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planning + urban design

CCOMMUNICATION – C19

ITEM 4

Committee of the Whole (Public Hearing)

September 15, 2020

COMMITTEE OF THE WHOLE PUBLIC HEARING

7553 ISLINGTON AVENUE
AND 150 BRUCE STREET

SEPTEMBER 15th, 2020

CITY OF VAUGHAN

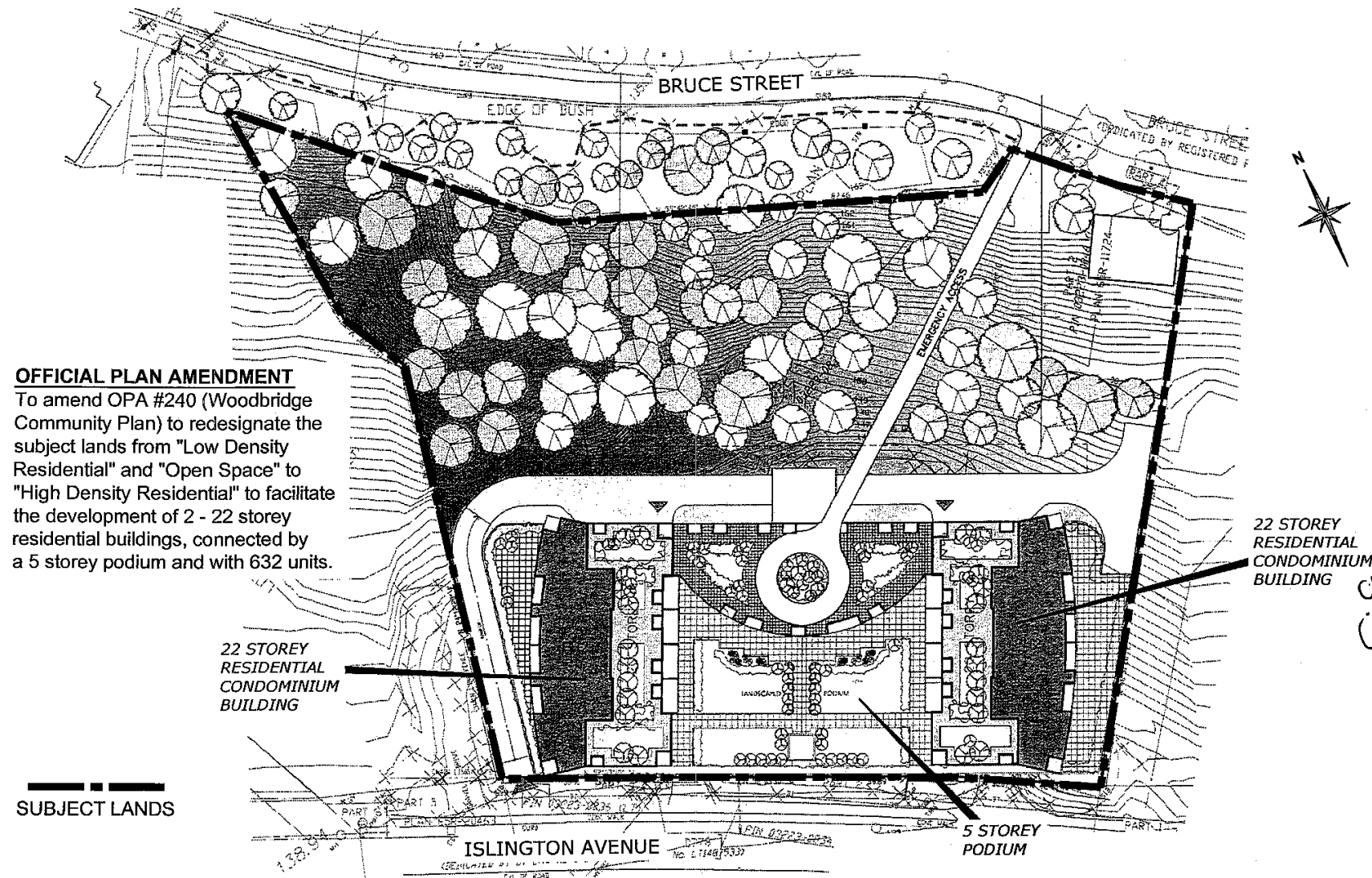
VIRTUAL MEETING

FN: 6715

Subject Property

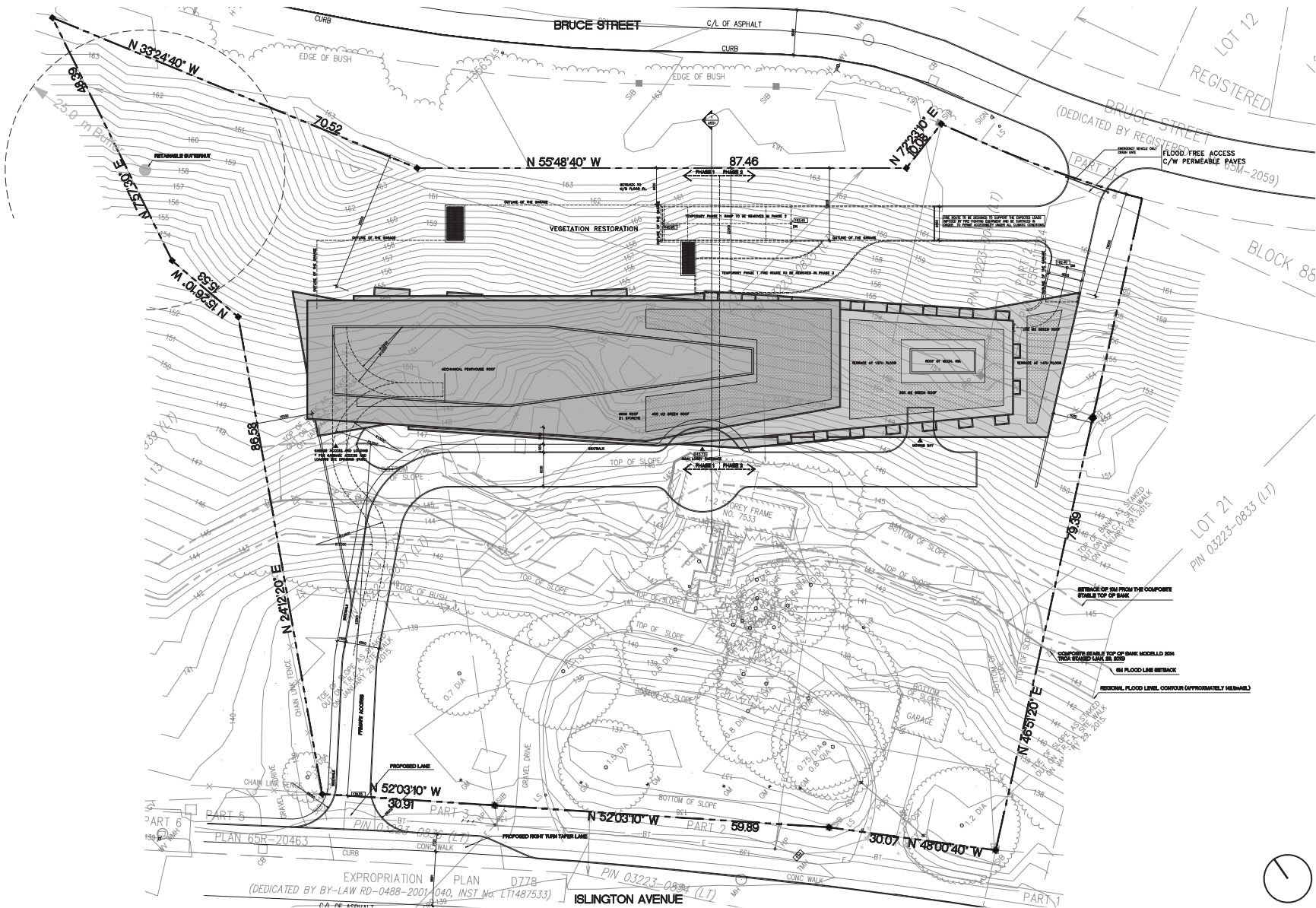


Project Background and History



- 2008 – OPA submitted to amend OPA 240 (Woodbridge Community Plan) to re-designate site from Low Density Residential and Open Space to High Density Residential
- OPA intended to permit development of two 22-storey residential buildings connected by a 5-storey podium with 632 units

Current Site Plan and Statistics



Development Details	
Building Height	21 Storeys along Islington Avenue 14 Storeys along Bruce Street
Residential Units	530
FSI	2.79
GFA	49,500 sq.m
Bicycle Parking	358

