

Committee of the Whole (Public Meeting) Report

DATE: Wednesday, April 7, 2021

WARD(S): 2

**TITLE: SUNFIELD HOMES (WALLACE) II INC.
OFFICIAL PLAN AMENDMENT FILE OP.17.006
ZONING BY-LAW AMENDMENT FILE Z.17.015
158 AND 166 WALLACE STREET
VICINITY OF HIGHWAY 7 AND ISLINGTON AVENUE**

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on applications to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 to rezone the Subject Lands to permit a residential building ranging in height from 3 to 5-storeys with 27 dwelling units and a Floor Space Index of 1.2 times the area of the lot, as shown on Attachments 2 to 5.

Report Highlights

- The Owner proposes to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 to permit the development of a residential building ranging in height from 3 to 5-storeys with 27 dwelling units
- The Owner has appealed the Official Plan and Zoning By-law Amendment applications to the Local Planning Appeal Tribunal
- 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 and Zoning By-law Amendment Files OP.17.006 and Z.17.015 (Sunfield Homes (Wallace) II 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: 158 and 166 Wallace Street (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: May 4, 2016

Date Applications were deemed complete: April 28, 2017

The Committee of the Whole at a Public Meeting held on April 4, 2018, considered the subject Official Plan and Zoning By-law Amendment applications. The proposal considered at the Public meeting included 33, 3.5-storey back-to-back stacked townhouse units with underground parking.

The Owner has revised the applications and proposes a residential apartment building ranging in height from 3 to 5-storeys with 27 dwelling units and underground parking as shown on Attachments 2 to 5. A second Public Meeting is required by Vaughan Official Plan 2010 ('VOP 2010') as the applications have been amended and more than two years have passed since the applications were considered by Council at the Public Meeting of April 4, 2018.

The Owner has appealed the Official Plan and Zoning By-law Amendment applications to the Local Planning Appeal Tribunal (the 'LPAT')

The Owner appealed the applications to the LPAT on November 24, 2017 based on the City's failure to make a decision on the applications within the prescribed timelines in the *Planning Act*.

The first LPAT Case Management Conference (CMC) was held on May 3, 2018, and identified the Owner, the City and the Toronto and Region Conservation Authority as Parties. The Village of Woodbridge Ratepayers Association was added as a Participant.

A second CMC was held on February 5, 2019, by teleconference. The Owner advised the LPAT the proposal was being revised. The LPAT determined a third CMC was to be scheduled upon a resubmission and the Parties establishing a timeline for the processing and consideration of the revisions by the City and the TRCA and the preparation of a draft Procedural Order including an Issues List.

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

Sunfield Homes (Wallace) II Inc. (the 'Owner') has revised the applications (the 'Applications') for the Subject Lands to permit a residential building ranging in height from 3 to 5 storeys with 27 dwelling units and a Floor Space Index ('FSI') of 1.2 (the 'Development'), as shown on Attachments 2 to 5:

1. Official Plan Amendment File OP.17.006 to amend the policies of VOP 2010, Volume 2, Section 11.11 of the Woodbridge Centre Secondary Plan (WCSP), to increase the maximum permitted building height from 3-storeys (11 m) to 5-storeys (19.5 m) and the maximum permitted density (Floor Space Index) from 0.5 to 1.2 times the area of the lot.
2. Zoning By-law Amendment File Z.17.015 to amend Zoning By-law 1-88 to rezone the Subject Lands from "R3 Residential Zone", to "RM2 Multiple Residential Zone" in the manner shown on Attachment 2, together with site-specific zoning exceptions identified in Table 1 of this Report.

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

- a) Date the Notice of Public Meeting was circulated: March 12, 2021

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along Wallace Street and Highway 7 in accordance with the City's Notice Signs Procedures and Protocols

- b) Circulation Area: To all property owners within 300 m (Expanded polling area shown on Attachment 1), the Village of Woodbridge Ratepayers Association, West Woodbridge Homeowners Ratepayers Association, and to anyone on file with the Office of the City Clerk having requested notice
- c) The following is a summary of the written comments received from the previous Public Meeting held on April 4, 2018

Built Form and Character of the Development

- The built form does not respect the character of the existing stable neighbourhood and is not consistent with the surrounding heritage district. It does not complement or enhance the streetscape or conform to the policies within the Woodbridge Heritage Conservation District Plan.

