

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, February 04, 2020

WARD: 2

TITLE: AVALEE (VAUGHAN) INC.

OFFICIAL PLAN AMENDMENT FILE OP.19.007

ZONING BY-LAW AMENDMENT FILE Z.19.019

VICINITY OF REGIONAL ROAD 7 AND LANSDOWNE AVENUE

FROM:

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

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.19.007 and Z.19.019 for the subject lands shown on Attachment 1, to permit a 12-storey mixed-use apartment building with 71 units, a Floor Space Index of 4.98 times the area of the lot, a total Gross Floor Area of 13,318.77 m², including 676 m² of office and eating establishment uses on floors 1 and 2, and 149 underground parking spaces, as shown on Attachments 2 to 4.

Report Highlights

- To receive input from the public and the Committee of the Whole regarding Official Plan and Zoning By-law Amendment applications to permit a 12-storey mixed-use apartment building.
- An amendment to Vaughan Official Plan 2010 is required to increase the permitted Floor Space Index from 4 to 4.98 times the area of the lot.
- A Zoning By-law Amendment is required to rezone the Subject Lands to permit the development.
- A technical report will be prepared by the Development Planning Department to be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Official Plan Amendment and Zoning By-law Amendment Files OP.19.007 and Z.19.019 (Avalée (Vaughan) Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive technical report to the Committee of the Whole.

Background

The subject lands ('Subject Lands'), shown on Attachment 1 are located on the northwest corner of Regional Road 7 and Lansdowne Avenue, and consists of 5 amalgamated properties that are municipally known as 4, 8, 14, 20 and 24 Lansdowne Avenue. The Subject Lands were formerly developed with 5 single-detached dwellings, with 4 Lansdowne Avenue operating a home occupation consisting of a chiropractic clinic and one residential dwelling unit. The dwellings have since been demolished.

Official Plan and Zoning By-law Amendment Applications have been submitted to permit a 12-storey mixed-use apartment building

Avalée (Vaughan) Inc. (the 'Owner') has submitted the following applications (the 'Applications') to permit a 12-storey mixed-use apartment building with 71 units, having a Gross Floor Area ('GFA') of 13,318.77 m², including a total of 676 m² of office and eating establishment uses on floors 1 and 2, a Floor Space Index ('FSI') of 4.98 times the area of the lot, and 149 underground parking spaces (the 'Development'), as shown on Attachments 2 to 4.

1. Official Plan Amendment File OP.19.007 to amend the "Mid-Rise Mixed-Use" designation of Vaughan Official Plan 2010 ('VOP 2010'), specifically Section 12.15, Volume 2: "Northeast Quadrant of Kipling Avenue and Highway 7", to increase the maximum permitted FSI on the Subject Lands from 4 to 4.98 times the area of the lot.
2. Zoning By-law Amendment File Z.19.019 to rezone the Subject Lands from the "R3 Residential Zone" ('R3 Zone') of Zoning By-law 1-88, subject to site-specific Exception 9(163), to "RA3 Residential Apartment Zone" ('RA3 Zone') in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.

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

- a) Date the Notice of Public Hearing was Circulated: January 10, 2020

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along the Regional Road 7 and Lansdowne Avenue street frontages in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m radius from the Subject Lands and to the Village of Woodbridge Ratepayer's Association.

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. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

N/A

Analysis and Options

An amendment to VOP 2010 is required to permit the Development

The Subject Lands are designated "Mid-Rise Mixed-Use" by Section 12.15, Volume 2: "Northeast Quadrant of Kipling Avenue and Highway 7" of VOP 2010, which permits residential units, home occupations, community facilities, cultural, retail and office uses, a parking garage, and a hotel. The permitted building types include mid-rise buildings and public and private institutional buildings with a maximum permitted building height of 12-storeys and an FSI of 4 times the area of the lot. The Owner is proposing to amend VOP 2010 to increase the maximum permitted FSI from 4 to 4.98 times the area of the lot.

