

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, June 4, 2024

WARD(S): 2

TITLE: **NAIMAN CONSULTING**

OFFICIAL PLAN AMENDMENT FILE OP.19.011

ZONING BY-LAW AMENDMENT FILE Z.19.033

8307 AND 8311 ISLINGTON AVENUE AND

4, 6, 10 AND 12 HARTMAN AVENUE

VICINITY OF ISLINGTON AVENUE AND WILLIS ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications to redesignate and rezone the subject lands to permit the development of three (3) blocks consisting of 4-storey stacked townhouses containing 70 dwelling units (Block 1 with 28 stacked townhouse dwelling units, Block 2 with 18 stacked townhouse dwelling units and Block 3 with 24 stacked townhouse dwelling units), with a Floor Space Index ('FSI') of 1.86 times the area of the lot, and private amenity space consisting of terraces, balconies and roof top patios (the 'Development'), as shown on Attachments 5 to 7.

Report Highlights

- The Owner proposes to amend Vaughan Official Plan 2010, Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan and Zoning By-law 001-2021 to permit three (3) blocks of 4-storey stacked townhouses containing 70 dwelling units.
- This is the second Public Meeting for the Development. The first Public Meeting was on July 13, 2020.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.19.011 and Z.19.033 (Naiman Consulting) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 8307 and 8311 Islington Avenue and 4, 6, 10 and 12 Hartman Avenue (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachments 1 and 2.

Date of Pre-Application Consultation Meeting: December 15, 2017

Date applications were deemed complete: January 21, 2020

Ownership:

The owners of the Subject Lands are collectively known as Naiman Consulting (the 'Owner') and are comprised of the following:

- 2620307 Ontario Inc. (8307 and 8311 Islington Avenue)
- Rosepell Developments Limited (4 Hartman Avenue)
- David Mark Beddia (6 Hartman Avenue)
- Ashkan Kouchak Azimi (10 Hartman Avenue), and
- Mehran Khazraie Rahbarifar (12 Hartman Avenue).

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

The Owner has submitted the following applications ('Applications') for the Subject Lands to permit the Development as shown on Attachments 5 to 7:

1. Official Plan Amendment File OP.19.011 to amend the policies of Vaughan Official Plan 2010 ('VOP 2010'), specifically Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan ('WCSP'), to redesignate a portion of the Subject Lands from "Low-Rise Residential" to "Low-Rise Residential (2)" (Attachment 4) and "Natural Area" (Attachment 3) together with the site-specific exceptions identified in Attachment 9 (Table 1).
2. Zoning By-law Amendment File Z.19.033 to amend Zoning By-law 001-2021 from R2A(EN) Second Density Residential Zone (Established Neighbourhood)" subject to Exception 14.852 and "EP Environmental Protection Zone" subject to Exception 14.869 to "RM1(H) Multiple Unit Residential Zone" with the addition of the Holding Symbol "(H)" and "EP Environmental Protection Zone", together with the site-specific exceptions identified in Attachment 10 (Table 2).

The Committee of the Whole (Public Meeting) considered the Applications on July 13, 2020.

A second public meeting is required as it has been over two years since the July 13, 2020 Public Meeting and a decision from Council had not occurred, in accordance with Policy 10.1.4.1. of VOP 2010 which states (in part):

That at least one public meeting shall be held prior to the adoption of an Official Plan or Zoning By-law amendment at which the public may make representations in respect of the matter being considered. A new public meeting for a planning application(s) shall automatically be required when any of the following circumstances occur:

- a. any application(s) that has not been considered by Council within two years after the date it was considered at a previous statutory public meeting.

The Owner has undertaken modifications to the Development since the July 13, 2020 Public Meeting to address comments from City departments and external agency concerns:

	July 13, 2020 Public Meeting (Attachment 8)	June 4, 2024 Public Meeting (Attachment 5)	Modifications
Number of Stacked Townhouse Dwelling Units	74	70	Reduction of 4 Dwelling Units
Floor Space Index ('FSI')	1.39 times the area of the lot for the Development.	1.86 times the area of the lot for the Development.	Increased FSI due to the increase of land for buffer area for the open space and hazard lands

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

- a) Date the Notice of Public Meeting was circulated: May 10, 2024.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Islington Avenue and Hartman Avenue in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 250 m of the Subject Lands, as shown on Attachment 2, and to the Vaughanwood Ratepayers' Association, Village of Woodbridge Ratepayers' Association and Greater Woodbridge Ratepayers' Association and to anyone on file with the Office of the City Clerk having requested notice.