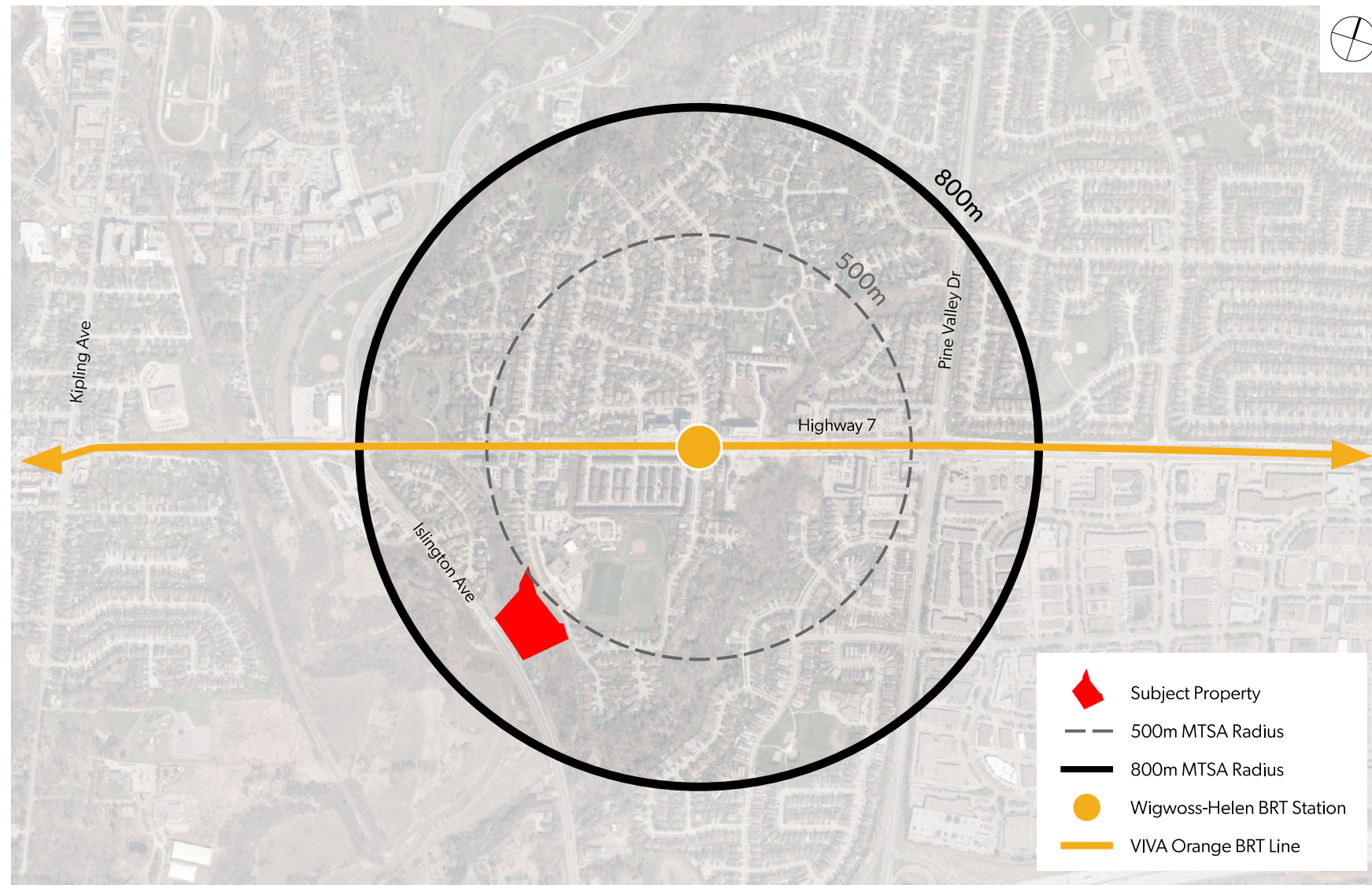
Policy Framework - Official Plan and Zoning Designations

Official Plan Designations	Select Applicable Policies
Natural Areas and Countryside (Schedule 1) (Not In Force)	<ul style="list-style-type: none"> • 2.2.2.1 – Natural Areas to be protected and their ecological functions preserved • 2.2.2.2 – Countryside to be maintained for agricultural and rural uses and open space connections
Natural Areas (Schedule 13) (Not In Force)	<ul style="list-style-type: none"> • 9.2.2.16 – Development generally restricted per policies under Core Features (s. 3.2), permitted subject to restrictions and technical studies

