

Item:



Committee of the Whole Report

DATE: Tuesday, March 05, 2019

WARD: 2

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.006
ZONING BY-LAW AMENDMENT FILE Z.18.010
SITE DEVELOPMENT APPLICATION DA.18.017
CB 10 (ISLINGTON) HOLDING CORP.
VICINITY OF ISLINGTON AVENUE AND HARTMAN AVENUE**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Official Plan and Zoning By-law Amendment Files OP.18.006 and Z.18.010, and Site Development File DA.18.017 for the Subject Lands shown on Attachments 1 and 2, to permit the development of 6, 4-storey townhouse dwellings, as shown on Attachments 3 to 6.

Report Highlights

- The Owner proposes to develop the Subject Lands with 6, 4-storey townhouse dwellings (freehold) fronting onto Hartman Avenue.
- The Owner proposes to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 and requires Site Development approval to permit the development.
- The Development Planning Department supports the approval of the development as it is consistent with the *Provincial Policy Statement 2017*, conforms to the Growth Plan, the York Region Official Plan and is compatible with the existing and planned land uses in the surrounding area.

Recommendations

1. THAT Official Plan Amendment File OP.18.006 (CB 10 (Islington) Holding Corp.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan, Section 4.2.2 Residential Policies, Low Rise Residential (2) to:
 - a) increase the maximum permitted Floor Space Index ('FSI') from 0.5 to 1.4 times the area of the lot,
 - b) increase the maximum height for a townhouse dwelling from 3½-storeys (12 m) to 4-storeys (13.1 m), and
 - c) increase the maximum permitted lot coverage from 50% to 57% for units 2 to 5 as identified in the implementing Zoning By-law.
2. THAT Zoning By-law Amendment File Z.18.010 (CB 10 (Islington) Holding Corp.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from "R2 Residential Zone" to "RM1 Multiple Residential Zone" in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law, if required.
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"THAT Site Plan Development File DA.18.017 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 6 residential units (18 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City's current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed to registration within a reasonable timeframe."
5. THAT Site Development File DA.18.017 (CB 10 (Islington) Holding Corp.) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS to the satisfaction of the Development Planning Department; to permit the development of 6, 4-storey townhouse dwellings (freehold) fronting onto Hartman Avenue, as shown on Attachments 3 to 6:
 - a) That prior to the execution of the Site Plan Letter of Undertaking:

- i) the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, and building elevations;
- ii) the Development Engineering Department shall approve the final grading plan, servicing plan, erosion and sediment control plan, Functional Servicing and Stormwater Management Reports, Noise Feasibility Study;
- iii) the Owner shall satisfy all requirements of York Region;
- iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority; and
- v) the Owner shall satisfy all requirements of Canada Post.

Background

The subject lands (the 'Subject Lands') shown on Attachments 1 and 2 are located on the southeast corner of Islington Avenue and Hartman Avenue, and are municipally known as 8295 Islington Avenue. The surrounding land uses are shown on Attachment 2.

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

The Owner has submitted the following applications (the 'Applications') for the Subject Lands shown on Attachments 1 and 2 to permit the development of 6, 4-storey townhouse dwellings (the 'Development'), as shown on Attachments 3 to 6:

1. Official Plan Amendment File OP.18.006 to amend Vaughan Official Plan 2010 ("VOP 2010"), Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan, specifically, Section 4.2.2 Residential Policies, Low Rise Residential (2) to:
 - a) increase the maximum permitted Floor Space Index ('FSI') from 0.5 to 1.4 times the area of the lot,
 - b) increase the maximum height for a townhouse dwelling from 3½-storeys (12 m) to 4-storeys (13.1 m), and
 - c) increase the maximum permitted lot coverage from 50% to 57% for units 2 to 5.
2. Zoning By-law Amendment File Z.18.010 to rezone the Subject Lands from "R2 Residential Zone" to "RM1 Multiple Residential Zone" in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.

3. Site Development File DA.18.017 to permit the development of the Subject Lands with 6, 4-storey townhouse dwellings (freehold) fronting onto Hartman Avenue.

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

On May 11, 2018, a Notice of Public Hearing was circulated to all property owners within 150 m of the Subject Lands, the Village of Woodbridge Ratepayers' Association, the Greater Woodbridge Ratepayers' Association and the Vaughanwood Ratepayers Association. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and Notice Signs were installed on the Subject Lands along Islington Avenue and Hartman Avenue in accordance with the City's Notice Signs Procedures and Protocols.