The Subject Lands are also located within a "Regional Intensification Corridor" (Regional Road 7) on Schedule 1 "Urban Structure" of VOP 2010, which are areas of major focus for intensification at densities supportive of adjacent higher-order transit. "Mid-Rise Mixed-Use" areas are generally located in "Intensification Areas" and provide for a mix of residential, retail, community and institutional uses. VOP 2010 requires the ground floor frontage of buildings facing arterial and collector streets to predominantly

consist of retail uses or other active uses that animate the street. In “Intensification Areas”, retail uses shall not exceed 50% of the total GFA of all uses on the lot. The Development includes a maximum retail (eating establishment) GFA of 67.6 m² (10% of floors 1 and 2), which represents 0.5% of the total GFA of the Development and conforms to VOP 2010.

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

8, 14, 20 and 24 Lansdowne Avenue are zoned R3 Zone which permits a Single Family Detached Dwelling on each property. 4 Lansdowne Avenue is zoned R3 Zone, subject to site-specific Exception 9(163), which permits a home occupation consisting of a chiropractic office and one dwelling unit within the existing two-storey detached dwelling.

The Owner is proposing to rezone the Subject Lands to the RA3 Zone, together with the following site-specific zoning exceptions:

Table 1

	Zoning By-law 1-88 Standards	RA3 Zone Requirements	Proposed Exceptions to the RA3 Zone Requirements
a.	Permitted Uses	<ul style="list-style-type: none"> • Apartment Dwelling • Day Nursery 	Permit the following additional uses (max. total 676m ²) on the ground and second floor: <ul style="list-style-type: none"> • Business and Professional Office • Eating Establishment, Convenience and Take-Out (max. 10% of the commercial floor area)
b.	Minimum Amenity Area	3,095 m ²	2,662 m ²
c.	Minimum Yard Setbacks to Building	Front Yard: 7.5 m Interior Side Yard: 19.85 m Exterior Side Yard: 7.5 m	Regional Road 7: 2.4 m West Side Yard: 3.5 m Lansdowne Avenue: 1 m

	Zoning By-law 1-88 Standards	RA3 Zone Requirements	Proposed Exceptions to the RA3 Zone Requirements
d.	Minimum Setbacks to Underground Parking	Front Yard: 1.8 m Rear Yard: 1.8 m	Regional Road 7: 1 m North Yard: 1 m
e.	Minimum Unit Area	67 m ²	37.69 m ²
f.	Minimum Parking Space Dimension	2.7 m x 6 m	2.7 m x 5.7 m

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 further detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies and Official Plans	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the statutory Provincial policies including the Provincial Policy Statement 2014 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan'), and the policies of the York Region Official Plan ('YROP 2010') and VOP 2010
b.	Appropriateness of the proposed Amendments to VOP 2010	<ul style="list-style-type: none"> The Owner is proposing to amend the maximum FSI of the Subject Lands from 4 times the area of the lot to 4.98 times the area of the lot The Applications will be reviewed in consideration of the "Urban Structure" policies as set out in VOP 2010 and in consideration of the built form compatibility with the existing and planned surrounding land uses

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	Appropriateness of the proposed Zoning and Site-Specific Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed zoning and exceptions to Zoning By-law 1-88 will be reviewed in consideration of the built form compatibility with the existing and planned surrounding land uses, and appropriate development standards
d.	Studies and Reports	<ul style="list-style-type: none"> The following studies and reports were submitted in support of the Applications and must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> – Planning Justification Report – Urban Design Brief – Cultural Heritage Impact Assessment – Sun Shadow Study – Wind Study – Arborist Report – Community Services Facilities Report – Functional Servicing and Stormwater Management Report – Geotechnical Investigation – Hydrogeological Site Assessment – Noise Impact Study – Traffic Impact Study – Phase 1 Environmental Site Assessment – Sustainability Metrics Additional studies/reports may be required as part of the application review process
e.	Block Plan	<ul style="list-style-type: none"> The Owner has submitted the Block Plan requirements as outlined in Section 12.15.7.2 of VOP 2010, Volume 2, and the relevant policies of Sections 10.1.1.14 and 10.1.1.26 of VOP 2010 to support the Applications

