

Committee of the Whole (Public Hearing) Report

DATE: Monday, July 13, 2020

WARD: 2

**TITLE: NAIMAN CONSULTING
OFFICIAL PLAN AMENDMENT FILE OP.19.011
ZONING BY-LAW AMENDMENT FILE Z.19.033
8307 AND 8311 PINE GROVE ROAD
4, 6, 10 AND 12 HARTMAN AVENUE**

FROM:

Nick Spensieri, Acting 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.19.011 and Z.19.033 for the subject lands shown on Attachment 1. The Owner seeks approval to permit the development of 74, five-storey (14.5 m) stacked townhouse dwelling units within three buildings accessed from Hartman Avenue having a Floor Space Index of 1.39 times the area of the lot, as shown on Attachments 4 to 6.

Report Highlights

- To receive input from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Applications to permit 74, five-storey (14.5 m) stacked townhouse dwelling units within three buildings accessed from Hartman Avenue with a total gross floor area of 8,250 m²
- Amendments to the Official Plan and Zoning By-law are required to permit the development
- A technical report will be prepared by the Development Planning Department at a future date

Recommendations

1. THAT the Public Hearing 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 technical report to a future Committee of the Whole meeting.

Background

The subject lands (the 'Subject Lands') shown on Attachment 1 and are known as 8307 and 8311 Islington Avenue, and 4, 6, 10 and 12 Hartman Avenue and are generally located on the east side of Islington Avenue and south of Pine Grove Road. The Subject Lands consist of six amalgamated properties currently developed with single detached dwellings. The surrounding land uses are shown on Attachment 1.

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

The Owner has submitted the following applications (the 'Applications') to permit 74, five-storey (14.5 m) stacked townhouse dwelling units within three buildings accessed from Hartman Avenue with a total gross floor area of 8,250 m², as shown on Attachments 4 to 6 (the 'Development'):

1. Official Plan Amendment File OP.19.011 to amend the policies of Vaughan Official Plan 2010 ('VOP 2010') as follows:
 - i) redesignate a portion of the Subject Lands from "Low-Rise Residential" shown on Attachment 2 to "Low-Rise Residential (2)" in the Woodbridge Centre Secondary Plan ("WCSP");
 - ii) redesignate a portion of the Subject Lands from "Natural Areas" shown on Attachment 3 to "Low-Rise Residential (2)" in the WCSP; and
 - iii) permit the following site-specific amendments to VOP 2010:

Table 1:

	VOP 2010 Policy	Proposed Amendments to VOP 2010
a.	Section 4.2.2.2 and Schedule 4 of the Woodbridge Centre Secondary Plan ('WCSP') permits a maximum building height of 3.5-storeys (12 m) for lands designated "Low-Rise Residential (2)".	Permit a maximum building height of 5-storeys (14.5 m) for townhouses.
b.	Volume 1, Section 9.2.3.4 Low-Rise Buildings, requires that stacked	Permit stacked townhouses (Block 3) to be setback 5.9 m from the existing

	VOP 2010 Policy	Proposed Amendments to VOP 2010
	townhouses shall generally be setback a minimum of 7.5 m from the property line and shall be contained within a 45-degree angular plane measured from the property line abutting the townhouses.	townhouses to the west, and not contained within a 45-degree angular plane measured from the property line abutting the townhouses.
c.	Section 4.2.2.2 and Schedule 3 of the WCSP permits a Floor Space Index ('FSI') of 0.5 times the area of the lot for lands designated "Low-Rise Residential (2)".	Permit a FSI of 1.39 times the area of the lot for the Development.
d.	Stacked townhouses shall generally be oriented onto a public street to provide front entrances on public streets.	Permit stacked townhouses to be oriented onto a private driveway and walkway.
e.	A minimum building setback of 7.5 m to a maximum building setback of 10 m from the Islington Avenue right-of-way.	Permit a minimum building setback of 3 m from the Islington Avenue right-of-way after the road widening.

Additional amendments to VOP 2010 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.

2. Zoning By-law Amendment File Z.19.033 to amend Zoning By-law 1-88, specifically to rezone the Subject Lands from "R1 Residential Zone" and "OS1 Open Space Conservation Zone" to "RM2 Multiple Residential Zone" and "OS1 Open Space Conservation Zone" in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 2 of this report.

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

- a) Date the Notice of Public Hearing was circulated: June 23, 2020.
The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and Notice Signs were installed on the property 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 and to the Vaughanwood Ratepayers' Association, Village of Woodbridge Ratepayers' Association and Greater Woodbridge Ratepayers' Association.
- c) Comments received: None

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 the final technical report at a future Committee of the Whole meeting.

