

**COMMITTEE OF THE WHOLE JUNE 15, 2010**

**OFFICIAL PLAN AMENDMENT FILE OP.10.003  
ZONING BY-LAW AMENDMENT FILE Z.10.009  
BUNGALOFT INC.  
WARD 2**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.10.003 (Bungaloft Inc.) BE APPROVED, to amend OPA #240 as amended by OPA #597, specifically to redesignate the subject lands from "Low Density Residential" to "Medium Density Residential", and to permit a residential duplex dwelling use comprising a maximum of 12 units with a maximum permitted density of 23 units/ha, in the manner shown on Attachments #3 and #4.
2. THAT Zoning By-law Amendment File Z.10.009 (Bungaloft Inc.) BE APPROVED, to rezone the subject lands from R3 Residential Zone to R5(H) Residential Zone with the Holding Symbol "(H)", and to permit exceptions to add a residential duplex dwelling use and to reduce the minimum side yard setback from 1.5m to 1.2m, to facilitate the maximum development of 12 duplex units on 6 lots.
3. THAT the Holding Symbol "(H)" shall be removed from the subject lands zoned R5(H) Residential Zone upon site plan approval and servicing capacity being allocated by Vaughan Council.

**Contribution to Sustainability**

The Owner has advised that the following sustainable features, but not limited to, will be provided within the site and building design:

- i) The utilization of energy recycling technologies such as retaining waste heat from sewage water and capturing energy from combustion emissions:
- ii) Use of higher levels of insulation in excess of R-2000.
- iii) Develop overland flow for storm water and directing storm water to and through planted swales.
- iv) The utilization of low water volume taps and high efficiency toilets and showers.

The Owner advises that there will be a potential for additional sustainable features to be incorporated into the development proposal at the site plan approval stage.

**Economic Impact**

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

**Communications Plan**

On March 26, 2010, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands. The Public Hearing was held on April 20, 2010. Written comments were received from the owners of 8451 Islington Avenue, and Romanov Architects Incorporated on behalf of residents residing on Autumn Ridge Court. Additionally, 3 residents made deputations at the Public Hearing. Concerns were expressed that the proposal was not consistent with the

character of the area. The applicant has since met with the area residents and has indicated to staff of a compromise solution as discussed in the "Planning Consideration" section of this report.

The recommendation of the Committee of the Whole on April 20, 2010, to receive the Public Hearing report and to forward a technical report to a future Committee of the Whole meeting was ratified by Council on May 4, 2010.

On June 9, 2010, a Notice of the subject Committee of the Whole meeting was delivered to the homes on Autumn Ridge Court and to the owners of 8451 Islington Avenue.

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to permit the development of 12 duplex dwelling units (each building includes a garage on the ground floor, and one residential unit on each of the second and third floors) on 6 lots as shown on Attachments #3 and #4:

1. An Official Plan Amendment Application (File OP.10.003) to amend OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Secondary Plan), specifically to redesignate the subject lands from "Low Density Residential" (maximum 8.6 units/ha) to "Medium Density Residential" (maximum 35 units/ha), and to permit a residential duplex dwelling as an additional permitted use, and consisting of a maximum of 12 duplex units having a maximum density of 23 units/ha.
2. A Zoning By-law Amendment Application (File Z.10.009) to amend By-law 1-88, to rezone the subject lands from R3 Residential Zone to R5(H) Residential Zone with the following zoning exceptions:

	<b>By-law Standard</b>	<b>By-law 1-88 R5 Zone Requirements</b>	<b>Proposed Exception to R5 Zone</b>
a.	Permitted Uses	Detached and Semi-Detached Dwellings	Add Duplex Dwelling Use
b.	Minimum Side Yard	1.5m	1.2m

**Background - Analysis and Options**

**Location**

The subject lands are located on the west side of Islington Avenue, north of Hayhoe Lane, municipally known as 8450 - 8472 Islington Avenue, being Part of Block 19 on Registered Plan 65M-3883, and Lots 7-12 inclusive on Registered Plan 65M-4051, as shown on Attachments #1 and #2.

