

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, September 22, 2020

WARD(S): 2

**TITLE: PRISTINE HOMES (PINE GROVE) INC.
OFFICIAL PLAN AMENDMENT FILE OP.20.004
ZONING BY-LAW AMENDMENT FILE Z.20.011
8337, 8341, 8345, 8349, 8353 AND 8359 ISLINGTON AVENUE
VICINITY OF ISLINGTON AVENUE AND PINE GROVE ROAD**

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

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.20.004 and Z.20.011 for the subject lands shown on Attachment 1. The Owner proposes to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 to facilitate the development of a 7-storey residential apartment building with 122 units and a Floor Space Index of 2.63 times the area of the lot, as shown on Attachments 2 to 6.

Report Highlights

- To receive comments from the public and Committee of the Whole regarding applications to permit a 7-storey residential apartment building
- An amendment to Vaughan Official Plan 2010 is required to redesignate the subject lands from “Low-Rise Residential (2)” (permits building heights ranging from 2 to 3.5 storeys and a Floor Space Index of 0.5) to “Mid-Rise Residential” to permit a maximum building height of 7-storeys and a Floor Space Index of 2.63 times the area of the lot
- An amendment to Zoning By-law 1-88 is required to rezone the subject lands to “RA2 Residential Apartment Zone” and to permit site-specific zoning exceptions
- 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 and Zoning By-law Amendment Files OP.20.004 and Z.20.011 (Pristine Homes (Pine Grove) Inc.) BE RECEIVED; and 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 includes six properties municipally known as 8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue, located at the southeast corner of Islington Avenue and Pine Grove Road. Each of the six properties contains a single-detached dwelling. The surrounding land uses are shown on Attachment 1.

Official Plan and Zoning By-law Amendment Applications have been submitted to permit the proposed development on the Subject Lands

Pristine Homes (Pine Grove) Inc. (the 'Owner') has submitted the following applications (the 'Applications') to permit a 7-storey residential apartment building with 122 units, a gross floor area ('GFA') of 10,377.8 m², a Floor Space Index ('FSI') of 2.63 times the area of the lot, 157 parking spaces located in a two-level underground parking garage and five (5) parking spaces at-grade (the 'Development'), as shown on Attachments 3 to 6:

1. Official Plan Amendment File OP.20.004 to amend Vaughan Official Plan 2010 ('VOP 2010') specifically Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan ('WCSP') to:
 - a) Redesignate the Subject Lands from "Low-Rise Residential (2)" (permits building heights ranging from 2 to 3.5 storeys and an FSI of 0.5) to "Mid-Rise Residential", as shown on Attachment 2;
 - b) Amend the policies of the Islington Avenue Corridor within the WCSP to include the "Mid-Rise Residential" designation for the Subject Lands, in accordance with Policy 4.1.2 (3) of the WCSP;
 - c) Increase the maximum permitted building height under the "Mid-Rise Residential" designation from 6 to 7-storeys and the maximum permitted FSI from 2 to 2.63 times the area of the lot; and
 - d) Permit a setback of 0.8 m to the front patio and 3 m to the front wall of the building from the Islington Avenue right-of-way ('ROW'), whereas a minimum setback of 7.5 m is required by Policy 4.2.4 (1) of the WCSP.
2. Zoning By-law Amendment File Z.20.011 to rezone the Subject Lands from "R2 Residential Zone" ('R2 Zone') to "RA2 Apartment Residential Zone" ('RA2 Zone') as shown on Attachment 3, 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: August 28, 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 Islington Avenue and Pine Grove Road frontages in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 250 m radius from the Subject Lands and to the Greater Woodbridge and Village of Woodbridge Ratepayer's Associations.

