

Item: 5



Committee of the Whole (Public Hearing) Report

DATE: Monday, September 17, 2018

WARD: 2

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.009
ZONING BY-LAW AMENDMENT FILE Z.18.015
GO-TO VAUGHAN ISLINGTON AVENUE LP**

FROM:

Jason Schmidt-Shoukri, 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.18.009 and Z.18.015 for the Subject Lands shown on Attachments #1 and #2, to permit the development of 8 townhouse blocks consisting of 43, 3-storey townhouse dwellings, as shown on Attachments #3 to #7.

Report Highlights

- To receive input from the public and Committee of the Whole on amendments to Vaughan Official Plan 2010 and Zoning By-law 1-88 to permit a development proposal consisting of 43, 3-storey townhouse dwelling units (freehold) fronting onto a common-element road.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Files OP.18.009 and Z.18.015 (Go-To Vaughan Islington Avenue LP) 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

The subject lands (the “Subject Lands”) shown on Attachments #1 and #2 are located on the west side of Islington Avenue, north of Highway 407, and are municipally known as 7386 Islington Avenue. The surrounding land uses are shown on Attachment #2.

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

The Owner has submitted the following applications (the “Applications”) for the Subject Lands shown on Attachments #1 and #2 to permit the development of 8 townhouse blocks containing 43, 3-storey townhouse dwelling units (the “Development”), with a density of 0.90 FSI (Floor Space Index), as shown on Attachments #3 to #7:

1. Official Plan Amendment File OP.18.009 to amend Vaughan Official Plan 2010 (“VOP 2010”), specifically to redesignate a portion of the Subject Lands from “Natural Areas” to “Low-Rise Residential”.
2. Zoning By-law Amendment File Z.18.015 to rezone the Subject Lands from “PB1 Parkway Belt Open Space Zone” to “RT1 Residential Townhouse Zone” and “OS1 Open Space Conservation Zone” in the manner shown on Attachment #4, 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 Council’s Notification Protocol

- a) Date the Notice of Public Hearing was circulated: August 10, 2018.

The Notice of Public Hearing was also posted on the City’s website at www.vaughan.ca and a Notice Sign was installed along the Islington Avenue frontage in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m, plus the expanded notification area as shown on Attachment #2, and to the West Woodbridge Homeowners’ Association and the Vaughanwood Ratepayers’ Association.

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 a technical report to a future Committee of the Whole meeting.

Previous Reports/Authority

Not applicable.

Analysis and Options

Amendments to Vaughan Official Plan 2010 are required to permit the Development

The Subject Lands are designated “Low-Rise Residential” with a permitted maximum building height of 4-storeys and a maximum Floor Space Index (“FSI”) of 1.5 times the area of the lot, and “Natural Areas” by VOP 2010 as shown on Attachment #3. The proposed Development for 8 townhouse blocks containing 43, 3-storey townhouse dwellings within the portion of the Subject Lands designated “Natural Areas”, does not conform to VOP 2010.

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

The Subject Lands are zoned “PB1 Parkway Belt Open Space Zone”, as shown on Attachment #2, by Zoning By-law 1-88, which does not permit townhouse dwellings. The Owner proposes to rezone the Subject Lands to “RT1 Residential Townhouse Zone” (residential portion) and “OS1 Open Space Conservation Zone” in the manner shown on Attachment #4, and with the following site-specific zoning exceptions:

Table 1

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone
a.	Minimum Lot Frontage	6 m/unit	<ul style="list-style-type: none">• 4.5 m/unit - (Block 3)• 4.8 m/unit - (Blocks 1, 2, 4 and 5)• 5.4 m/unit - (Blocks 6, 7 and 8)
b.	Minimum Lot Area	162 m ² /unit	100 m ² /unit
c.	Minimum Lot Depth	27 m	23.8 m

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone
d.	Minimum Rear Yard	7.5 m from rear wall of dwelling/5.7 m to uncovered, unexcavated and unenclosed decks and exterior stairways	5.5 m
e.	Minimum Interior Side Yard Abutting a Non-Residential Use (OS1 Zone)	3.5 m	1.9 m
f.	Minimum Exterior Side Yard Setback	4.5 m	1.7 m
g.	Maximum Building Height	11 m	11.6 m
h.	Minimum Amenity Area	4,070 m ²	2,070 m ²
i.	Minimum Width of a Joint Ingress and (lands to the north) Egress Driveway	7.5 m	6 m