Increased Traffic and Density

- The Development will increase traffic congestion in the area and the density is an over intensification of the site. The congestion will not

promote a pleasurable and safe walking and cycling environment along Wallace Street and may limit access for community and emergency services

Environmental Concerns

- The site previously was occupied by a battery recycling business, where the possibility of soil contamination should be reviewed

Removal of Trees

- The Development requires the removal of trees within the Regional Greenlands System, which does not meet the intent of Vaughan Council's priority to re-establish the urban tree canopy

d) No comments have been received as of March 10, 2021 by the Development Planning Department.

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

The following is a link to a previous report regarding the Subject Lands:

[April 4, 2018, Committee of the Whole Public Meeting \(Item 2, Report No.15\) – Official Plan Amendment and Zoning By-law Amendment Files OP.17.006 & Z.17.015](#)

Analysis and Options

Amendments to Vaughan Official Plan ('VOP') 2010 are required to permit the Development

Official Plan Designation:

- “Low-Rise Residential (1)” by VOP 2010, Volume 2, Section 11.11 WCSP and on Schedule 2 – Land Use Plan, Schedule 3 Density Plan and Schedule 4 Building Height Maximums
- This designation permits “Multi-Unit Residential Buildings” in a house-form with a maximum building height of 3-storeys (11 m), and a Floor Space Index (FSI) of 0.5 times the area of the lot
- The Development seeks to increase the maximum permitted height and density in the approved Secondary Plan

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.

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

- “R3 Residential Zone” by Zoning By-law 1-88
- This Zone does not permit an Apartment Dwelling
- The Owner proposes to rezone the Subject Lands from “R3 Residential Zone”, as shown on Attachment 1, to “RM2 Multiple Residential Zone”, in the manner shown on Attachment 2, together with the following site-specific zoning Exceptions:

Table 1:

	Zoning By-law 1-88 Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone Requirements
a.	Minimum Lot Area (Per Unit)	230 m ² /unit @ 27 units = 6,210 m ²	107.26 m ² /unit @ 27 units = 2,896.25 m ²
b.	Minimum Front Yard (Wallace Street)	4.5 m	1.83 m
c.	Minimum Front Yard to Garage (Wallace Street)	6.4 m	1.83 m
d.	Minimum Front Setback to Underground Parking Garage	1.8 m	0.3 m
e.	Minimum Exterior Side Yard (Highway 7)	4.5 m	1.49 m
f.	Maximum Building Height	11 m	19.5 m
g.	Minimum Driveway Width to parking (ingress and egress)	7.5 m at street line	6.7 m at street line

	Zoning By-law 1-88 Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone Requirements
h.	Minimum Required Parking	<u>Residential</u> 27 units @ 1.5 spaces / unit = 41 spaces <u>Visitor</u> 27 units @ 0.25 visitor parking spaces = 7 spaces <u>Accessible Spaces</u> 4% of total 48 spaces = 2 spaces Total Required Parking: 48 parking spaces and 2 accessible spaces	<u>Residential</u> 27 units @ 1 space / unit = 27 spaces <u>Visitor</u> 27 units @ 0.18 visitor parking spaces = 5 spaces <u>Accessible Spaces</u> 4% of total 32 spaces = 2 space Total Provided Parking: 32 parking spaces and 2 accessible spaces

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	COMMENT(S)
a.	Conformity and Consistency 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 to the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2010 ('YROP') and VOP 2010

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<ul style="list-style-type: none"> • The appropriateness of the proposed Amendments to VOP 2010 and the WCSP will be reviewed in consideration of the proposed building form, height, density, lands to be dedicated to a public authority and the protection of natural features and the surrounding existing neighbourhood, including, but not limited to policies related to “Built-Up Valley Lands”(Sections 3.2.3.16 and 3.2.3.17), the Urban Structure and Regional Corridors in VOP 2010, and Section 3.3 of the WCSP regarding Stable Residential Neighbourhoods • The appropriateness of the proposed rezoning, including lands required to be zoned for Open Space, and site-specific zoning exceptions will be reviewed in consideration of the existing and planned surrounding land uses
c.	Woodbridge Heritage Conservation District Plan	<ul style="list-style-type: none"> • The Subject Lands are located within the Woodbridge Heritage Conservation District area. The Development must be reviewed by the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division and the Heritage Vaughan Committee
d.	Studies and Reports	<ul style="list-style-type: none"> • The Owner submitted studies and reports in support of the Applications which are available on the city’s website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process
e.	Allocation and Servicing	<ul style="list-style-type: none"> • Vaughan Council must identify and allocate water and sanitary servicing capacity for the Development 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