- c) The following is a summary of written comments received as of May 14, 2024. The comments are organized by theme as follows:

Privacy, Shadow, and View

- the building height of 4-storeys and proximity of Block 3 to the abutting lands will cause shadow and privacy impacts and obstruct the view of existing residents on the abutting lands to the open space.

Traffic and Safety

- traffic congestion will increase in the area and impact vehicle and pedestrian safety.

Density, Built Form and Compatibility

- the building height of 4-storeys from the front and 5-storeys from the rear due to grading is not compatible with the abutting residential dwellings with 3-storeys.
- the increased density and number of people is not appropriate for this community.
- the building layout limits units from providing front entrances onto a public street.
- the buildings are not set back sufficiently from the street to ensure safe pedestrian movement on the sidewalks.

Environmental Impacts

- the Development will cause negative environmental impacts to the Humber River watershed encroaching into the habitat for animals and plant species.
- animals such as deer, frequent the open space and will vacate area due to the loss of open space lands.
- tree removal is not appropriate for protecting the open space lands.
- proper development limits are required to provide a buffer to the natural features and hazard areas.
- appropriate stormwater management is required to not impact the natural features.
- the Development encroaches into the open space resulting in a loss of public access to open space lands.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following link is to a previous report regarding the Subject Lands:

[July 13, 2020, Committee of the Whole Public Meeting \(Item 2, Report 35\)](#)

Analysis and Options

An amendment to VOP 2010 is required to permit the Development:

VOP 2010 Designation:

The Subject Lands are identified as follows:

- “Stable Area - Community Area” on Schedule 1 - Urban Structure
- “Built-Up Valley Lands” and “Core Features” on Schedule 2 - Natural Heritage Network

WCSP Designation:

The Subject Lands are identified as follows:

- “Low-Rise Residential” and “Low-Rise Residential (2)” on Schedule 2 - Land Use Plan
- “Low-Rise Residential (2)” with a maximum density of “D0.5” on Schedule 3 - Density Plan
- “Low-Rise Residential” with a maximum building height of “H2” and “Low-Rise Residential (2)” with a maximum building height of “H3.5” on Schedule 4 - Building Height Maximum
- “Islington Avenue Corridor” on Schedule 5 - Distinct Character Areas
- Subject Lands about “Approved (On Roads Trails)” for Islington Avenue and Hartman Avenue on Schedule 7 - Pedestrian and Bicycle Trails Network.
- Subject Lands about “Major Arterial” for Islington Avenue and “Local Road” for Hartman Avenue on Schedule 8 - Street Network, Nodes and Gateways.
- An amendment to VOP 2010 is required to redesignate the subject lands to permit the 4-storey stacked townhouse dwelling units with a FSI of 1.86 times the area of the lot, together with the site-specific exceptions identified in Attachment 9 (Table 1)

An Amendment to Zoning By-law 001-2021 is required to permit the Development.

Zoning By-law 001-2021:

- “R2A(EN) Second Density Residential Zone (Established Neighbourhood)” subject to Exception 14.852 and “EP Environmental Protection Zone” subject to Exception 14.869 by Zoning By-law 001-2021.
- These zones do not permit the Development.
- The Owner proposes to rezone the Subject Lands to “RM1(H) Multiple Unit Residential Zone” with the addition of the Holding Symbol “(H)” and “EP Environmental Protection Zone” together with the following site-specific zoning exceptions to permit the Development, identified in Table 2 (Attachment 10).

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, and York Region and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2022 ('YROP') and VOP 2010, specifically Volume 2, Section 11.11 - WCSP.
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law 001-2021	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation, building height and density, and buffers to the open space and hazard lands. ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Natural Heritage Features/Development Limits	<ul style="list-style-type: none"> ▪ A portion of the Subject Lands are designated "Natural Areas" and identified as being within a "Built-Up Valley Lands" in Schedule 2 - Natural Heritage Network of VOP 2010. The Humber River abuts the Subject Lands and includes an occupied Redside Dace habitat approximately 32 m from the Subject Lands. The Subject Lands also abut a deciduous forest. ▪ The Environmental Impact Study ('EIS') submitted in support of the Applications must provide appropriate rationale for the proposed modifications to the "Natural Areas" designation, and shall include measures to minimize impacts on natural heritage features and the Redside Dace habitat and protect and enhance the ecosystem function. ▪ The Subject Lands are located within the Toronto and Region Conservation Authority's ('TRCA') Regulated Area and the Applications have been circulated to the TRCA for review and comment. ▪ The proposed development limits must be accurately identified and approved by the City and the TRCA, together with acceptability of the