Zoning Designations	Select Applicable Policies
Open Space Conservation Zone (OS1)	<ul style="list-style-type: none"> • 7.2.1 – Residential uses not permitted
R1 Residential Zone (R1)	<ul style="list-style-type: none"> • 4.3 – Single Family Detached Dwelling permitted

*VOP 2010 and site-specific designations are not in full-force and effect, and are under appeal
 Subject property is also subject to Woodbridge Community Plan (OPA 240) and OPA 269

Wigwoss-Helen MTSA



- October 2019: change in definition of MTSA re. spacial limits of area
- Definition of MTSA modified to now include lands within a 500m to 800m radius of the station

Supporting Technical Studies

- Community Services and Facilities Study (May 2016);
- Urban Design and Sustainability Brief (May 2016);
- Archaeological Assessment (April 2016);
- Phase 1 Environmental Site Assessment (February 2014);
- Sun Shadow Study (May 2019);
- Pedestrian Level Wind Study (May 2019);
- Planning Justification Report (June 2019);
- Arborist and Tree Preservation Plan (June 2019);
- Stormwater Management Report (June 2019);
- Traffic Study and Parking Rationale (May 2019);
- Noise Feasibility Report (May 2019);
- Geotechnical Slope Characterization and Stability Assessment Report (May 2019);
- Flood Hazard Analysis Report (May 2019);
- Environmental Impact Study (June 2019);
- Planning Justification Report Addendum (June 2019)

Supporting Technical Studies - Results

Supporting Technical Studies	Results
Community Services and Facilities Studies (2016)	The study concluded that the site is well-serviced by existing community services and amenities and is located in an area that has been identified for further active transportation infrastructure improvements.
Urban Design and Sustainability Brief (2016)	The brief concluded that the proposed built form and massing will be distinctive but harmonized with its natural setting, is compatible with the predominately low-rise area and will provide for an appropriate transition to the area.
Archaeological Assessment (2016)	The Stage 2 component of the assessment concluded that no archaeological resources were encountered and that no further archaeological investigation will be required for the study area.
Phase 1 Environmental Site Assessment (2014)	No significant environmental concerns were identified on-site or on adjacent properties; however, study noted that asbestos-containing materials may be present on-site.
Sun Shadow Study (2019)	The study concluded that there will only be minor impacts to neighbouring lots in certain seasons and specific times of the day; the revised proposal is noted to have reduced the impact of shadowing on adjacent properties.

Supporting Technical Studies - Results

Supporting Technical Studies	Results
Pedestrian Level Wind Study (May 2019);	The report concluded that wind comfort at all grade-level pedestrian sensitive locations are expected to be suitable for the proposed development without mitigation, and that the proposal is not expected to influence pedestrian wind comfort in areas outside of the property.
Arborist and Tree Preservation Plan (June 2019)	530 individual trees for inventoried and assessed for preservation potential. The majority of the trees were recommended for removal. The report recommended compensation plantings and protective actions to preserve a number of existing trees.
Stormwater Management Report (June 2019)	The report concluded that there is sufficient sanitary and water capacity to service the proposed development, and that the Site Plan layout can be graded and serviced to support stormwater drainage and stormwater management requirements.
Traffic Study and Parking Rationale (May 2019)	It was concluded that the proposed parking supply would be sufficient to accommodate the proposed development's parking requirements based on the site's proximity to transit services, the proposed size and type of development, and the implementation of a TDM plan.
Noise Feasibility Report (May 2019)	The report concluded that the primary source of noise is from road traffic on Islington Avenue, and that future traffic noise levels will exceed MECP guidelines at the facades of the proposed buildings for some units. Warning clauses are recommended to inform future owners and tenants of the noise impacts, along with noise mitigation measures

Supporting Technical Studies - Results

Supporting Technical Studies	Results
Geotechnical Slope Characterization and Stability Assessment Report (May 2019)	The report concluded that the proposed condominium building and associated site alterations can be safely constructed and will not be at risk from slope instability.
Flood Hazard Analysis Report (May 2019)	The analysis predicted that the impact of the revised Site Plan will lead to a slight improvement in flood storage and no increase on the previously established regulatory or other flood elevations or velocities
Environmental Impact Study (June 2019)	The study concluded no significant impacts to natural heritage features, species, or terrain are anticipated to result from the proposed development.
Planning Justification Report Addendum (June 2019)	The addendum concluded that the revised proposal supports good planning and urban design principles, and that the proposed development is consistent with and conforms to the applicable Provincial, Regional, and municipal land use documents.

Thank You Comments & Questions?

Contact

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