

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, March 02, 2021

WARD(S): 2

TITLE: 2232394 ONTARIO INC.

OFFICIAL PLAN AMENDMENT FILE OP.20.010

ZONING BY-LAW AMENDMENT Z.20.031

VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan Amendment and Zoning By-law Amendment Files OP.20.010 and Z.20.031 for the subject lands shown on Attachment 1. The Owner seeks approval for a proposed development shown on Attachments 3 to 5 consisting of:

- a 4-storey mixed-use apartment building comprised of 14 residential units and 245.2 m² of retail space (Block 1)
- 3 blocks of stacked townhouses, 4-storeys in height and comprising 30 units (Blocks 2 to 4)
- 2 blocks of townhouses, 3-storeys in height and comprising 9 units (Blocks 5 and 6)
- 2 semi-detached residential units 3-storeys in height (Block 7)
- a private condominium road to provide access via Woodbridge Avenue and connecting to a shared private road (existing development) for access to Kipling Avenue

Report Highlights

- The Owner proposes to amend the Official Plan and rezone the subject lands to permit a 4-storey mixed-use apartment building with 14 residential units and retail uses at grade, 30 stacked townhouse units, 9 townhouse units and 2 semi-detached units accessed by a private condominium road, connecting to an existing private road
- This report identifies preliminary issues to be considered in a technical 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 Amendment File OP.20.010 and Zoning By-law Amendment File Z.20.031 (2232394 Ontario 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: The 0.7 ha subject lands (the 'Subject Lands') do not have a municipal address and are located on the north side of Woodbridge Avenue, west of Kipling Avenue. The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: September 27, 2019

Date applications deemed complete: File: OP.20.010 - October 30, 2020
 File: Z.20.031 - November 13, 2020

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

The Owner (2232394 Ontario Inc.) has submitted the following applications (the 'Applications') to permit a proposed development containing 7 blocks consisting of: a 4-storey mixed-use apartment building with 14 residential units and retail uses at grade; 30 stacked townhouse units; 9 townhouse units; and 2 semi-detached residential units, accessed by a private condominium road via Woodbridge Avenue and connecting to a shared private road for access to Kipling Avenue (the 'Development'):

1. Official Plan Amendment File OP.20.010 to amend the Vaughan Official Plan 2010 ('VOP 2010'), Volume 2, Section 11.5 - Kipling Avenue Corridor Secondary Plan ('KACSP') to permit the Development with site-specific zoning exceptions identified in Table 1.

2. Zoning By-law Amendment File Z.20.031 to amend Zoning By-law 1-88 to rezone the Subject Lands from “M3 Transportation Industrial Zone” and “M2 General Industrial Zone” to “RM2 Multiple Residential Zone” along with the site specific exceptions identified in Table 2, to permit the Development.

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

- a) Date the Notice of Public Meeting was circulated: February 5, 2021.

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca and Notice Signs were installed along Woodbridge Avenue and Burton’s Lane on the Subject Lands in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: all property owners within 150 m of the Subject Lands, the West Woodbridge Homeowners Association, the Village of Woodbridge Ratepayers Association, and those individuals that had requested notice.
- c) Comments Received: Written comments from A. Chira, dated November 11, 2020
 - Applications should be refused as it will ruin the beautiful centre of Woodbridge
 - Concerns raised about the number of high-rise buildings proposed in Vaughan

The comments noted above and 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. 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

Not applicable.

Analysis and Options

Amendments to VOP 2010 are required to permit the Development

Official Plan Designation:

- Located within an “Intensification Area”, specifically a “Local Centre” on Schedule 1 – Urban Structure of VOP 2010

- Lands have a dual designation - “Mid-Rise Mixed-Use” (Block 1) and “Low-Rise Residential B” (Blocks 2 to 7) by VOP 2010, Volume 2, Section 11.5 - The Kipling Avenue Corridor Secondary Plan (‘KACSP’)
- The “Mid-Rise Mixed-Use” designation permits residential units and small-scale retail uses within a mixed-use building with a maximum height of 6-storeys and a maximum FSI of 3.0 times the area of the lot. The proposed mixed-use apartment building yields a density of 2.13 FSI calculated over the area of Block 1
- The “Low-Rise Residential B” designation permits semi-detached, townhouses and stacked townhouses with a maximum height of 3 storeys and a maximum FSI of 0.7. The Owner proposes a maximum FSI of 0.82 times the area of the lot for the “Low-Rise Residential” portion of the Development (Blocks 2 through 7).