Previous Reports/Authority

Not Applicable

Analysis and Options

Amendments to the policies of the “Low-Rise Residential (2)” designation of VOP 2010 are required to permit the Development

The Subject Lands are designated “Low-Rise Residential” and “Low-Rise Residential (2)” by the WCSP, and “Natural Areas” by Schedule 13 - Land Use of VOP 2010. The Subject Lands are located within the “Islington Avenue Corridor” in Schedule 5 – Distinct Character Areas of the WCSP.

4, 6, 10 and 12 Hartman Avenue (‘Hartman Lands’), shown on Attachment 2, are designated “Low-Rise Residential” and are subject to the “Low-Rise Residential” policies of VOP 2010, Section 9.2.2.1 - Land Use Designations. Detached, semi-detached and townhouses, limited to a maximum building height of three-storeys, are permitted.

A portion of the Hartman Lands, specifically 10 and 12 Hartman Avenue, shown on Attachment 3, are also designated “Natural Areas” and are located within the “Built-Up Valley Lands” (Schedule 2 - Natural Heritage Network). The “Natural Areas” designation includes natural features such as wetlands, woodlands and valley and stream corridors, and does not permit development. VOP 2010, Section 3.2.3.17- Built-Up Valley Lands, prohibits new development and/or site alterations on Built-Up Valley Lands except in accordance with an approved Secondary Plan and/or an approved permit under the *Conservation Authorities Act*.

8307 and 8311 Islington Avenue (‘Islington Lands’) are designated “Low-Rise Residential (2)” by the WCSP. Townhouses, stacked townhouses and low-rise buildings, limited to a maximum FSI of 0.5 and a maximum building height of 3.5-storeys (12 m), are permitted.

The Development is not permitted by VOP 2010. Accordingly, an application to redesignate the Subject Lands and amend the policies of VOP 2010 has been submitted.

Official Plan Amendment 15 does not apply to the Subject Lands

VOP 2010, Section 9.1.2.4 - Low-Rise Residential Neighbourhood in an Established Community, establishes development criteria for multiple lot developments in a Community Area. Schedule 14-A - Areas Subject to Secondary Plans, identifies the Subject Lands being located within the WCSP Area. Official Plan Amendment 15 (‘OPA 15’) established development criteria for multiple lot developments and exempts lands

identified on Schedule 14 (i.e. lands subject to secondary plans) in VOP 2010 from the provisions of OPA 15. As such the development criteria for multiple lot developments does not apply to the Subject Lands as they are located in the WCSP.

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

The Subject Lands are zoned “R2 Residential Zone” and “OS1 Open Space Conservation Zone” by Zoning By-law 1-88, as shown on Attachment 1. The Development is not permitted within these zone categories and therefore, an amendment to Zoning By-law 1-88 is required to rezone the property to “RM2 Multiple Residential Zone” and “OS1 Open Space Conservation Zone” as shown on Attachment 4, together with the following site-specific zoning exceptions:

Table 2:

	By-law 1-88 Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone Requirements
a.	Minimum Lot Frontage	30 m	29 m (Islington Avenue)
b.	Minimum Lot Area	230 m ² /Unit	81.38 m ² /Unit
c.	Minimum Front Yard Setback (Islington Avenue)	4.5 m	3 m
d.	Minimum Interior Yard Setback	1.5 m	<ul style="list-style-type: none"> • 1 m (Block 3) • 0.8 m (Underground Exit C to the west of Block 3)
e.	Minimum Rear Yard Setback	4.5 m	0 m
f.	Minimum Exterior Side Yard Setback	4.5 m	<ul style="list-style-type: none"> • 3 m (Hartman Avenue for Block 1) • 4.4 m (Hartman Avenue for Block 2) • 0 m (Underground Exit B to the south of Block 2 and to Hartman Avenue)
g.	Maximum Building Height	11 m	<ul style="list-style-type: none"> • 14.5 m (Block 1) • 14.2 m (Block 2) • 14.3 m (Block 3)