A Committee of the Whole (Public Hearing) was held on June 5, 2018, to receive comments from the public, and the Committee of the Whole. Vaughan Council on June 19, 2018, ratified the Recommendation of the Committee of the Whole to receive the Public Hearing report of June 5, 2018.

At the Public Hearing, a written submission was received, from Mr. William Tarraran, Planet Play Inc., regarding increase in number of dwellings located on Hartman Avenue and the number of existing townhouses in the area.

Response:

The Development is located within the Woodbridge Centre Secondary Plan (the "WCSP") of VOP 2010 which designates the Subject Lands and surrounding lands "Low Rise Residential (2)". The "Low Rise Residential" designation permits a variety of building types such as detached, semi-detached and townhouse dwellings and Low-Rise Buildings. The Subject Lands and adjacent lands fronting onto Islington Avenue are designated "Low Rise Residential (2)", which only permits townhouse dwellings, stacked townhouse dwellings and low-rise buildings. The intent of the WCSP for this section of Islington Avenue, between Woodbridge Avenue and Langstaff Road, is to have a more dense and compact form of development to encourage use of alternate modes of transportation such as transit, cycling and walking and provides for alternative housing types within the established "Low Rise Residential" neighbourhood. This is further discussed within the Analysis and Options section of this report.

Previous Reports/Authority

[June 5, 2018. Committee of the Whole Public Hearing Report \(Item 5, Report No. 22\)](#)

Analysis and Options

The Development Planning Department has reviewed the Development shown on Attachments 3 to 6 in consideration of the following policies:

The Development is consistent with the Provincial Policy Statement, 2014 (the “PPS”)

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the PPS. The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; the wise use and management of resources; and protecting public health and safety.

The PPS recognizes that local context and character is important. The *Planning Act* requires that Vaughan Council's planning decisions be consistent with the PPS. The Development Planning Department is of the opinion that the Development is consistent with the policies of the PPS, specifically:

- Section 1.1.2 - Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas
- Section 1.1.3.2 - settlement areas being the focus of development based on densities and land uses which efficiently use land and are transit supportive
- Section 1.1.3.3 - identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas
- Section 1.1.3.4 - appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety
- Section 1.4.1 - to provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents

The Development shown on Attachments 3 to 6, consists of townhouse dwellings within a settlement area that adds to the range and mix of housing types in the community and efficiently utilizes the Subject Lands. Townhouse units are permitted within the “Low-Rise Residential (2)” designation of the WCSP of VOP 2010, and the Owner is proposing amendments specifically to the permitted building height, density and lot coverage. The Subject Lands are located on Islington Avenue, in close proximity to the Woodbridge Core Area, providing retail and service commercial opportunities, community services (e.g. Woodbridge Pool and Arena and the Al Paladini Community Centre) and institutional uses. Intensification has occurred in the vicinity of the Subject Lands in the form of 3-storey townhouse units and apartment buildings (Attachment 2). This location supports alternate modes of transportation such as transit, cycling and walking. The Development utilizes the use of existing infrastructure and community

facilities more efficiently and minimizes land consumption. On this basis, the Development is consistent with the PPS.

The Development conforms to the Growth Plan for the Greater Golden Horseshoe, 2017 (the “Growth Plan”)

The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council’s planning decisions are required by the *Planning Act* to conform to the Growth Plan.

The proposed townhouse dwellings are a permitted use under VOP 2010, are consistent with the policy framework of the Growth Plan as the proposed density and built form would utilize the Subject Lands more efficiently, make more efficient use of existing infrastructure, and provide housing at a density that is supportive of the Growth Plan objectives, specifically:

- Section 2.2.1 - directing growth to settlement areas with municipal water and wastewater systems, public service facilities, and public transit to support the achievement of complete communities
- Section 2.2.2 - contributing to meeting 60% of residential development within a delineated built-up area by 2031
- Section 2.2.6 - providing a diverse mix of housing densities to meet the needs of current and future residents

The Development shown on Attachments 3 to 6 is located within a settlement area and a delineated built up area that contributes to providing a mix of housing densities and unit types within the neighbourhood in accordance with VOP 2010. Accordingly, the townhouse dwellings conform to the Growth Plan.

The Development conforms to the York Region Official Plan, 2010 (“YROP”)

The YROP guides economic, environmental and community building decisions across York Region. The Subject Lands are designated “Urban Area” on Map 1, “Regional Structure” of the YROP. Section 5.0 of the YROP states that “intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region.”