The following site-specific exceptions to the KACSP are required as outlined in Table 1:

Table 1:

	KACSP Policy	KACSP Policy Requirement	Proposed Amendments to KACSP Policy
“Mid-Rise Mixed-Use” Designation (Mixed Use Building- Block 1)			
a.	Section 11.5.16.2 - Maximum Building Height	13 m (4-storey) podium with 19 m (6-storey) maximum building height	Permit a 4-storey building (17.8 m height) without a podium
b.	Section 11.5.16.4 – Maximum Lot Coverage	60%	62%
c.	Section 11.5.16.5 - Minimum Front Yard Setback to the Public Realm	3 m	1.57 m – Proposed public square 2.08 m – Woodbridge Avenue
d.	Section 11.5.16.7 – Maximum Gross Floor Area (GFA) for Retail Uses	200 m ²	245.2 m ²
e.	Section 11.5.16.7 - Maximum Width of an Individual Store Front	10 m	11.42 m

	KACSP Policy	KACSP Policy Requirement	Proposed Amendments to KACSP Policy
“Low-Rise Residential B” Designation (Stacked Towns, Street Towns and Semi Detached- Blocks 2 to 7)			
f.	Section 11.5.14.2 - Maximum Building Height	11 m (3-storeys)	11.8 m (4-storeys) for Blocks 2, 3 and 4
g.	Section 11.5.14.3 - Minimum Building Height	8.5 m (2-storeys)	8.85 m (3-storeys) for Blocks 5, 6 and 7
h.	Section 11.5.14.6 - Maximum Density	0.7 FSI	0.82 FSI
i.	Section 11.5.14.8 - Maximum Building Height Adjacent to 8026 Kipling Avenue	8.5 m (2-storeys)	11.8 m (4-storeys)

The KACSP includes a number of Schedules related to the block pattern, street network, open space framework, proposed parks, parkettes and public spaces, pedestrian and bicycle trail network, landmark sites and gateways, building frontages, orientation and corner and terminus sites, minimum front-yard building setbacks, heritage resources, projected new unit counts and density. Additional amendments to VOP 2010, including any required amendments to KACSP Schedules, may be identified through a detailed review of the Applications, and will be considered as part of a technical report to a future Committee of the Whole meeting.

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

- The Subject Lands are zoned “M3 Transportation Industrial Zone” and “M2 General Industrial Zone” by Zoning By-law 1-88 which permit industrial and open storage uses
- The Development is not permitted in the “M3 Transportation Industrial Zone” or “M2 General Industrial Zone” and therefore an amendment to Zoning By-law 1-88 is required to rezone the Subject Lands as shown on Attachments 3 to 5, together with the following site-specific zoning exceptions:

Table 2:

	Zoning By-law 1-88 Standard	RM2 Multiple Residential Zone Requirement	Proposed Exception to RM2 Multiple Residential Zone Requirement
a.	Permitted Uses	<ul style="list-style-type: none"> • Block Townhouse • Apartment • Multiple Family Dwelling 	Add the following additional uses: <ul style="list-style-type: none"> • Retail Store • Townhouse Dwellings with frontage on a private street • Semi-Detached Dwellings with frontage on a private street • Stacked townhouse Dwellings with frontage on a private street
b.	Definition of Lot	A parcel of land fronting on a street separate from any abutting land	A parcel of land fronting on a private street, separate from any abutting land
c.	Definition of Street Line	The dividing line between a lot and a street	The dividing line between a lot and a private street
d.	Definition of Dwelling, Street Townhouse	A townhouse dwelling in which each dwelling unit is situated on its own lot which abuts a public street	A townhouse dwelling in which each dwelling unit is situated on its own lot which abuts a private street
e.	Definition of Stacked Townhouse Dwelling	No definition	A Stacked Townhouse Dwelling use means an attached low rise residential building form containing 3 or more dwelling units, each of which has (1) direct access from the outside ground level; (2) one or two party walls with abutting dwelling units; and, (3) is above or below another