**Provincial Policy Statement (PPS)**

The PPS provides broad based policy direction on matters of Provincial interest related to land use planning and development. The PPS also promotes cost-effective development standards to minimize land consumption and servicing costs, supports and encourages residential intensification to accommodate an appropriate range and mix of housing and densities that make more efficient use of land and public infrastructure, and public transit supportive developments.

The development of the property will provide additional accommodation choices while utilizing the existing municipal infrastructure efficiently through compact form and densities, and will ensure the surrounding environmental features are protected and enhanced. As a result, the proposed development conforms to the goals and objectives and policies of the PPS.

#### Provincial Places to Grow

Places to Grow, the Province's Growth Plan, sets out policies applicable to the Greater Golden Horseshoe. The policies of the Growth Plan encourage compact built forms, transit supportive communities, diverse land uses, a range and mix of housing types, and directs growth to settlement areas that offer municipal water and wastewater systems.

The proposed development is supported by municipal water and wastewater systems, and would provide an alternative housing form, that maximizes the use of land with the development of 12 duplex units. As a result, the proposed development achieves the goals of the Growth Plan.

#### Region of York Official Plan

The subject lands are designated "Urban Area" by the Region of York Official Plan, and additionally, Islington Avenue is identified as a "Local Corridor". The Plan encourages within urban areas a broad range of housing types within efficient and mixed use compact communities at an overall transit-supportive density.

The proposed amendment is consistent with the Regional Official Plan policies that direct development to existing built-up portions of urban areas (Section 5.2.4) and increase the range of residential land uses (Section 5.6.1b). The proposed development will also provide a consistent setback adjacent to the Islington Avenue right-of-way (Section 5.6.1d). The Region of York considers the subject applications to be a matter of local significance, and as such, has exempted the Official Plan Amendment Application from Regional approval.

#### City of Vaughan Official Plan

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan), as amended by OPA #597 (Islington Avenue Corridor Secondary Plan).

The "Low Density Residential" designation of OPA #240, as amended, permits single-detached and semi-detached dwelling units at a maximum permitted density of 8.6 units/ha. The proposal to redesignate the property to "Medium Density Residential" to permit the proposed additional duplex dwelling use (currently permits townhouse and low-rise apartment uses at a maximum density of 35 units/ha) consisting of 12 duplex units with a density of 23 units/ha requires an amendment to the Official Plan.

#### OPA #597 (Islington Avenue Corridor Plan)

On October 15, 2001, a Special Committee of the Whole meeting was held to deal with three development applications that sought to re-designate three different sites from "Low Density Residential" to "High Density Residential" along the Islington Avenue Corridor. On October 29, 2001, Council adopted a recommendation to direct the Planning Department to conduct a comprehensive land use study for the Islington Avenue Corridor between Langstaff Road and Woodbridge Avenue and also passed an Interim Control By-law that placed a hold on lands within the study area until the study was completed.

The purpose of the Islington Avenue Corridor Secondary Plan was to provide an overall framework for the future orderly growth of the Islington Avenue corridor in accordance with sound and reasonable land use planning policies and urban design principles. The policies were meant to be responsive to the needs of the area residents, while having regard for the Provincial and

Regional policy objectives. The intent of the Secondary Plan was to maintain and strengthen the existing community structure through appropriate and contemporary planning policies and design guidelines. The land use planning principles and policies that were to be included in OPA #597 were designed to achieve compatibility between land uses and their associated activities, minimize potential land use conflicts, and reinforce and enhance the existing community structure.

On June 23, 2003, Council adopted OPA #597 to implement the recommendations of the study and guide development within the Islington Avenue Corridor. OPA #597 was approved by the Region of York on May 31, 2006. OPA #597 contemplated higher densities within the study area by introducing "High Density Residential" and "Medium Density Residential" designations into the Islington Corridor Study area. The subject lands remained designated "Low Density Residential".

