

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, October 5, 2021

WARD(S): 2

TITLE: ISLINGTON M.D. DEVELOPMENTS INC. AND 7040 ISLINGTON
M.D. DEVELOPMENTS INC.
OFFICIAL PLAN AMENDMENT FILE OP.21.014
ZONING BY-LAW AMENDMENT FILE Z.21.024
7034 AND 7040 ISLINGTON AVENUE
VICINITY OF ISLINGTON AVENUE AND STEELES AVENUE

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on applications to redesignate and rezone the subject lands to permit the development of a 34-storey residential apartment building with a total of 295 dwelling units and a Floor Space Index of 7.8 times the area of the lot, as shown on Attachments 2 to 5.

Report Highlights

- The Owner proposes a 34-storey residential apartment building with a total of 295 dwelling units and a Floor Space Index of 7.8 times the area of the lot
- This report identifies preliminary issues to be considered in a comprehensive 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.21.014 and Z.21.024 (Islington M.D. Developments Inc. and 7040 Islington M.D. Developments 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: 7034 and 7040 Islington Avenue (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: January 19, 2021

Date applications were deemed complete: July 7, 2021

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

Islington M.D. Developments Inc. and 7040 Islington M.D. Developments Inc (the 'Owner') have submitted the following applications (the 'Applications') for the Subject Lands to permit the proposed development (the 'Development') with two levels of underground parking and 5 levels of above grade parking located within a 6-storey podium, as shown on Attachments 2 to 5:

1. Official Plan Amendment File OP.21.014 to redesignate the Subject Lands from "Mid-Rise Mixed Use" to "High-Rise Residential" in the Vaughan Official Plan 2010 ('VOP 2010'), to permit a 34-storey residential apartment building with a 6-storey podium, a total of 295 dwelling units and a maximum Floor Space Index (FSI) of 7.8 times the area of the lot, as shown on Attachments 2 to 5.
2. Zoning By-law Amendment File Z.21.014 to rezone the Subject Lands from "EM1 - Prestige Employment Area Zone", subject to site-specific Exception 9(1183) and "A - Agricultural Zone" as shown on Attachment 1, to "RA3 - Apartment Residential Zone" and "OS1- Open Space Conservation Zone", in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in the 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: September 10, 2021.

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

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to the West Woodbridge Homeowner's Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of August 30, 2021 by the Development Planning Department.

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 and be reviewed and

addressed by the Development Planning Department in a future comprehensive report to the Committee of the Whole.

Previous Reports/Authority

Not applicable.

Analysis and Options

An amendment to Vaughan Official Plan 2010 is required to permit the development

Official Plan Designation:

- “Community Area” and in proximity to “Primary Intensification Corridor” on Schedule 1 – Urban Structure by VOP 2010
- The Subject Lands are designated “Mid-Rise Mixed Use” with a maximum building height of 8-storeys and a maximum FSI of 2.5 by Schedule 13 – Land Use, VOP 2010
- The Subject Lands are also subject to the policies of VOP 2010, Volume 2, Site Specific Policy 13.12- Steeles/Islington Avenue Services Review Area
- The Owner proposes to redesignate the Subject Lands to “High-Rise Residential” with a maximum building height of 34-storeys and a maximum FSI of 7.8 times the area of the lot
- An amendment to VOP 2010 is required to permit the proposed building height and density

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

Zoning:

- “EM1 - Prestige Employment, subject to site-specific Exception 9(1183) and “A - Agricultural Zone in Zoning By-law 1-88
- These zones do not permit the proposed Development
- The Owner proposes to rezone the Subject Lands to “RA3 - Apartment Residential Zone” and “OS1 - Open Space Conservation Zone”, as shown on Attachment 2, together with the following site-specific zoning exceptions identified in Table 1 below:

Table 1:

| | Zoning By-law 1-88 Standard | RA3 Residential Zone Requirement | Proposed Exceptions to the RA3 Residential Zone Requirement |
|----|---------------------------------------|---|--|
| a. | Minimum Lot Area | 67 m ² per unit | 11.3 m ² per unit |
| b. | Minimum Front Yard (Islington Avenue) | 7.5 m | 0.5 m |

| | Zoning By-law 1-88 Standard | RA3 Residential Zone Requirement | Proposed Exceptions to the RA3 Residential Zone Requirement |
|----|------------------------------------|---|---|
| c. | Minimum Rear Yard (West) | 7.5 m | 7.2 m |
| d. | Minimum Interior Side Yard (North) | 4.5 m | 0.87 m |
| e. | Minimum Parking Requirements | Residential 1.5 spaces/unit x 295 units = 443 spaces Visitor 0.25 spaces/unit x 295 units = 74 spaces Total Parking Required = 517 spaces | Residential 0.88 spaces/unit x 295 units = 260 spaces Visitor 0.2 spaces/unit x 295 units = 59 spaces Total Proposed Parking = 319 spaces |
| f. | Maximum Building Height | 44 m | 115 m |
| g. | Minimum Landscape Strip | 6 m | 0.5 m along Islington Avenue |