Section 3.5.4 of the YROP requires that “local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community.” It also states that “the mix and range of housing shall be consistent with Regional forecasts, and intensification and density requirements.”

Section 7.2.51 of the York Region Official Plan restricts access from developments adjacent to Regional streets to maximize efficiency of the Regional street system by utilizing local street access. The YROP also encourages pedestrian scale, safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscaping and public streetscapes.

The Development will diversify the range of housing types and lot sizes found in the community, utilizing a density and compact urban form to support transit. Access to the units from Hartman Avenue, a local road. The Development conforms to the YROP.

An amendment to Vaughan Official Plan 2010 (“VOP 2010”) is required to increase the permitted Floor Space Index (‘FSI’), building height and lot coverage

The Subject Lands are designated “Low-Rise Residential (2)” by the WCSP in Vaughan Official Plan 2010. The “Low-Rise Residential (2)” designation permits residential units in low-rise building forms, including townhouse dwellings, with a maximum building height of 3.5-storeys, a maximum FSI of 0.5 and a maximum lot coverage of 50%. The Development yields a density of 1.4 FSI, a maximum building height of 4-storeys and a lot coverage of 57%, therefore, an amendment to VOP 2010 is required.

The proposed density and lot coverage will facilitate a compact development that is compatible with the existing and planned surrounding development. The Development would create an appropriate urban interface with Islington Avenue at a density that is transit supportive. In addition, the Development is in keeping with recent townhouse developments that have been constructed at 8441 Islington Avenue (File OP.06.022), 8319, 8327 and 8331 Islington Avenue (File OP.12.006) and 8469 Islington Avenue (File OP.11.004) with an FSI of 0.96, 0.86 and 1.08, respectively (Attachment 2). The Development respects and reinforces the scale, massing, setback and orientation of the surrounding built form and approved townhouses. The Development conforms to the policies in Section 9.2.3.2 of VOP 2010 and with development criteria in Section 4.2.4 Urban Design Policies of the WCSP for buildings located along Islington Avenue.

In consideration of the Provincial and Regional policies noted earlier in this report, the Official Plan Amendment Application can be supported by the Vaughan Planning Department.

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

To permit the Development, amendments to Zoning By-law 1-88 are required to rezone the Subject Lands from R2 Residential Zone to RM1 Multiple Residential Zone, together with the following site-specific zoning exceptions:

Table 1

	By-law Standard	RM1 Multiple Residential Zone Requirements	Proposed Exceptions to the RM1 Multiple Residential Zone Requirements
a.	Minimum Lot Frontage	6 m/unit	4.7 m (Unit 2) 5.22 m (Units 3-5)
b.	Minimum Lot Area per Unit	180 m ²	119 m ² (Units 2-5) 161 m ² (Unit 6)
c.	Minimum Front Yard	4.5 m	2.8 m (Unit 1)
d.	Minimum Setback to a Garage	6.4 m	5.6 m
e.	Minimum Rear Yard	7.5 m	5 m
f.	Minimum Rear Yard to Deck/Stairs	5.7 m	2.7 m
g.	Minimum Exterior Side Yard	4.5 m	3.1 m (Unit 1)
h.	Maximum Lot Coverage	50%	57% (Units 2 to 5)
i.	Maximum Building Height	11 m	13.1 m (four-storeys)

	By-law Standard	RM1 Multiple Residential Zone Requirements	Proposed Exceptions to the RM1 Multiple Residential Zone Requirements
j.	Maximum Driveway Width for Lots with frontages less than 6 m	No Requirement	3.5 m
k.	Minimum Landscape Requirement for Lots with Frontages Less than 6 m	No Requirement	33% of Front or Exterior Side yard shall be landscaped of which a minimum of 60% shall be comprised of soft landscaping in accordance with Paragraph 4.1.2.

The Development Planning Department has reviewed and supports the proposed site-specific zoning exceptions in Table 1. The proposed zoning exceptions would facilitate the development of townhouse dwellings that are permitted by VOP 2010 on the Subject Lands and is compatible with the existing and planned built form in the surrounding area. The reduced building setback standards will provide an urban form of development, and the increased building height and lot coverage are considered minor and consistent with other developments on Islington Avenue.