### Planning Considerations

The "Low Density Residential" designation permits single and semi-detached dwelling units at a maximum permitted density of 8.6 units/ha. Although a duplex style dwelling unit is similar to a semi-detached dwelling unit, the duplex dwelling was not specifically contemplated in this designation. The proposed "Medium Density" designation established by OPA #597 permits street and block townhouses and low-rise apartments (not duplexes) at a maximum density of 35 units/ha. The proposal for the 12 duplex units results in a density of 23 units/ha. The Owner has requested to redesignate the property from "Low Density Residential" to "Medium Density Residential", with a site-specific exception to permit "duplex units" with a density of 23 units/ha.

OPA #597 requires that the development of the lands be subject to Site Plan Control. Matters such as architectural design, building placement, landscaping, access, servicing and grading, and sustainable development features will be reviewed during the review of the Site Development Application to ensure that the proposed development is successfully integrated into the existing community in a manner that is compatible with the surrounding adjacent land uses.

In light of the Provincial and Regional policies encouraging intensification and providing a mix of housing types in the community, the Development Planning Department can support the official plan amendment subject to the comments in this report.

The subject lands comprise 6 lots within an existing plan of subdivision, each with 15 m frontages on the west side of Islington Avenue. The lands are approximately 40 m north of Hayhoe Lane, which intersects with Islington Avenue on the west side. To the north of the subject lands, 2 residential lots were consolidated for a parking lot, for the use of St. Margaret Mary Church. The lands to the south and to the west of the subject lands are comprised of single-family detached and semi-detached residential dwellings that are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Plan) and zoned R3 Residential Zone and R4 Residential Zone by By-law 1-88.

Attachment #2 illustrates the subject lands in the context of the surrounding area. The proposed 12 duplex units are proposed to be presented to the street as 6 single family residential dwellings. The preliminary plans illustrate four parking stalls inside the structure at grade level. The Development Planning Department has been informed that the applicant has met with the residents of Autumn Ridge Court in an effort to address their concerns about integrating the proposal within the community. The Department is in receipt of correspondence from the residents and the Owner that the latter has agreed to install 20-25 mature coniferous trees along the back property belonging to Bungaloff Inc. and that these trees will be approximately 6 m (20 feet) in height, as noted on Attachment #3. Furthermore, a wooden fence will be installed at the rear of Lots 4, 5 and 6 on Registered Plan 65M-4051. As previously stated, OPA #597 requires that the development of the lands be subject to Site Plan Control. Matters such as architectural design, building placement, landscaping, access, servicing and grading, and sustainable development features will be reviewed in detail to ensure that the proposed development is

successfully integrated into the existing community in a manner that is compatible with the surrounding adjacent land uses.

In addition to a Site Development Application, the Owner is required to submit a Draft Plan of Condominium Application to create any proposed common elements such as parking areas, common amenity areas etc. for review and consideration by City Departments and Vaughan Council.

### Zoning

The subject lands are zoned R3 Residential Zone by By-law 1-88, which permits single detached and semi-detached dwelling units on minimum 12 m frontages. The Owner has submitted a Zoning By-law Amendment Application (File Z.10.009) to rezone the subject lands from R3 Residential Zone to R5 Residential Zone (minimum 7.5m/unit frontages) with a site-specific zoning exception for reduced side yards from 1.5m to 1.2m in order to implement the development proposal. The R5 Residential Zone permits semi-detached dwelling units, however, is silent on the duplex built-form. The site-specific zoning, as with the proposed Official Plan designation, is to specifically permit the duplex built form.