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, Regional and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the applicable statutory policies of the <i>Provincial Policy Statement (2014)</i> (the "PPS") the <i>Growth Plan for the Greater Golden Horseshoe (2017)</i>, and the policies of the York Region Official Plan, and VOP 2010. ▪ The appropriateness of redesignating a portion of the "Natural Areas" designation to "Low-Rise Residential" will be reviewed in consideration of, but not limited to the following: <ul style="list-style-type: none"> - Impact on environmentally significant features; - Proximity to the floodplain; - Intensification policies and targets; and - Compatibility with surrounding land uses.
b.	Appropriateness of Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning of the Subject Lands to permit the Development as shown on Attachments #3 to #7, will be reviewed in consideration of the existing and planned surrounding land uses with particular consideration given to proposed townhouse use and built-form compatibility.
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The following studies and reports in support of the Applications must be approved to the satisfaction of the City and/or respective approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Existing Tree Inventory and Preservation Plan - Phase 1 Environmental Site Assessment ("ESA") - Environmental Noise Assessment - Stages 1 to 3 Archaeological Assessments - Transportation Impact Study - Environmental Impact Study Report - Functional Servicing and Preliminary Stormwater Management Report - Soil Investigation and Slope Stability Study

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - Jersey Creek Flood Impact Analysis Report - Community Services and Facilities Study - Urban Design Brief
d.	Allocation and Servicing	<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 Subject Lands will be zoned with a Holding Symbol “(H)”, which will be removed once Vaughan Council identifies and allocates servicing capacity to the Subject Lands.
e.	Proximity to Canadian Pacific (“CP”) Railway Line	<ul style="list-style-type: none"> ▪ The Development is located in close proximity to the CP Railway Mactier Subdivision, as shown on Attachment #3, which is classified as a principal main line. ▪ The Development must be designed and constructed to mitigate potential railway noise, and the appropriate warning clauses must be inserted in all Offers to Purchase, Agreements of Purchase and Sale or Lease, and in the title deed or lease of each dwelling within 300 m of the railway right-of-way, should the Applications be approved.
f.	Cash-in-Lieu of the Dedication of Parkland	<ul style="list-style-type: none"> ▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan’s Cash-lieu of Parkland Policy, should the Applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the Solicitor, Real Estate Department.

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Toronto and Region Conservation Authority (the "TRCA")	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the TRCA's regulated area and therefore, must be reviewed by the TRCA. ▪ On July 28, 2014, the TRCA staked the top-of-bank on the Subject Lands, as shown on Attachment #4. ▪ The TRCA will also review and assess the potential flooding impacts of the proposed main entrance to the Development.
h.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City of Vaughan City-Wide Urban Design Guidelines.
i.	Existing Trees	<ul style="list-style-type: none"> ▪ The Existing Tree Inventory and Preservation Plan submitted in support of the Applications must be reviewed and approved by the Development Planning Department, Urban Design and Cultural Heritage Division, the Transportation Services, Parks, and Forestry Operations Department Forestry and Horticulture Division, and Parks Development Department. An Arborist Report has also been requested from the Owner to be submitted for review by these departments. Should it be determined that tree removal be approved, then the appropriate compensation in accordance with the City's Replacement Tree Requirements will be required.
j.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Development Application process, if the Applications are approved.

	MATTERS TO BE REVIEWED	COMMENT(S)
k.	Future Applications	<ul style="list-style-type: none"> ▪ A Site Development Application will be required to facilitate the Development, should the Applications be approved. A review of the Site Development Application will include, but is not limited to the following: <ul style="list-style-type: none"> - ensuring an appropriate building and site design, including building materials; - consideration of the impact on the adjacent property to the north, particularly with respect to the existing shared driveway access easement; - providing proper access, including emergency access; - safe internal pedestrian and traffic circulation, and pedestrian connectivity; - providing sufficient resident and visitor parking; - appropriate common and private amenity areas and landscaping; - stormwater management; - servicing and grading; and - compatibility of and transition between the Development and surrounding land uses. ▪ A Draft Plan of Condominium Application will be required to establish the condominium tenure of the dwelling units, should the Applications be approved. ▪ A Draft Plan of Subdivision Application and a Part Lot Control Application will be required to create the lots for the freehold townhouse units fronting on a common-element (private) road, and the common elements (e.g. amenity area), should the Applications be approved.
l.	Road Widening	<ul style="list-style-type: none"> ▪ The requirement for any future road widenings along this portion of Islington Avenue will be reviewed. York Region must approve the final planned road right-of-way width, any road improvements and the final design of Islington Avenue, which may result in additional or modified zoning exceptions to those identified in Table 1.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Owner has made a request to York Region to exempt the Official Plan Amendment Application from York Region Approval. To date, York Region has not issued a decision regarding the exemption request. Any issues 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: Letizia D'Addario, Planner, Development Planning Department, at extension 8213.

Attachments

1. Context Location Map
2. Location Map
3. Vaughan Official Plan – Schedule 13 (Land Use Plan)
4. Conceptual Site Plan and Proposed Zoning
5. Typical Elevations (Block 1) – Front and Side (East)
6. Typical Elevations (Block 1) – Rear and Side (West)
7. Landscape Plan

Prepared by

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