The Planning Act, permits Vaughan Council to pass a resolution to permit a landowner to apply for a future Minor Variance application(s), if required, within 2 years of a Zoning By-law coming into full force and effect

Section 45(1.3) of the *Planning Act* restricts a landowner from applying for a Minor Variance Application(s) to the Committee of Adjustment within two years of the day on which a Zoning By-law was amended. The *Planning Act* also permits Council to pass a resolution to allow an Owner to apply for Minor Variance Applications within 2 years of the passing of a by-law amendment.

Should Council approve Zoning By-law Amendment File Z.18.010 the Development Planning Department has included a Recommendation to permit the Owner to apply for a Minor Variance application(s), if required, prior to the two-year moratorium in order to address minor zoning deficiencies that may arise through the finalization and construction of the Development.

The Development Planning Department is satisfied with the proposed site plan and building elevations, subject to the conditions in this report

Site Plan

The Development includes 6, 4-storey street townhouse dwellings in one block, with lot frontages on Hartman Avenue between 4.7 m and 6.7 m, as shown on Attachments 3 to 6. The townhouse design includes a two-car tandem garage for each unit. The driveway access for each unit will be from Hartman Avenue.

Building Elevations

The proposed building elevations shown on Attachments 5 to 6 consist of four-storey, (13.1 m) flat-roof townhouse dwellings. The building elevations include grey brick, wood siding and charcoal coloured metal flashings. The final building elevations and materials must be to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the Recommendations of this report.

Landscape Plan

The landscape plan (Attachment 4) includes a rear yard amenity space and front yard landscaping consisting of sod and a mix of coniferous and deciduous shrubs. The Development includes the extension of the existing sidewalk from Islington Avenue onto Hartman Avenue, creating a pedestrian connection to Islington Avenue and the existing bus stop located adjacent to the Development on Islington Avenue. The final landscape plan must be to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the Recommendations of this report.

The Development Engineering Department supports the Development

The Development Engineering (DE) Department has no objection to the Development. The DE Department must approve the final site grading and servicing plan, Functional Servicing and Stormwater Management Reports, and Noise Feasibility Study prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the Recommendations of this report.

Servicing Allocation is available for the Development

The City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City.

Accordingly, servicing capacity to the Development is available and unrestricted. Therefore, the following resolution to allocate capacity to the Development may be recommended for Council approval:

“THAT Site Plan Development File DA.18.017 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 6 residential units (18 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City’s current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed to registration within a reasonable timeframe.”

The Toronto and Region Conservation Authority (TRCA) has no objection to the Development

The Toronto and Region Conservation Authority (“TRCA”) has advised that they have no objections to the approval of the Development. The Owner must successfully obtain a TRCA Permit under Ontario Regulation 166/06 prior to the issuance of a municipal Building Permit.

The School Boards have no objection to the Development

The York Region District School Board and York Region Catholic School Board have no comments or concerns with respect to the Development and require no conditions. The Conseil Scolaire de District Catholique Centre-Sud was circulated on the proposed Development and provided no response, as such Development Planning staff are satisfied they have no objection to the Development.

Canada Post has no objection to the Development

The Applications were circulated to Canada Post for review and comment. The Owner will be required to satisfy all requirements of Canada Post. A Condition to this effect is included in the Recommendations of this report.

Enbridge Gas Distribution Inc. and Alectra Utilities Corporation have no objection to the Development

Enbridge Gas Distribution and Alectra Utilities Corporation have no objections to the Applications.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has reviewed the Official Plan Amendment Application and has determined that the proposed amendment is a matter of local significance and does not adversely affect Regional planning policies or interest. York Region on June 27, 2018, York Region exempted the Official Plan Amendment Application from Regional Council approval.

York Region has reviewed the Zoning By-law Amendment and Site Development Applications and has no objection to their approval. The Owner is required to satisfy all

requirements of York Region. A condition to this effect is included in the Recommendations of this report.

Conclusion

The Development Planning Department has reviewed Official Plan and Zoning By-law Amendment Files OP.18.006 and Z.18.010 and Site Development File DA.18.017 in consideration of the Provincial Policies, applicable Regional and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments, external public agencies, the public and the surrounding area context. The Development Planning Department is satisfied that the Development is appropriate and compatible with the existing and permitted uses in the surrounding area. The Development is consistent with the PPS, conforms to the Growth Plan and the York Region Official Plan and the Applications represent good planning. On this basis, the Development Planning Department can support the approval of the Applications subject to the Recommendations in this report.

For more information, please contact Mary Caputo, Senior Planner, Extension 8635.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan and Proposed Zoning
4. Landscape Plan
5. Elevations
6. Perspective Renderings

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