- c) Comments Received:

The Development Planning Department received written comments from the following (as of August 28, 2020):

- L. Colosimo, Pine Grove Road, email dated May 7, 2020
- C. Pinto and T. Venuto, Pine Grove Road, email dated May 20, 2020
- G. Furlanetto, Pine Grove Road, email dated May 20, 2020
- G. Spadafora, Pine Grove Road, email dated May 21, 2020
- L. Chiaromonte, Pine Grove Road, email dated May 21, 2020
- A. Sanita, Pine Grove Road, email dated May 29, 2020
- P. and S. Tsui, Islington Avenue, email dated June 15, 2020

The following is a summary of the comments provided in the written correspondence received to date. The comments have been organized by theme as follows:

Privacy, Shadow and View

- the building height will cause shadow and privacy impacts and obstruct the view of existing residents on adjacent properties

Access, Traffic and Parking

- the Development will increase traffic congestion in the area and impact vehicle and pedestrian safety
- the only entrance/exist for Pine Grove Road is onto Islington Avenue and this intersection currently experiences high congestion
- the proposed driveway connecting the Subject lands with the adjacent lands to the south will be used as a short-cut to/from Islington Avenue and Pine Grove Road
- visitor parking for the existing townhouse development to the south may be used by visitors of the Development
- concerned about liability and maintenance costs over the proposed shared driveway

Density, Built Form and Building Design

- the Development will be the tallest building in the area and is not compatible with the surrounding context
- the historical context of the area will be negatively impacted
- the Subject Lands are too narrow to support the Development
- the proposed building height should be reduced to be more consistent with existing development in the area

Location of Waste Area and Underground Parking

- the proposed location of the waste storage area and underground parking ramp are too close to adjacent existing residential development and will cause a nuisance to existing residents

Environmental Impacts

- the Development will cause negative environmental impacts to the Humber River watershed

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

Not applicable.

Analysis and Options***The Owner proposes to redesignate the Subject Lands from “Low Rise Residential (2)” to “Mid-Rise Residential” to permit the Development***

The Subject Lands are designated “Low-Rise Residential (2)” by VOP 2010, Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan (‘WCSP’) and are located within the Islington Avenue Corridor (Policy 4.2), as shown on Schedule 5 “Distinct Character Areas” of the WCSP. The following land use designations and overlays are located within the Islington Avenue Corridor, as shown on Schedule 2 “Land Use Plan” of the WCSP:

- Low-Rise Residential
- Low-Rise Residential (2)
- Low-Rise Residential (3)
- Commercial Mixed-Use (1)
- Gas Stations

These land use designations and overlays are intended to retain the low-density character of the Islington Avenue Corridor. Building heights ranging from two (2) to five

(5) storeys and an FSI of 0.5 times the area of the lot are permitted for lands that front onto Islington Avenue. Policy 4.2.2.2.e. of the WCSP permits an increase to the maximum FSI up to 1.0 times the area of the lot through density bonusing in accordance with Section 37 of the *Planning Act* to permit modest intensification while respecting the character of the area.

The “Low-Rise Residential (2)” designation permits buildings in a low-rise form with a minimum height of 2-storeys and a maximum height of 3.5-storeys, and a maximum FSI of 0.5 times the area of the lot. The following uses are permitted in areas designated “Low-Rise Residential (2)”:

- Residential Units
- Parks and Open Spaces
- Small-scale Community Facilities
- Places of Worship
- Daycares, provided they are located within a school, place of worship or Community Centre
- Home Occupations
- Public Safety Services

The following building types are permitted in areas designated “Low-Rise Residential (2)”:

- Townhouses
- Stacked Townhouses
- Low-Rise Buildings
- Public/Institutional Buildings

The Owner proposes to amend VOP 2010 to redesignate the Subject Lands from “Low-Rise Residential (2)” to “Mid-Rise Residential”. The “Mid-Rise Residential” designation is only found within the Woodbridge Commercial Core of the WCSP and therefore, the policies of the “Mid-Rise Residential” designation must be added to the Islington Avenue Corridor policies of the WCSP.

The “Mid-Rise Residential (2)” designation permits residential buildings with a minimum building height of 2-storeys, a maximum height of 6-storeys, and a maximum FSI of 2.0 times the area of the lot. The following uses are permitted in areas designated “Mid-Rise Residential”:

- Residential Units
- Parks and Open Spaces
- Home Occupations

The following building types are permitted in areas designated “Mid-Rise Residential”:

- Townhouses
- Stacked Townhouses
- Multi-unit Residential Buildings

The proposed residential apartment building is a permitted use and building type within the “Mid-Rise Residential” designation; however, site-specific amendments are required to increase the maximum permitted building height and FSI from 6 to 7-storeys and from 2.0 to 2.63 times the area of the lot, respectively. A site-specific amendment is also required to permit a setback of 0.8 m to the front patio and 3 m to the front wall of the building from the Islington Avenue ROW; whereas, a minimum setback of 7.5 m is required by Policy 4.2.4 (1) of the WCSP.