The zoning exception requested for reduced side yard setbacks is considered to be appropriate for the development of the subject lands and will result in dwellings that are compatible with the surrounding land use context. On June 8, 2010, Vaughan Council enacted By-law 132-2010 to implement general amendments to By-law 1-88 including a reduction to the minimum side yard from 1.5 m to 1.2 m for the R5 Residential Zone, and therefore the subject amendment to do the same is acceptable.

The City Engineering Department has advised that the allocation of servicing for the proposed additional lots is not available at this time. Accordingly, the Development Planning Department recommends that the lands be zoned R5(H) Residential Zone with the Holding Symbol "(H)", which will restrict any development from occurring on the subject lands until servicing is available, at which time the Holding Symbol "(H)" can be removed.

### Vaughan Engineering

The City Engineering Department has reviewed the proposal and has provided the following comments:

#### a) Servicing Capacity

The subject applications are not identified as a project for which servicing capacity is being allocated, reserved or assigned. Accordingly, servicing allocation capacity for the proposal needs to be assigned by Council resolution. The City's Engineering Department has advised that servicing allocation capacity for the proposed development is currently not available.

#### b) Environmental Site Assessment (ESA)

The environmental clearance for the subject lands was completed during the subdivision process for 19T-04V16.

#### c) Other

The City Engineering Department advises that additional supporting material may be required at the Site Plan stage and may include the submission of stormwater and servicing reports, noise reports, functional servicing reports, and lot grading information.

The subject lands are within a registered plan of subdivision (Anland Woodbridge Inc., File 19T-04V16 and registered as Plan 65M-4051) for which a subdivision agreement has been executed. The Owner will be required to satisfy all requirements of the Engineering Department with respect to the development of the subject lands in the context of the existing subdivision agreement.

#### Toronto and Region Conservation Authority (TRCA)

The TRCA has no objections to the applications and advises that a TRCA Permit pursuant to Ontario Regulation 166/06 is required, prior to the start of any proposed works on the site.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

#### **Regional Implications**

The Region of York considers the subject applications to be a matter of local significance, and has exempted the Official Plan Amendment Application from approval by the Regional Planning Committee and Council.

Islington Avenue is under the jurisdiction of the Region of York, and as such, the Region's Transportation Services Department advises that a site plan application is to be circulated to the Region through the Vaughan Development Planning Department and will be subject to a detailed review and conditions of approval.

#### **Conclusion**

The Official Plan Amendment and Zoning By-law Amendment Applications have been reviewed in accordance with the Provincial Policy Statement, Provincial Places to Grow, the York Region Official Plan, OPA #240, as amended by OPA #597, By-law 1-88, comments from area residents, City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the proposed redesignation and rezoning of the property to "Medium Density Residential" and R5(H) Residential Zone, respectively, to permit 12 duplex units is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of Official Plan Amendment File OP.10.003 and Zoning By-law Amendment File Z.10.009, subject to the conditions and recommendations in this report.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Conceptual Elevation Plan

**Report prepared by:**

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Christina Napoli, Acting Senior Planner, ext. 8483