	Zoning By-law 1-88 Standard	RM2 Multiple Residential Zone Requirement	Proposed Exception to RM2 Multiple Residential Zone Requirement
			dwelling unit which abuts a private street
f.	Minimum Width of Driveway to Parking Area	7.5 m	6 m
g.	Minimum Lot Area	230 m ² per unit	65.5 m ² per unit - Block 1 (low-rise building) 97 m ² per unit - Blocks 2 to 4 (stacked townhouses) 130 m ² per unit - Blocks 5 & 6 (townhouses) 160 m ² per unit - Block 7 (semi-detached)
h.	Minimum Front Yard	4.5 m	2.08 m to Woodbridge Avenue - Block 1
i.	Minimum Front Yard Setback to Garage	6.4 m	6 m - Blocks 2 to 7
j.	Minimum Rear Yard	4.5 m	3.5 m - Blocks 2 to 7
k.	Minimum Interior Side Yard	1.5 m	1.2 m for end units - Blocks 5 & 6 (townhouses) 0.6 m for end units in Block 7 (semi-detached)
l.	Minimum Setback to Front Lot Line to Below Grade Structures	1.8 m	0.47 m – Block 1
m.	Maximum Lot Coverage	50%	62% - Block 1 56% - Block 3 55% - Block 4
n.	Maximum Building Height	11 m	17.85 m – Block 1 (including mechanical roof-top) 11.8 m – Blocks 2 to 4

	Zoning By-law 1-88 Standard	RM2 Multiple Residential Zone Requirement	Proposed Exception to RM2 Multiple Residential Zone Requirement
o.	Minimum Amenity Area	<p>2 One Bedroom Unit x 20m²/unit = 40 m²</p> <p>13 Two Bedroom Unit x 55m²/unit = 715 m²</p> <p>40 Three Bedroom Unit x 90 m²/unit = 3,600 m²</p> <p>Total required amenity area = 4,355 m²</p>	Provide a total amenity area of 3,609 m ²
p.	Minimum Parking Required	<p><u>Residential – Block 1</u> 14 units @ 1.5 spaces / unit = 21 paces</p> <p><u>Retail – Block 1</u> 233.5 m² @ 6 spaces per 100 m² = 14 spaces</p> <p><u>Visitors – Blocks 2 to 4</u> 30 units @ 0.25 spaces /unit = 8 spaces</p> <p>Total parking required- 43 spaces</p>	<p><u>Residential - Block 1:</u> 14 @1.07 spaces/unit = 15 underground spaces for dwelling units</p> <p><u>Retail – Block 1</u> 0 spaces for retail store</p> <p><u>Visitors - Blocks 2 to 4</u> 0 visitor parking spaces</p> <p>Total parking proposed - 15 spaces</p>
q.	Minimum Garage Dimensions	3 m by 6 m	2.69 m by 6 m – Blocks 2 to 4
r.	Maximum Private Driveway Width	3.5 m	3.75 m for Blocks 5 to 7

	Zoning By-law 1-88 Standard	RM2 Multiple Residential Zone Requirement	Proposed Exception to RM2 Multiple Residential Zone Requirement
s.	Loading	Block 1 - Where a lot has a frontage of 45 m or less and is not a through lot, all loading shall take place between the building and the rear lot line	Block 1 – loading shall be permitted to take place between Block 1 and Block 2
t.	Minimum Landscape Strip Width	6 m	Block 1 - 2.08 m (Woodbridge Avenue)
u.	Public Street	No person shall erect any structure unless the lot fronts upon an improved public street	Blocks 2 to 7 - Permit proposed townhouse and semi-detached dwellings to front a private road

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report at 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.	Conformity and Consistency with Provincial Policies and Reginal and City Official Plans	<ul style="list-style-type: none"> The Applications will be reviewed for consistency with the Provincial Policy Statement, 2020 ('PPS'), and conformity to A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019, as amended ('Growth Plan'), and the York Region Official Plan 2010 ('YROP') and VOP 2010 policies
b.	Appropriateness of the Proposed VOP 2010 Amendments, Rezoning and Zoning By-law 1-88 Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed VOP 2010 amendments and zoning exceptions zoning identified in Tables 1 and 2 will be reviewed in consideration of, but not limited to, the following: compatibility with existing employment, residential