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	Urban Design Guidelines	<ul style="list-style-type: none"> The Development will be reviewed in consideration of the applicable Urban Design Guidelines and the Woodbridge Heritage District Urban Design and Streetscape Study
g.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> The Subject Lands are located entirely within the TRCAs Regulated Area. The TRCA must review and approve the applicable reports submitted in support of the Applications. Should the Applications be approved, the Owner must obtain all necessary permits from the TRCA Since the first Public Meeting held on April 4, 2018, the development limits have been established by the TRCA, and the entirety of the Subject Lands are now deemed to be outside of a hazard area (floodplain) The Subject Lands contain natural features (Built-Up Valleylands). Woodland protection, tree preservation, species and habitat protection, and any required buffer(s) and structural building setbacks must be established to the satisfaction of the TRCA and the City The proposed gabion basket retaining wall, shown on Attachment 2, will be reviewed, and finalized to the satisfaction of TRCA, Development Engineering Department and the Canadian Pacific Railway (CPR)
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by York Region, and external public agencies, utilities and the Public and French School Boards
i.	Canadian Pacific Railway (CPR)	<ul style="list-style-type: none"> The Subject Lands are adjacent to the Mactier Subdivision, which is identified as a Principal Main Line by CPR. The Owner must satisfy all Principal Main Line requirements of CPR
j.	Parkland Dedication	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy

	MATTERS TO BE REVIEWED	COMMENT(S)
k.	Section 37 of the <i>Planning Act</i> , VOP 2010 and City Guidelines (Bonusing for Increases in Height or Density)	<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/or density (Section 37 of the <i>Planning Act</i> as it read September 17, 2020), 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 • As of the date of this report, the City can continue to apply the version of the Section 37 provisions in the <i>Planning Act</i> in effect as of September 17, 2020. By way of background, Bill 197, the <i>COVID-19 Economic Recovery Act</i>, 2020, received royal assent on July 21, 2020, and the Bill 197 provisions related to Section 37 were proclaimed to come into effect on September 18, 2020. Bill 197 repeals and replaces the Section 37 policy regime, as it read on September 17, 2020, with a new regime known as a Community Benefit Charge (‘CBC’), which charge shall not exceed an amount equal to the prescribed percentage of the value of the land (4%) • Transitional provisions in the <i>Planning Act</i> permit municipalities to continue to apply the Section 37 provisions of the <i>Planning Act</i> as it read on September 17, 2020 until the earlier of the City’s passage of a CBC By-law September 18, 2022 (the date the transition ends). Should the approval and enactment of any Zoning By-law Amendment for the Subject Lands occur after the earlier of the City’s passage of a CBC By-law or September 18, 2022, the City will not be permitted to collect community benefits through Section 37 of the <i>Planning Act</i>, as it read on September 17, 2020. If the CBC By-law is in place at that time, the City will be permitted to collect community benefits pursuant to that instrument.
l.	Required Site Development and Draft Plan of Condominium Application	<ul style="list-style-type: none"> • The Owner is required to submit Site Development and Draft Plan of Condominium applications to permit the proposed Development should the subject Applications be approved. The appropriate conditions respecting the

	MATTERS TO BE REVIEWED	COMMENT(S)
		condominium tenure will be identified in the future technical report
m.	Waste Management, Environmental Services	<ul style="list-style-type: none"> An in-ground collection system (Molok) is proposed on the Subject Lands. This system is not suitable for residential developments. Garbage storage and collection must be revised to be stored internally or attached to the main building as per the City of Vaughan Waste Collection Design Standards

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. Any issues will be addressed when the technical report is considered.

Conclusion

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

For more information, please contact: Jennifer Kim, Planner, Development Planning Department, at ext. 8592.

Attachments

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

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