

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, September 10, 2024

WARD(S): 2

**TITLE: 7386 ISLINGTON DEVELOPMENT INC.
OFFICIAL PLAN AMENDMENT FILE OP.18.009
ZONING BY-LAW AMENDMENT FILE Z.18.015
7386 ISLINGTON AVENUE
VICINITY OF ISLINGTON AVENUE AND HIGHWAY 407**

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 amend the official plan and zoning by-law for the subject lands shown on Attachment 1 to permit the development of eight townhouse blocks, consisting of 50, 4-storey townhouse dwellings as shown on Attachments 2 to 4.

Report Highlights

- The Owner proposes eight townhouse blocks, consisting of 50, 4-storey townhouse dwellings.
- Official Plan and Zoning By-law Amendment Applications are required to permit the proposed development.
- This report identifies preliminary issues to be considered in a comprehensive 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.18.009 and Z.18.015 (7386 ISLINGTON DEVELOPMENT INC.) 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: 7386 Islington Avenue (the 'Subject Lands'). The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: *December 17, 2015*

Date applications were deemed complete: *May 9, 2018*

Second Public Meeting Requirement:

The previous owner of the Subject Lands, GO-TO Vaughan Islington Avenue LP, submitted Official Plan and Zoning By-law Amendment Files OP.18.009 and Z.18.015 (the 'Applications') on April 13, 2018. The Committee of the Whole (Public Hearing) on September 17, 2018, considered the Applications which proposed amendments to the Vaughan Official Plan ('VOP') 2010 and Zoning By-law 1-88. Comments on the Applications were provided by members of the public in advance of the Public Hearing.

In accordance with Policy 10.1.4.1 of the VOP 2010 a new Public Meeting is automatically required if Council has not considered an application within two years of a previous statutory Public Meeting. The previous Public Meeting for these Applications was held on September 17, 2019, and as such policy 10.1.4.1 of VOP 2010 is applicable. 7386 Islington Development Inc. (the 'Owner') purchased the Subject Lands and submitted a second submission in July 2024. No substantial changes to the development are proposed; however, the Applications now propose amendments to Zoning By-law 001-2021, which is the in-effect zoning by-law for the Subject Lands.

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

The Owner has submitted the following revised Applications for the Subject Lands to permit the development of eight townhouse blocks, consisting of 50, 4-storey townhouse dwellings (the 'Development') as shown on Attachments 2 to 4:

1. Official Plan Amendment File OP.18.009 to amend the VOP 2010, specifically to redesignate a portion of the Subject Lands from "Natural Areas" to "Low-Rise Residential".
2. Zoning By-law Amendment File Z.18.015 to rezone the Subject Lands from "PB3 - Parkway Belt Recreational Use Zone" ('PB3 Zone') as shown on Attachment 1, to "RT1 - Residential Townhouse Zone" ('RT1 Zone') and "OS2 – Private Open Space Zone" ('OS2 Zone') in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in the Zoning section of this Report.

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

- a) Date the Notice of Public Meeting was circulated: August 16, 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 in accordance with the City's Notice Signs Procedures and Protocols. The proposed zoning for the Subject Lands has slightly changed since the issuance of the Notice with the proposed access driveway now being shown as RT1 Zone instead of the OS2 Zone.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands, to the expanded polling area shown on Attachment 1 and to the West Woodbridge Homeowners's Association and Vaughanwood Ratepayer's Association, and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments were received as of August 27, 2024.

Any 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 are links to previous reports regarding the Subject Lands:

Anland Group Inc. Council Report:

[November 15, 2011, Committee of the Whole \(Item 15, Report No. 50\)](#)

GO-TO Vaughan Islington Avenue LP Public Hearing Report:

[September 17, 2018, Committee of the Whole \(Public Hearing\) \(Item 5, Report No. 28\)](#)

GO-TO Vaughan Islington Avenue LP Council Report:

[May 7, 2019, Committee of the Whole \(Item 3, Report No. 17\)](#)

Analysis and Options

The Development is being reviewed for conformity with YROP 2022.

Official Plan Designation:

- "Urban Area" and "Regional Greenlands System" on Map 1 - Regional Structure
- "Community Area" on Map 1A - Land Use Designations
- "Regional Greenlands System on Map 2 – Regional Greenlands System
- The "Community Area" designation permits residential, personal services, retail, arts, culture, recreational facilities and human services needs. Employment opportunities are also encouraged.
- The Applications are being reviewed for conformity with YROP 2022.

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

Official Plan Designation:

- “Natural Areas and Countryside” and “Parkway Belt West Lands” on Schedule 1 – Urban Structure by VOP 2010
- Containing “Core Features”, and “Unapproved” areas on Schedule 2 – Natural Heritage Network by VOP 2010.
- “Low-Rise Residential”, “Natural Areas”, and “Parkway Belt West Lands” on Schedule 13 – Land Use by VOP 2010
- The “Natural Areas” and “Parkway Belt West Lands” designations do not permit townhouse dwellings.
- An amendment to VOP 2010 is required to redesignate part of the Subject Lands from “Natural Areas” and “Parkway Belt West Lands” to “Low-Rise Residential” to permit the Development.