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> • The Block Plan review shall include, but not be limited to, the following matters: <ul style="list-style-type: none"> – Evaluation of traffic impacts on the area resulting from intensified development – Availability and timing of higher order public transit along Regional Road 7 – Coordination of access/driveway locations within the Block Plan area – A Phasing Plan demonstrating the future full build out of the block and relationship between the Subject Lands and future development parcels – Landscape Master Plan demonstrating the full implementation of the Privately Owned Public Space ('POPS') across the Block Plan area, including the neighbouring future development parcels to the north and west – Financial costing of Block Plan area facilities and infrastructure, such as such as POPS and access driveways, and future cost sharing • The above requirements of the Block Plan will be reviewed through the Applications and considered in a future technical report
f.	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
g.	Related Site Development Application	<ul style="list-style-type: none"> • The Owner has submitted related Site Development File DA.19.069 for the Development, which will be reviewed comprehensively and concurrently with the Applications. The review of the Site Development Application will consider, but not be limited to, the following matters:

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> – Appropriate built form, building elevations and materials, site design, enhanced landscaping, and interface with Regional Road 7, Lansdowne Avenue and nearby residential areas – Site circulation, pedestrian connectivity, proper vehicular access and turning movements, including service vehicles – Barrier-free accessibility – Appropriate landscape, amenity and snow storage areas – Implementation of appropriate waste collection design standards, stormwater management, and site servicing and grading
h.	Draft Plan of Condominium Application	<ul style="list-style-type: none"> • A Draft Plan of Condominium Application will be required to establish the condominium tenure of the Development, should the Applications be approved
i.	Sustainable Development	<ul style="list-style-type: none"> • Opportunities for sustainable design, including Crime Prevention Through Environmental Design ('CPTED'), Leadership in Energy and Environmental Design ('LEED'), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement, bird-friendly treatments, etc., will be reviewed and implemented through the Site Development Application process, should the Applications be approved • In accordance with the City of Vaughan's Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score
j.	Parkland Dedication	<ul style="list-style-type: none"> • The Owner will be required to pay to the City of Vaughan cash-in-lieu of parkland dedication, prior to the issuance of a Building Permit, in accordance with

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>the <i>Planning Act</i> and the City of Vaughan's Cash-in-Lieu of Parkland Policy, should the Applications be approved</p> <ul style="list-style-type: none"> The final value of the cash-in-lieu of parkland dedication will be determined by the Real Estate Department
k.	Water and Servicing Allocation	<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, should the Applications be approved If servicing allocation is unavailable, the Subject Lands will be zoned with a Holding Symbol "(H)", which will be removed once Vaughan Council identifies and allocates servicing capacity for the Subject Lands
l.	Section 37 (Density Bonusing) of the <i>Planning Act</i> , VOP 2010 and City Guidelines	<ul style="list-style-type: none"> The Applications will be subject to, and reviewed in consideration of, the City's bonusing for increases in building height and density (Section 37 of the <i>Planning Act</i>) policies of VOP 2010, and the City's Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, whereby Council may authorize an increase in building height and/or density in return for community benefits
m.	York Region - Road Widening, Access and Traffic	<ul style="list-style-type: none"> The Subject Lands are located on Regional Road 7, which is under the jurisdiction of York Region York Region will identify and approve any road widenings, if required, and the location and design of the proposed access/egress driveway

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> York Region must review the Traffic Study submitted in support of the Applications

Financial Impact

N/A

Broader Regional Impacts/Considerations

The Applications have been reviewed by the York Region Community Planning and Development Services Department, who have deemed the Official Plan Amendment Application a matter of local significance. As such, the Official Plan Amendment is exempt from approval by Regional Planning Committee and Council. York Region has provided technical comments on the Applications in relation to Regional Road 7, which is under the jurisdiction of York Region, which must be addressed by the Owner.

Conclusion

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

For more information, please contact: Chris Cosentino, Planner, ext. 8215

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations

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