	MATTERS TO BE REVIEWED	COMMENTS
		and planned surrounding land uses; including coordination with abutting properties regarding access, the scale, massing, height and density of the proposed buildings; with consideration given to land use and built form; lot coverage, setbacks, landscaping, private amenity areas, parking and outdoor loading areas, the urban design policies of the Official Plan, the City-wide Urban Design Guidelines and the design guidelines for abutting contributing properties in the Woodbridge Heritage Conservation District
c.	Studies & Reports	<ul style="list-style-type: none"> The Owner has submitted the required studies and reports in support of the Applications. These reports and studies are available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer), and must be approved to the satisfaction of the respective approval authority The requirement for additional studies and/or reports may be identified through the review of the Applications, including a Heritage Impact Assessment, Noise and Vibration Study, Phase Two Environmental Site Assessment (ESA) and Hydrogeological Report
d.	Related Site Development Application	<ul style="list-style-type: none"> The Owner has submitted a Site Plan, Master Landscape Plan and Building Elevations in support of the Applications. A Site Development Application will be required to be reviewed with the Application in a future technical report.
e.	Draft Plan of Subdivision	<ul style="list-style-type: none"> Additional Applications such as Draft Plan of Subdivision and or Part Lot Control may be required to create freehold townhouse and semi-detached units, should the Applications be approved
f.	Draft Plan of Condominium	<ul style="list-style-type: none"> The Owner has not confirmed if the Subject Lands will be developed as a standard or common elements condominium. The Owner must confirm the proposed tenure of the future condominium(s) in order to determine all required exceptions to Zoning By-law 1-88

	MATTERS TO BE REVIEWED	COMMENTS
g.	Sustainable Development	<ul style="list-style-type: none"> The Development must achieve a minimum Bronze Threshold Overall Application Score in accordance with the Sustainability Metrics Program
h.	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, 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
i.	Access	<ul style="list-style-type: none"> The Owner is proposing access to the Development via Woodbridge Avenue and connecting to an existing private condominium road on the abutting lands municipally known as 8026 Kipling Avenue Shared access must be coordinated with the landowner of 8026 Kipling Avenue. Agreements / easements will be required to provide mutual access between the Subject Lands and the existing development
j.	Amenity Areas	<ul style="list-style-type: none"> The Development includes private amenity areas. The opportunity for common amenity areas to serve the Development will be reviewed
k.	Multi-use Trail	<ul style="list-style-type: none"> Map 11.5.G.– Pedestrian and Bicycle Trail Network of the KACSP identifies a “Proposed Pedestrian and Bicycle Trail” traversing Block 7 of the Subject Lands that extends northward beyond the Subject Lands <p>The Development includes a 1.5 m pedestrian and bicycle trail on the west side of Block 7 to accommodate the trail, as shown on Attachment 3. The Parks Infrastructure Planning and Development Department has identified that the pedestrian and bicycle trail shall be 3 m of asphalt with a 1.5 m of clearance on either side. The semi-detached units proposed for Block 7 may be</p>

	MATTERS TO BE REVIEWED	COMMENTS
		affected by the provision of the pedestrian and bicycle trail
I.	Other Agreements May be Required	<ul style="list-style-type: none"> Should the Applications be approved, the Owner may be required to enter into a development agreement with the City of Vaughan Development Engineering department for the installation of any proposed service connections and agree to pay for design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support the Development Additional agreements with the City of Vaughan regarding discharging groundwater, excavation, shoring, encroachment and payment of associated fees may also be required
m.	Parkland Dedication	<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 at the Site Development Application stage, should the Applications be approved

Additional matters to be reviewed may be identified through a detailed review of the Application and will be considered as part of a technical report to a future Committee of the Whole meeting.

Financial Impact

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

Broader Regional Impacts/Considerations

The Subject Lands are designated "Urban Area" in the York Region Official Plan (YROP). The Owner requested a regional exemption from the YROP. The York Region Community Planning and Development Services Department has granted the request for a regional exemption as the proposed Official Plan Amendment is a matter of local significance and it does not adversely affect Regional planning policies and interests.

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

Hearing or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Rebecca Roach, Planner, Development Planning Department, ext. 8626

Attachments

1. Context and Location Map
2. KACSP Land Uses
3. Proposed Zoning and Site Plan
4. Elevations (Blocks 1 - 4)
5. Elevations (Blocks 5 - 7)

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