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

Zoning:

- PB3 Parkway Belt Recreational Use Zone by Zoning By-law 001-2021
- This Zone does not permit the Development.
- The Owner proposes to rezone the Subject Lands to the RT1 Zone and OS2 Zone together with the following site-specific zoning exceptions to the RT1 Zone to permit the Development, as shown in Attachments 2-4:

Table 1:

	Zoning By-law 001-2021 Standard	RT1 Zone Requirement	Proposed Exceptions to the RT1 Zone Requirement
a.	Minimum Lot Frontage	6 m / unit	4.2 m / unit
b.	Minimum Interior Side Yard Setback	1.2 m	1 m
c.	Minimum Exterior Side Yard Setback	4.5 m	1.2 m
d.	Minimum Rear Yard Setback	7.5 m	1.2 m
e.	Maximum Building Height	N/A	16 m (4-storeys)
f.	Minimum Building Setback to the OS2 Zone	N/A	10 m

	Zoning By-law 001-2021 Standard	RT1 Zone Requirement	Proposed Exceptions to the RT1 Zone Requirement
g.	Minimum Soft Landscaped Area	60% (any portion of a yard in excess of 135 m ²)	20% (applicable to the whole lot)
h.	Permitted Encroachments into Required Yards	<p>A retaining wall less than 1 m in height is permitted to be 0 m to the lot line.</p> <p>1.8 m (access stairs, open, unenclosed)</p> <p>2.4 m (for an uncovered platform with a floor height of 1.2 m)</p>	<p>A retaining wall 3.75 m or less in height is permitted to be 0 m to the lot line.</p> <p>3.8 m (access stairs, open, unenclosed)</p> <p>3 m (for an uncovered platform with a floor height of 1.2 m)</p>

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, 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, 2010 ('YROP 2010'), York Region Official Plan, 2022 ('YROP 2022') and VOP 2010.
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<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. ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses. ▪ The appropriateness of reducing the minimum lot frontage per unit from 6 m to 4.2 m.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The appropriateness of permitting a retaining wall that is 3.75 m in height along the Subject Lands property limits. ▪ The appropriateness of reducing the minimum rear yard setback from 7.5 m to 1.2 m.
c.	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 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.
d.	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.
e.	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.
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by external public agencies and utilities, municipalities and the Public, Catholic, and French School Boards.
g.	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. The Development shall achieve a minimum Bronze score of 31.
h.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy.
i.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City polices to ensure that the Development provides an appropriate level, range and mix of unit sizes and types to meet the City’s affordable housing goals.

	MATTERS TO BE REVIEWED	COMMENT(S)
j.	City's Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> ▪ The Applications investigated 127 trees and 15 tree groupings within or in proximity to the Subject Lands. 113 trees are required to be removed to accommodate the Development. ▪ The Development will be reviewed in accordance with the City's Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Applications are approved.
k.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ The Subject Lands are located on Islington Avenue, an arterial road under the jurisdiction of York Region. York Region will identify any required land conveyances. ▪ 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 and York Region. ▪ Matters including the driveway entrance and the provision of safe access in considering the entrance's proximity to Jersey Creek are required to be reviewed to the satisfaction of the Development Engineering Department, York Region and the Toronto and Region Conservation Authority (TRCA). ▪ Other matters including visitor parking, truck manoeuvring, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department
l.	TRCA	<ul style="list-style-type: none"> ▪ The Subject Lands are located entirely within the TRCAs Regulated Area, The TRCA must review and approve the applicable reports submitted in support of the Applications. Should the Applications be approved, the Owner must obtain all necessary permits from the TRCA.
m.	Canadian Pacific (CP) Railway Line	<ul style="list-style-type: none"> ▪ The Subject Lands are located in proximity to the CP Railway Mactier Subdivision, as shown on Attachment 1, which is classified as a principal main line. ▪ The Development must be designed and constructed to mitigate potential railway noise, and the appropriate warning clauses must be inserted in all Offers to Purchase,

	MATTERS TO BE REVIEWED	COMMENT(S)
		Agreements of Purchase and Sale or Lease, and in the title deed or lease of each dwelling within 300 m of the railway right-of-way, should the Applications be approved.
n.	Required Applications	<ul style="list-style-type: none"> ▪ The Owner is required to submit Draft Plan of Subdivision, Site Development Application, Draft Plan of Condominium and Part Lot Control Applications to facilitate the Development, should the Applications be approved.

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 for review.

Broader Regional Impacts/Considerations

Regional Municipality of York

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (Planning Statute Law Amendment Act, 2023) and Bill 162 (Get It Done Act, 2024) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (Cutting Red Tape to Build More Homes Act, 2024) (“Bill 185”) received Royal Assent which includes amendments to the Planning Act. In accordance with the amendments to the Planning Act implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the Planning Act, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Applications are being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications 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 Casandra Krysko, Senior Planner, Development Planning Department, ext. 8003.

Attachments

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Conceptual Landscape Plan
4. Conceptual Building Elevations – Type 1 (Blocks 1 to 7)
5. Conceptual Building Elevations – Type 2 (Block 8)

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