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

The Subject Lands are zoned R2 Zone by Zoning By-law 1-88 which permits only single detached dwellings. The Owner proposes to rezone the Subject Lands to the RA2 Zone with the following site-specific zoning exceptions to permit the Development:

Table 1:

	Zoning By-law 1-88 Standards	RA2 Residential Apartment Zone Requirements	Proposed Exceptions to the RA2 Residential Apartment Zone Requirements
a.	Minimum Lot Area	9,670 m ²	3,952.2 m ²
b.	Minimum Building Setbacks	Front (Pine Grove Road) - 7.5 m Exterior Side (Islington Avenue) - 7.5 m Rear (south) - 7.5 m Site Triangle (Islington Avenue/Pine Grove Road) - 7.5m	Front (Pine Grove Road) - 1.59 m Exterior Side (Islington Avenue) - 0.8 m to the front patio and 3 m to the front wall of the building Rear (south) - 1.15 m Site Triangle (Islington Avenue/Pine Grove Road) - 0.17 m
c.	Minimum Setback to the Underground Parking Garage	Front (Pine Grove Road) - 1.8 m	Front (Pine Grove Road) - 0.66 m
d.	Minimum Amenity Area	(32 one-bedroom units @ 20 m ² /unit = 640 m ² +	2,047.50 m ² (122 units @ 16.78 m ² /unit)

	Zoning By-law 1-88 Standards	RA2 Residential Apartment Zone Requirements	Proposed Exceptions to the RA2 Residential Apartment Zone Requirements
		90 two-bedroom units @ 55 m ² /unit = 4,950 m ² Total required = 5,590 m ²	
e.	Minimum Residential Parking	122 units @ 1.5 spaces/unit = 183 spaces + 122 units @ 0.25 visitor spaces /unit = 31 spaces Total required = 214 spaces	122 units @ 1.07 spaces /unit = 131 spaces + 122 units @ 0.25 spaces /unit = 31 visitor spaces Total proposed = 162 spaces
f.	Required Driveway Width at Property Line	7.5 m	6 m
g.	Minimum Landscaping Width Abutting a Street Line	6 m	1.56 m - Pine Grove Road 0.8 m - Islington Avenue 0.17 m - Site Triangle

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 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 (the 'Growth Plan') and the policies of the York Region Official Plan ('YROP') and VOP 2010

	MATTERS TO BE REVIEWED	COMMENTS
b.	Appropriateness of the Proposed Official Plan Amendments to VOP 2010	<ul style="list-style-type: none"> • The Owner is proposing to: redesignate the Subject Lands from “Low-Rise Residential (2)” (permits building heights ranging from 2 to 3.5 storeys and an FSI of 0.5) to “Mid-Rise Residential”; increase the maximum permitted height and FSI for the “Mid-Rise Residential” designation from 6 to 7-storeys and 2 to 2.63 times the area of the lot respectively; and to permit a setback of 0.8 m to the front patio and 3 m to the front wall of the building whereas a minimum setback of 7.5 m is required • The appropriateness of the proposed amendments to VOP 2010 will be reviewed in consideration of the “Urban Structure” policies of VOP 2010, the policies of the WCSP, including Urban Design, and the built form compatibility with the existing and planned surrounding land uses • Conformity to the Urban Design Policies of the WCSP (Policy 4.2.4) must be reviewed, specifically regarding setbacks, tree plantings and site lines from Islington Avenue
c.	Appropriateness of the Proposed Zoning and Site-Specific Exceptions	<ul style="list-style-type: none"> • The appropriateness of the proposed rezoning of the Subject Lands from an R2 Zone to an RA2 Zone and the site-specific exceptions identified in Table 1 will be reviewed in consideration of the existing and planned surrounding land uses, built form compatibility with the surrounding area, 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 - Sustainability Performance Metrics