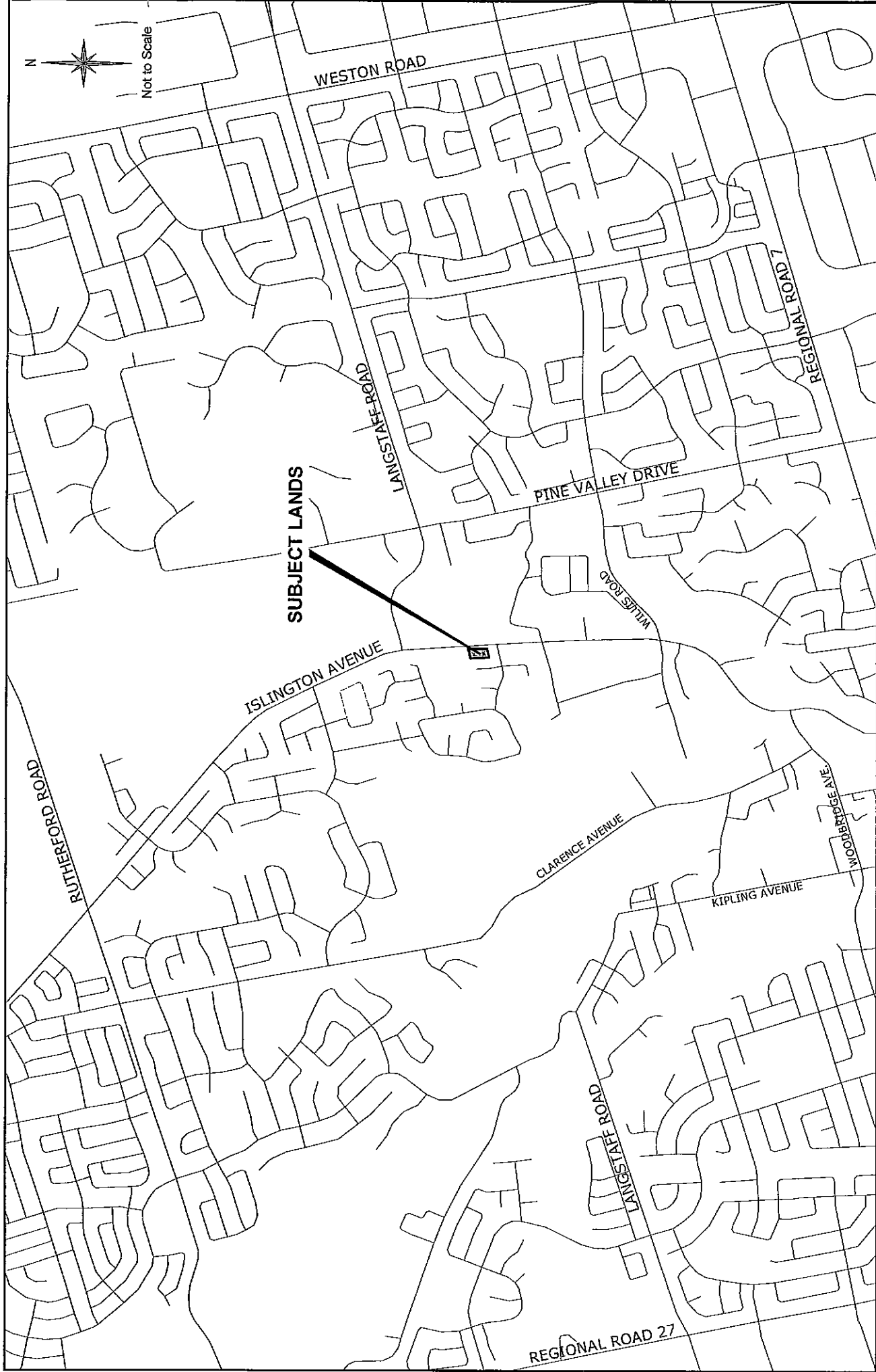
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/LG



# Context Location Map

Location: Part of Lot 10,  
Concession 7

Applicant:  
Bungaloft Inc.

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Development Planning Department

# Attachment 1

Files: OP.10.003  
& Z.10.009

Date:  
June 15, 2010





# Location Map

Location: Part of Lot 10,  
Concession 7

Applicant:  
Bungaloft Inc.