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a comprehensive 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 with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan'), the policies of the York Region Official Plan, 2010 ('YROP') and VOP 2010 ▪ The Applications will be reviewed in consideration of VOP 2010 policies, particularly those related to use, building |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|--|--|
| | | height, density, and Site-Specific Policy 13.12-Steeles/Islington Avenue Services Review Area |
| b. | Appropriateness of Amendments to VOP 2010 and Zoning By-law 1-88 | <ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation, building height and density, access, lot coverage, landscaping, setbacks, including those to natural features, amenity areas, parking, compatibility with surrounding land uses and the City-wide urban design guidelines ▪ The appropriateness of the proposed rezoning and site-specific exceptions identified in Table 1 will be reviewed in consideration of the existing and planned surrounding land uses |
| c. | Required Applications | <ul style="list-style-type: none"> ▪ Should the Applications be approved, the Owner will be required to submit Site Development and Draft Plan of Condominium Applications to be reviewed with the Applications in a future comprehensive report(s) ▪ The Subject Lands are proposed to be developed as a standard condominium |
| 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.v 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"> ▪ 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 |
| f. | 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 |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|--|---|
| | | <ul style="list-style-type: none"> The appropriateness of the overall built form, building height, density, and design of the proposed Development shall be reviewed prior to proceeding to DRP |
| g. | Public Agency/Municipal Review | <ul style="list-style-type: none"> The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority and external public agencies and utilities, municipalities including the City of Toronto and the Public, Separate, and the School Boards |
| h. | Sustainable Development | <ul style="list-style-type: none"> The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development provides a Bronze score of 33 |
| i. | 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 |
| j. | 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>) 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 in-effect Section 37 policies are subject to amendment via the <i>COVID-19 Economic Recovery Act, 2020</i>; however, those amendments are not yet in effect. These amendments to the <i>Planning Act</i> made through the <i>COVID-19 Economic Recovery Act, 2020</i> propose to replace the current Section 37 policy regime with a new authority 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 Should the two-year transition period regarding the CBC regime pass (from the date of proclamation which as of August 7, 2020 has not yet occurred) or should the City pass a CBC By-law under the amendments to the <i>Planning Act</i> (which have not yet been proclaimed to come into effect) prior to the approval of any Zoning By-law Amendment for the Subject Lands, the CBC By-law would be the applicable mechanism used to collect community benefits (and not the City's existing Section 37 policies and guidelines) |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|--|---|
| k. | Affordable Housing | <ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes |
| l. | Amenity Areas | <ul style="list-style-type: none"> ▪ The Development provides amenities including an indoor gym which includes a boxing ring and yoga room, indoor kids play area, craft room, billiards room, theatre room, music studio, party room, lounge, swimming pool with hot tub, plunge pool, saunas, and outdoor amenity areas ▪ The proposed private amenity areas will be reviewed to the satisfaction of the City |
| m. | Toronto and Region Conservation Authority (TRCA) | <ul style="list-style-type: none"> ▪ The Subject Lands contain natural features associated with a valley corridor of the Humber River and are located within TRCA's Regulated Area. The TRCA must review the Development and a permit is required pursuant to Ontario Regulation 166/06 ▪ A site visit was conducted with TRCA staff on July 16, 2021 at which the physical top-of-bank and dripline of contiguous vegetation were staked. At the time of the preparation of this report, a topographic survey prepared by an Ontario Land Surveyor identifying the staked limits had not yet been provided to TRCA for review ▪ In accordance with Section 3.2.3.10 of VOP 2010, natural features shall be conveyed into public ownership (City or TRCA) for long-term protection and enhancement |
| n. | Metrolinx | <ul style="list-style-type: none"> ▪ The Subject Lands are located in proximity to the Canadian Pacific Railway's (CPR) MacTier Subdivision and the Canadian National Railway's (CNR) York Subdivision which do not carry GO Transit train service. As such, the Owner will be required to satisfy all requirements of CNR |
| o. | Access and Parking | <ul style="list-style-type: none"> ▪ The Owner is proposing access to the Development via a full moves access into an underground parking garage from Islington Avenue ▪ Islington Avenue is identified as a Regional Road by YROP 2010 with a planned right-of way width of up to 36 m. York Region shall review the location and design of the proposed |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|----------------------------------|--|
| | | <p>access from Islington Avenue and shall identify any required road widenings, conveyances, and access requirements</p> <ul style="list-style-type: none"> ▪ The appropriateness of the above grade parking and overall design of the podium shall be reviewed to the satisfaction of the City |
| p. | 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, encroachments, and payment of associated fees may also be required |
| q. | Tree Protection | <ul style="list-style-type: none"> ▪ The Owner will be required to provide a detailed tree preservation study to the satisfaction of the City and may be required to enter into any Tree Protection Agreement in accordance with the Tree By-law 052-2018 and the City's Tree Protection Protocol |

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 comprehensive report is considered. The Owner has requested exemption from Regional Approval for Official Plan Amendment File OP.21.014. At the time of the preparation of this report, exemption from York Region approval was not confirmed.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the comprehensive review of the Applications. 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 Rebecca Roach, Planner, Development Planning Department, ext. 8626.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations
5. Perspective Rendering

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