of a downstream SWM pond, private Oil-Grit Separator (OGS) or private filtration unit. DE requires the Owner to submit a revised Functional Servicing and SWM Report together with supporting design drawings to satisfy the Owner's quality and quantity control obligations including long-term dewatering and to obtain, as applicable, all necessary approvals/permits from York Region to their sole satisfaction.

DE requires the Owner to address any outstanding comments and conditions at the Site Development Application stage, to support a complete approval of the proposed SWM strategy.

Lot Grading

The preliminary grading design drawing was submitted in support of the Development. The detailed grading design and erosion sediment control drawings should reflect upon

all the special structures and property required necessary to service the Subject Lands. The Owner shall inform the City of any operation and maintenance obligations for future municipal or private infrastructure including retaining walls, soil stability requirements or other proposed structures necessary to facilitate the development of the Subject Lands. A detailed evaluation of the grading design and erosion and sediment control measures will be conducted when the detailed drawings are submitted for the City's review at the Site Development Application stage.

DE requires the Owner to address any outstanding comments and conditions at the Site Development Application stage to support a complete approval of the proposed lot grading strategy.

Noise Impact Study

The Owner submitted a Noise Study to investigate the potential environmental noise impact on the Subject Lands from road traffic and surrounding land uses. The Study recommended upgraded building exterior components, central air conditioning, and noise warning clauses to be included in all Offers of Purchase and Sale or Lease and registered on title to make future occupants aware of potential noise situations. The final Noise Study must be approved to the satisfaction of the DE.

Environmental Engineering

The Owner has submitted Phase One and Two Environmental Site Assessment ('ESA') Reports which have been reviewed to the satisfaction of the Environmental Engineering Division. The ESA reports indicate that the Development meets the applicable Ministry of Environment, Conservation and Parks Standards and is suitable for residential/ICI uses.

DE requires the Owner's Environmental consultant to provide a reliance letter for the ESA Reports noted above in conformance with the City's template.

Sewage and Water Servicing Allocation

Vaughan Council must adopt a resolution allocating sewage and water supply capacity in accordance with the City's approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands. A Holding Symbol condition to this effect is included in the recommendations section of this Report.

Transportation Engineering

A Transportation Impact Study (TIS) has been provided in support of the Applications and includes analyses performed estimating the future transportation impacts of the Development. The Development proposes two (2) primary vehicular access points and one (1) pedestrian stair access point to Islington Avenue, which is subject to the jurisdiction of York Region. In terms of parking, two (2) levels of below-grade parking are proposed with a total of 204 parking spaces, including 168 residential spaces and 36 visitor spaces.

While staff anticipates that the Development will introduce an acceptable traffic impact, there are outstanding technical comments that are required to be addressed at the Site Development Application stage. A Travel Demand Management (TDM) plan has been proposed to mitigate the potential traffic impacts and this plan is required to be finalized at the Site Development Application stage.

DE requires the Owner to address any outstanding comments and conditions at the Site Development Application stage to support a complete approval of the proposed transportation strategy.

The Infrastructure Planning & Corporate Asset Management Department ('IPCAM') have identified planned upgrades to the Islington Right-of-Way ('ROW') abutting the Subject Lands

IPCAM has reviewed the Applications and have no objections to their approval. IPCAM requires, in accordance with the City's Pedestrian and Bicycle Master Plan, that the Islington ROW be assessed for the inclusion of a dedicated cycling facility (track), sidewalks and street trees. The Owner will be required to demonstrate an appropriate location for the sidewalk and cycling facility (track), to construct the sidewalk, and to protect for and not encumber the area for the cycling facility (track), all to the satisfaction of the City and York Region.

The Forestry Division of the Parks, Forestry Horticulture Operations Department has identified 128 trees required to be replanted or replaced on the Subject Lands

The Forestry Division has reviewed the Applications and indicated that the Owner will be required to enter into Tree Protection Agreement with the Development Planning Department. Based on Forestry's replacement tree requirements, a total of 128 trees are required to be replanted on the Subject Lands, and where replacement trees cannot be accommodated, a cash-in-lieu payment shall be required.

Cash-in-Lieu of the dedication of parkland is required

For high-density residential development, the Owner shall, prior to the issuance of a Building Permit, convey land at the rate of 1 ha per 600 net residential units and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at the rate of 1 ha per 1000 net residential units, or at a fixed unit rate, at Vaughan's discretion, in accordance with the *Planning Act* and the City of Vaughan Parkland Dedication By-law.

Community Benefits Charge ('CBC') is applicable and will be collected at Building Permit Stage

Prior to the issuance of a Building Permit, the Owner shall pay to the City of Vaughan by way of certified cheque a community benefits charge equivalent to 4% of the value of the subject lands in accordance with Section 37 of the *Planning Act* and the City's Community Benefits Charge By-law. The Owner shall submit an appraisal of the subject lands, pursuant to City's Community Benefits Charge By-law, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved

appraisal shall form the basis of the calculation of the community benefits charge payment.

Other internal City departments, external agencies and various utilities have no objection to the Development

The Development Finance Department, Waste Management, Park Infrastructure Planning and Development, and Canada Post, have no objections to the Development, and outstanding comments will be addressed through the Site Development Application.

The By-law & Compliance, Licensing & Permit Services Department, Downsview Airport, Enbridge, Rogers, and York Catholic District School Board, have no objections to the Development.

Broader Regional Impacts/Considerations

York Region has determined the proposed amendment is a matter of local significance and does not adversely affect Regional planning policies or interest. York Region, on May 18, 2023, exempted the Official Plan Amendment Application from approval by the Regional Committee of the Whole and Council.

York Region has no objection to the approval of the Applications. The Owner is required to satisfy all York Region requirements at the Site Development Application stage.

The Toronto and Region Conservation Authority (TRCA) has provided conditions of approval

The TRCA has identified that the Subject Lands are located entirely within a historically developed portion of the Humber River valley corridor which is regulated by TRCA. As such, any development or site alteration on the Subject Lands would require a permit from TRCA pursuant to Ontario Regulation 166/06.

The TRCA has visited the Subject Lands to assess the existing conditions of the valley slope on the western portion of the property and has reviewed technical reports prepared by the proponent related to the determination of the erosion hazard limit associated with the valley slope. A 6-metre setback between the toe of the valley slope and the proposed buildings has been established as a part of the site plan. Please refer to Attachment 2. The extent of the erosion hazard on the Subject Lands have been appropriately designated and rezoned into categories that will prohibit development, in accordance with TRCA recommendations.

Furthermore, the TRCA has accepted the following components of the proposal in order to mitigate existing erosion and slope stability risks associated with the valley slope: the removal of the existing retaining wall system on the southern half of the Subject Lands and regrading of the valley slope to achieve a stable slope inclination with a restoration plan to naturalize the slope post grading; removal of the existing amenity area within the natural feature; and removal of the existing degraded retaining wall on the northern

portion of the site and replacing it with a new caisson wall system to remediate the existing erosion risk.

Conclusion

The Development Planning Department is satisfied the Applications are consistent with the PPS, conform with the Growth Plan, YROP and VOP 2010, and are appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development Planning Department can recommend approval of the Applications, subject to the recommendations in this report.

Attachments

1. Context and Location Map
2. Proposed Official Plan Designation
3. Conceptual Site Plan and Proposed Zoning
4. Conceptual Building Elevations
5. Conceptual Landscape Plan
6. Conceptual Building Views

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