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The City Above Toronto

Development Planning Department

# Attachment

Files: OP.10.003  
& Z.10.009

Date:  
June 15, 2010

# 2



Not to Scale

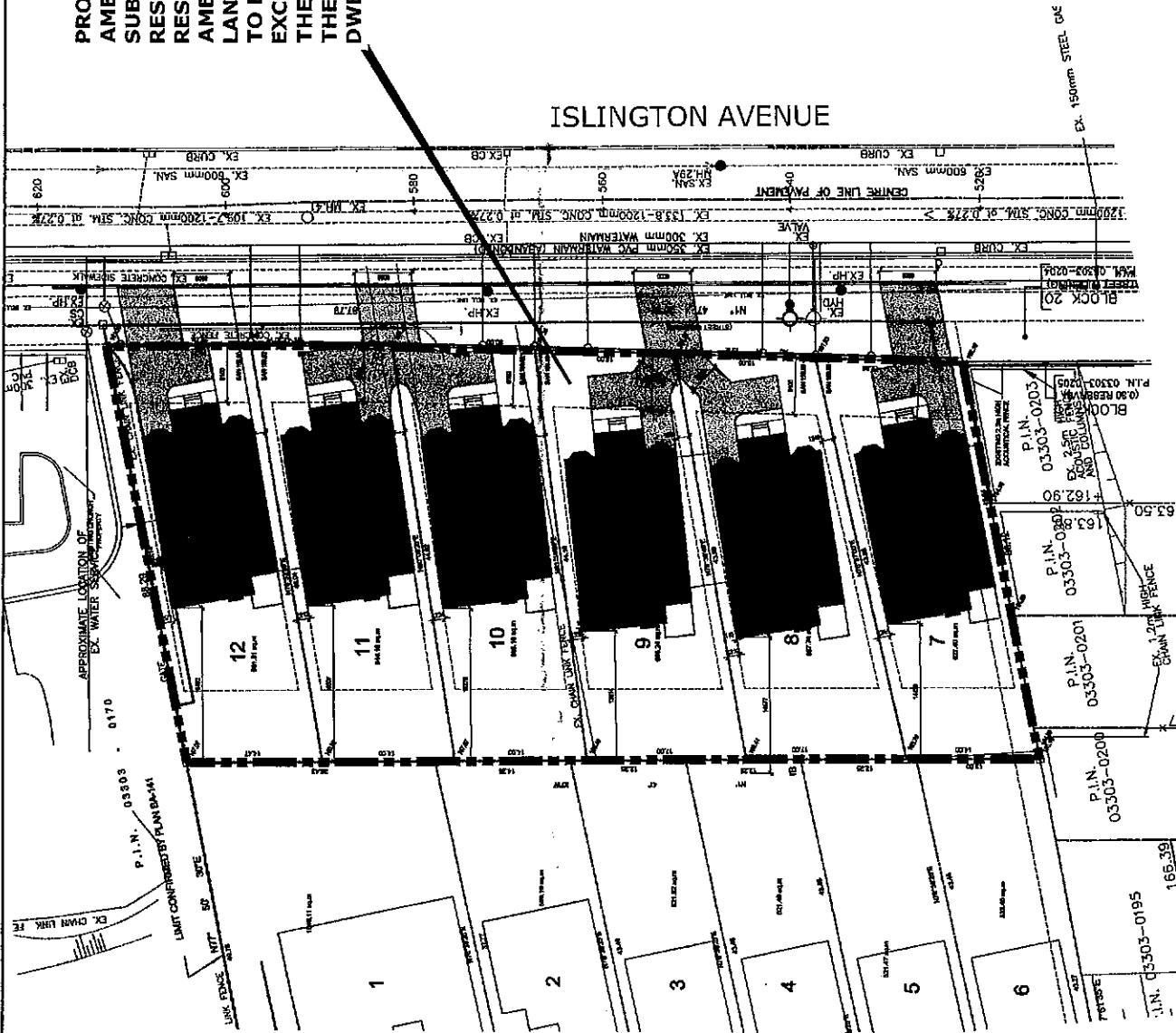
**BUNGALOFT INC. & RESIDENTS DISCUSSIONS**

1. BUNGALOFT TO PLANT 20 - 25 MATURE CONIFEROUS TREES ALONG THE BACK OF THE PROPERTY LINE OF LOTS 7-12 WITH AN APPROXIMATE HEIGHT OF 6m (20 feet)
2. BUNGALOFT TO INSTALL A WOODEN FENCE ALONG LOTS 4, 5 & 6