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>encroachment into the “Natural Areas” designation and identification of the necessary amendments to the environmental policies of Section 3 of VOP 2010.</p> <ul style="list-style-type: none"> ▪ The Owner shall convey the valley lands and woodlot, including any required buffers/Vegetation Protection Zones ('VPZ'), to a public authority (i.e., the City or TRCA), free of all charges and encumbrances, as a condition of development approval in accordance with Section 3.2.3.10 of VOP 2010, if the Applications are approved. ▪ The TRCA staff advised that the development limits have been established and recommends that the limits of the proposed natural area be designated and zoned in the appropriate “Natural Area” designation and “Open Space” zone to ensure that these include the entirety of the natural features, natural hazards, and associated buffers. The TRCA policies recommend that these lands be conveyed into public ownership, free of all encumbrances, in order to facilitate the long-term protection and management of the natural system.
d.	Tree Preservation/ Protection and Removal	<ul style="list-style-type: none"> ▪ The Arborist Report and Tree Protection and Removal Plan submitted in support of the Applications must be approved to the satisfaction of the City and the TRCA. ▪ There are 29 trees on the Subject Lands above the staked top-of-the-bank, that will be removed along with four City trees consisting of three trees within the Islington Road and one tree with the Hartman Avenue rights-of-way. ▪ The Owner shall be required to enter into a Tree Protection Agreement with the Development Planning Department, to identify the standards and procedures required by the City to protect public and private trees through the development review processes as indicated in the Tree Protection Protocol to be addressed at the Site Development Application approval stage.
e.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city’s website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and

	MATTERS TO BE REVIEWED	COMMENT(S)
		must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.
f.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
g.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines.
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region, the TRCA, and external public agencies and utilities, and the Public, Separate, and French School Boards.
i.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the City of Vaughan’s Policies and Sustainability Metrics Program at the at the Site Development Application approval stage.
j.	Cash-in-lieu of Parkland	<ul style="list-style-type: none"> ▪ The provision of cash-in-lieu of parkland dedication in accordance with the City’s Cash-in-Lieu of Parkland Policy and the <i>Planning Act</i> is required if the Applications are approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Real Estate Department. ▪ At the Site Development Application approval stage, it will be determined if a trail connection will be required.
k.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ The Transportation Impact Study will be reviewed in accordance with the City’s Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department. ▪ The proposed traffic generated by the Development at the requested density will be reviewed in

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>consideration of existing traffic conditions at Islington Avenue and Hartman Avenue.</p> <ul style="list-style-type: none"> ▪ Matters including the driveway entrance, parking, ramps to the underground parking garage, truck manoeuvring, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department. ▪ The Subject Lands are located on Islington Avenue, an arterial road under the jurisdiction of York Region and Hartman Avenue, a local street under the jurisdiction of the City. ▪ Future road improvements are planned for Islington Avenue. The Subject Lands are providing lands for the future widening of Islington Avenue in accordance with VOP 2010. ▪ York Region will identify any required land conveyances.
l.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has submitted related Site Development File DA.21.014 to be reviewed with the Applications and will be considered in a future technical report.
m.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> ▪ Should the Applications be approved, a Draft Plan of Condominium (Standard) Application will be required to establish the condominium tenure for the Development.

Financial Impact

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

Operational Impact

Development Planning staff have circulated the Applications to internal City Departments and external agencies for review.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Owner has requested exemption of Regional Approval for Official Plan Amendment File OP.19.011.

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

January 17, 2024, exempted the Official Plan Amendment Application from approval by the Regional Committee of the Whole and Council.

The Subject Lands abut Islington Avenue, a regional road. York Region has no objection to the approval of the Development. The Owner is required to satisfy all York Region requirements at the Site Development Application approval stage.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered in the technical review of the Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Judy Jeffers, Planner, Development Planning Department, ext. 8645.

Attachments

1. Context and Location Map
2. Polling Map
3. VOP 2010 Schedule 1 Urban Structure
4. Woodbridge Centre Secondary Plan and Proposed Amendment
5. Proposed Zoning and Site Plan
6. Proposed Building Elevations - Block 1 Facing Islington Avenue and Hartman Avenue
7. Proposed Building Elevations (Typical) - Block 2 Interior Court and Driveway
8. July 13, 2020 Public Meeting - Proposed Zoning and Concept Plan
9. Vaughan Official Plan 2010 Exceptions - Table 1
10. Zoning By-law 001-2021 Exceptions - Table 2

Prepared by

Judy Jeffers, Planner, ext. 8645

Letizia D'Addario, Senior Planner, ext. 8213

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Nancy Tuckett, Director of Development Planning, ext. 8529