	By-law 1-88 Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone Requirements
h.	Maximum Yard Encroachment and Restrictions for Exterior Stairs	4.5 m setback and not to exceed one-half storey (1.15 m) in height (6 risers). Zoning By-law 1-88 classifies a storey to be a minimum height of 2.3 m (one-half storey is 1.15 m in height)	Permit a minimum 0.5 m setback and a maximum height of 1.4 m (9 risers)
i.	Maximum Yard Encroachment and Restrictions for Balconies	1.8 m into a front or exterior yard	Permit a minimum 0 m setback to a balcony into a front, or exterior yard
j.	Minimum Front and Exterior Side Yard Setbacks of a Building Below Grade	1.8 m	0 m
k.	Minimum Amenity Area	i) 1 Bedroom Units @ 20 m ² x 8 Units = 160 m ² ii) 2 Bedroom Units @ 55 m ² x 50 Units = 2,750 m ² iii) 3 Bedroom Units @ 90 m ² x 15 Units = 1,350 m ² iv) 4 Bedroom Units @ 110 m ² x 1 Unit = 110 m ² Total = 4,370 m ²	74 Units @ 32.28 m ² /Unit = 2,389 m ²
l.	Minimum Parking Requirement	1.5 parking spaces/unit @ 74 units = 111 parking spaces	1.06 parking spaces/unit @ 74 units = 79 parking spaces

	By-law 1-88 Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone Requirements
m.	Minimum Driveway Width (Two-way Driveway)	7.5 m	6 m
n.	Minimum Landscape Strip Abutting the Street	6 m	<ul style="list-style-type: none"> • 0.5 m (Islington Avenue) • 0 m (Hartman Avenue)

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	COMMENTS
a.	Consistency and Conformity with Provincial Policies, York Region and City Official Plans	<ul style="list-style-type: none"> ▪ The Development will be reviewed for consistency and conformity with the applicable policies of the <i>Provincial Policy Statement, 2020 ('PPS')</i>, <i>A Place to Grow: The Growth Plan for the Greater Golden Horseshoe 2019</i> (the 'Growth Plan'), and the York Region Official Plan ('YROP') policies ▪ Any Decision with respect to the Development made on or after May1, 2020, shall be consistent with revised PPS 2020
b.	Natural Heritage Features	<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

	MATTERS TO BE REVIEWED	COMMENTS
		<p>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</p> <ul style="list-style-type: none"> ▪ The proposed development limits must be accurately identified and approved by the City and the Toronto and Region Conservation Authority (‘TRCA’), together with acceptability of the encroachment into the “Natural Areas” designation and identification of the necessary amendments to the environmental policies of Section 3 of VOP 2010 ▪ The following matters identified in the EIS submitted in support of the Applications must be reviewed and approved by City and the TRCA: <ul style="list-style-type: none"> i) the final development limits and buffers; ii) the proposed encroachment of the storm outlets and infiltration gallery, totaling an area of 80 m², into the natural feature and buffer; iii) Habitats of Threatened and Endangered Species (Redside Dace); and iv) mitigation measures
c.	Appropriateness of Proposed Uses and Site-Specific Official Plan and Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed amendments to VOP 2010 and Zoning By-law 1-88 will be reviewed in consideration of the existing and planned surrounding land uses, with consideration given to land use and built form compatibility, and appropriate development standards, including but not limited to: <ul style="list-style-type: none"> i) the scale and massing of the proposed buildings in relation to the surrounding lands; ii) the proposed configuration, transition and built

	MATTERS TO BE REVIEWED	COMMENTS
		<p>form compatibility in relation to the immediate surrounding area;</p> <p>iii) the building height, FSI, lot coverage and setbacks, including the minimum separation distance between Block 3 and the existing townhouse dwelling to the west and the minimum required 7.5 m building setback and 45-degree angular plane to the abutting property line;</p> <p>iv) the proposed encroachment of walkways to the townhouse units within the municipal right-of-way ('ROW') on Hartman Avenue;</p> <p>v) the proposed encroachment of Block 2 and 3 into the "Natural Areas" designation; and</p> <p>vi) the urban design policies of VOP 2010</p>
d.	TRCA/Development Limits/Open Space Dedication (Valleylands)	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the TRCA's Regulated Area and the Applications have been circulated to the TRCA for review and comment ▪ The Owner is required to satisfy all requirements of the TRCA and obtain all necessary permits pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA, should the Applications be approved ▪ 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
e.	Tree Preservation/Protection and	<ul style="list-style-type: none"> ▪ The Arborist Report and Tree Protection and Removal Plan submitted in support of the