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> - Urban Design and Sustainability Brief - Sun and Shadow Study - Arborist Report and Tree Inventory - Archaeological Assessment - Community Services and Facilities Study - Parkland Dedication Summary - Noise Feasibility Study - Hydrogeological Assessment - Geotechnical Investigation - Traffic Impact Study - Functional Servicing and Stormwater Management Report - Phase 2 Environmental Site Assessment <ul style="list-style-type: none"> • These studies and reports are available on the City's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) • Additional studies and/or reports may be required as part of the application review process
e.	Urban Design Guidelines	<ul style="list-style-type: none"> • The Development will be reviewed in consideration of the Islington Avenue Land Use Study, Urban Design Guidelines
f.	Proposed Shared Driveway Connection to Islington Avenue	<ul style="list-style-type: none"> • A vehicular access is proposed from Islington Avenue through the lands to the south (8313 - 8335 Islington Avenue) connecting to the Subject Lands, as shown on Attachment 2 • The Site Plan Agreement (Site Development File DA.12.037) for the lands to the south includes a clause to grant an access easement over the lands in favour of the Subject Lands. If the Owner is unable to obtain an access easement from the lands to the south, changes to the plan will be required. The appropriateness of this connection will be reviewed

	MATTERS TO BE REVIEWED	COMMENTS
g.	Site Development Application	<ul style="list-style-type: none"> • A Site Development Application is required to permit the Development, should the Applications be approved, and will consider, but not be limited to, the following matters: <ul style="list-style-type: none"> - Appropriate built form, building elevations and materials, site design, enhanced landscaping, and interface with Islington Avenue - Site circulation, pedestrian connectivity, proper vehicular access and turning movements, including service vehicles - Proposed vehicular connection to the lands to the south - Barrier-free accessibility - Appropriate landscape, amenity and snow storage areas - Implementation of appropriate waste collection design standards, stormwater management, and site servicing and grading - Accessibility and location of the proposed at-grade and underground residential and visitor parking spaces - The proposed building elevations do not illustrate a mechanical room. Should the Applications be approved, provisions will be included in the implementing Official Plan and Zoning By-law amendments to prohibit any residential uses above the 7th floor level
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 and common elements of the Development, should the Applications be approved

	MATTERS TO BE REVIEWED	COMMENTS
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 the <i>Planning Act</i> and the City of Vaughan's Cash-in-Lieu of Parkland Policy, should the Applications be approved <p>The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the Infrastructure Development Department, Real Estate Services Division</p>
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, a Holding Symbol "(H)" may be applied to the Subject Lands and remain until Vaughan Council identifies and allocates servicing capacity for the Subject Lands

	MATTERS TO BE REVIEWED	COMMENTS
i.	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.	Road Widening, Access and Traffic	<ul style="list-style-type: none"> The Subject Lands are located on Islington Avenue, an arterial road under the jurisdiction of York Region with a planned 30 m ROW York Region will identify any required land conveyances The Development does not include a direct access to the Subject Lands from Islington Avenue; however, York Region will review the location and design of the proposed access/egress driveway from Pine Grove Road due to its proximity to Islington Avenue, and the proposed connection to Islington Avenue through an existing access on the adjacent lands to the south York Region must review and approve the Traffic Impact Study submitted in support of the Applications
n.	Toronto and Region Conservation Authority ('TRCA')	<ul style="list-style-type: none"> The TRCA must review and provide comments on the Applications as the Subject Lands are located within the TRCA's Regulated Area
o.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> The DRP must review the Applications prior to proceeding to the Committee of the Whole

Financial Impact

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

Broader Regional Impacts/Considerations

The Subject Lands are located on Islington Avenue, an arterial road with a planned 30 m ROW under the jurisdiction of York Region. The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment.

The Owner has requested an exemption from Regional approval of Official Plan Amendment File OP.20.004 in accordance with the YROP and York Region By-law A-0265-189-017. York Region has not advised on the status of the request for exemption. Any issues identified by York Region will be addressed through a technical report at a future Committee of the Whole meeting.

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, at extension 8215

Attachments

1. Context and Location Map
2. Proposed Official Plan Designation
3. Site Plan and Proposed Zoning
4. Landscape Plan
5. Building Elevations - West and North
6. Building Elevations - East and South

Prepared by

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Approved by

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Nick Spensieri, Deputy City Manager
Infrastructure Development

Reviewed by

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Jim Harnum, City Manager