THESE, AND OTHER MATTERS, WILL BE CONSIDERED BY DEVELOPMENT PLANNING STAFF AND REPORTED BACK TO COMMITTEE OF THE WHOLE AS PART OF THE REQUIRED SITE PLAN APPROVAL APPLICATION

PROPOSED OFFICIAL PLAN AMENDMENT TO REDESIGNATE THE SUBJECT LANDS FROM "LOW DENSITY RESIDENTIAL" TO "MEDIUM DENSITY RESIDENTIAL" AND ZONING BY-LAW AMENDMENT TO REZONE THE SUBJECT LANDS FROM R3 RESIDENTIAL ZONE TO R5 RESIDENTIAL ZONE WITH AN EXCEPTION FOR 1.2m SIDE YARDS. THE APPLICATIONS WILL FACILITATE THE DEVELOPMENT OF 12 DUPLEX DWELLING UNITS ON 6 LOTS.

SUBJECT LANDS



**Conceptual Site Plan**

Location: Part of Lot 10, Concession 7

Applicant: Bungaloft Inc.

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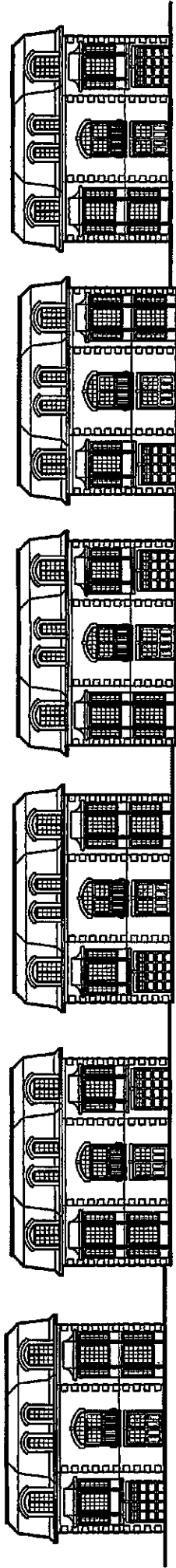
The City Above Toronto  
Development Planning Department

**Attachment**

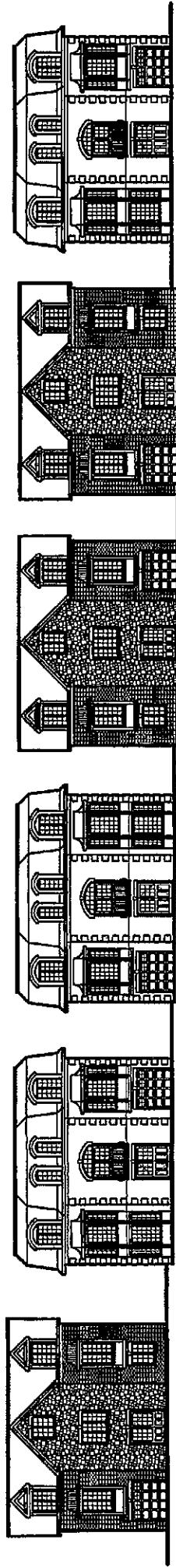
Files: OP.10.003 & Z.10.009

Date: June 15, 2010

# ISLINGTON AVENUE STREETSCAPE



**Option 1**



**Option 2**

**Note:**

- 1) Each duplex building includes:
  - ground floor parking
  - 2nd floor residential unit
  - 3rd floor residential unit
- 2) Total of 12 residential dwelling units on 6 lots.

Not to Scale

## Conceptual Elevation Plan

Location: Part of Lot 10,  
Concession 7

Applicant:  
Bungaloft Inc.

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*The City Above Toronto*

Development Planning Department

## Attachment

Files: OP-10.003  
& Z-10.009

# 4

Date:  
June 15, 2010