	MATTERS TO BE REVIEWED	COMMENTS
	Removal	<p>Applications must be approved to the satisfaction of the City and the TRCA</p> <ul style="list-style-type: none"> Although the final limits of development and buffer(s) have not been approved by the City and TRCA, the Arborist report identifies 23 trees that are proposed to be removed from the Subject Lands and an additional 3 trees within the City's right-of-way that are proposed to be removed to accommodate street curbs and construction. The Arborist Report requires the installation of Tree Protection Zones ('TPZ') to protect trees in the Natural Area and along the north property line. Tree removal compensation, should the Applications be approved, is proposed through the planting of 46 new trees, which must be approved to the satisfaction of the City and TRCA Should the Applications be approved, the Owner will be required to enter into a Tree Protection Agreement ('Agreement') with the City in accordance with the Council adopted Tree By-law 052-2018 and the City's Tree Protection Protocol. The Agreement will include a tree compensation plan and/or cash-in-lieu payment that must be submitted for review and approval to the satisfaction of the City
f.	Traffic Impact Study /Traffic Management Plan/Parking Report	<ul style="list-style-type: none"> The Transportation Impact Study and Traffic Management Plan and Parking Study submitted in support of the Applications must be reviewed and approved by the Development Engineering ('DE') Department, including the proposed parking supply, driveway function at Hartman Avenue, vehicular and service vehicle maneuvering including refuse/recycling collection and loading, pedestrian site circulation, and bike infrastructure and requirements
g.	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

	MATTERS TO BE REVIEWED	COMMENTS
		the cash-in-lieu of parkland dedication will be determined by the Real Estate Department
h.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications, which 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 and Sustainability Brief - Community Services and Facilities Study - Environmental Site Assessment Report - Phase One - Environmental Impact Study - Tree Inventory, Protection and Removal Plan, and Arborist Report - Edge Management Plan - Functional Servicing and Stormwater Management Report - Geotechnical/Soil Report with a Slope Stability Analysis - Flood Impact Analysis - Noise Impact Study - Transportation Impact Study and Traffic Management Plan - Parking Study ▪ These studies are available on the City's website at https://maps.vaughan.ca/planit/. (PLANit Viewer) ▪ The requirement for additional studies / information may be identified through the development application review process
i.	Site Development Application	<ul style="list-style-type: none"> ▪ A Site Development Application is required and will be reviewed in consideration of, but not limited to, the following: <ul style="list-style-type: none"> - appropriate building and site design - compliance with the Urban Design policies of the WCSP, barrier free accessibility, pedestrian connectivity, the location and size of amenity space

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> - vehicular access, internal traffic circulation and parking - landscaping (hard and soft), the location of permeable pavers, landscape buffers, fencing, environmental sustainability, and bird friendly design - waste management - outdoor lighting designed to eliminate light spillage to neighboring properties - stormwater management, and servicing and grading
j.	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
k.	Water and Servicing Allocation	<ul style="list-style-type: none"> ▪ The availability of water and sanitary sewage servicing capacity for the proposed residential units must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing capacity is unavailable, the Holding Symbol ("H") may be applied to the Subject Lands. Removal of the Holding Symbol ("H") will be conditional on servicing being identified and allocated by Vaughan Council
l.	Section 37 of the <i>Planning Act</i>	<ul style="list-style-type: none"> ▪ The Applications may be reviewed in consideration of the bonusing provisions of Section 37 of the <i>Planning Act</i>, VOP 2010 and the City's Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>. Section 37 allows municipalities to authorize an increase in the height and/or density of a development in return for community benefits, should the Applications be approved

Financial Impact

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

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Subject Lands are designated "Urban Area" by Map 1, "Regional Structure" and "Regional Greenlands System" by Map 2, "Regional Greenlands System" by the YROP 2010.

The Owner has submitted an application for a Local Official Plan Amendment to York Region. York Region has advised that any exemption from Regional approval for Official Plan Amendment File OP.19.011 will be determined through their review.

Any York Region issues to be identified such as the Islington Road widening, encroachment of walkways to the townhouses within the Regional right-of-way, and streetscape improvements, will be addressed when the technical report is considered.

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, 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: Judy Jeffers, Planner, Development Planning Department, ext. 8645.

Attachments

1. Context and Location Map
2. Current Official Plan Designation and Proposed Amendment
3. VOP 2010 Schedule 13 Land Use
4. Proposed Zoning and Concept Plan
5. Typical Building Elevations - Block 1 Facing Islington Avenue and Hartman Avenue
6. Typical Building Elevations - Block 1 Interior Court and Driveway

Prepared by

Judy Jeffers, Planner, ext. 8645

Mark Antoine, Senior Planner, ext. 8212

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

Mauro Peverini, Director of Development Planning, ext. 8407

/FA