

**3.      OFFICIAL PLAN AMENDMENT FILE OP.11.001  
 ZONING BY-LAW AMENDMENT FILE Z.11.006  
 165 PINE GROVE INVESTMENTS INC.  
WARD 2**

**P.2011.18**

**Recommendation**

The Acting Commissioner of Planning and Director of Development Planning recommend:

THAT the Public Hearing report for Files OP.11.001 and Z.11.006 (165 Pine Grove Investments 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.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)      Date the Notice of a Public Meeting was circulated: May 6, 2011
- b)      Circulation Area: 150m and to those individuals that requested notification.
- c)      Comments received as of May 17, 2011: None

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to permit the development of the site with 132 stacked townhouse dwelling units, within 5, 3½-storey residential buildings, and parks and natural areas as shown on Attachment #3:

- 1.      Official Plan Amendment File OP.11.001 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", "Industrial" and "Environmental Protection Area" to "Low Rise Residential (2)" and "Open Space Area" to facilitate the development shown on Attachment #3.
- 2.      Zoning By-law Amendment File Z.11.006 to amend Zoning By-law 1-88, specifically to rezone the subject lands from R3 Residential Zone, OS1 Open Space Conservation Zone, A Agricultural Zone, R2 Residential Zone and EM1 Prestige Employment Area Zone to RM2 Multiple Residential Zone and OS2 Open Space Park Zone (park and natural areas), and to permit the following site-specific zoning exceptions to the RM2 Zone:

	<b>By-law Standard</b>	<b>By-law 1-88, RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to RM2 Multiple Residential Zone</b>
a.	Permitted Uses	i) Block Townhouse Dwelling; ii) Apartment Dwelling; and, iii) Multiple Family Dwelling	Permit 132 Stacked Townhouse Dwelling Units within 5 residential buildings

	<b>By-law Standard</b>	<b>By-law 1-88, RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to RM2 Multiple Residential Zone</b>
b.	Minimum Yard Requirements	i) Minimum Front Yard (Block "B" abutting Pine Grove Road) - 4.5 m  ii) Minimum Exterior Side Yard (Block "B" abutting Pine Grove Road) - 4.5 m	i) Minimum Front Yard - 3.05 m  ii) Minimum Exterior Side Yard - 4.03 m
c.	Minimum Parking Requirements	i) 132 Stacked Townhouse Units @ 1.75 spaces/unit (1.5 resident spaces + 0.25 visitor spaces) = 231 spaces	i) 132 Stacked Townhouse Units @ 1.53 spaces per unit (includes visitor parking spaces) = 203 spaces
d.	Maximum Building Height	11 m	12 m
e.	Minimum Lot Area Per Unit	230 m <sup>2</sup> per unit	150 m <sup>2</sup> per unit

Other zoning exceptions may be identified through the detailed review of the application.

**Analysis and Options**

<b>Location</b>	<ul style="list-style-type: none"> <li>▪ Northeast of Islington Avenue and Pine Grove Road on both the north and south sides of Pine Grove Road, known municipally as 165, 170, 180, 192, 201 and 229 Pine Grove Road, as shown on Attachments #1 and #2.</li> <li>▪ The property is comprised of 6 lots fronting on the north and south sides of Pine Grove Road with a total lot area of 3.4423 ha. The properties have a varying topography with 201 and 229 Pine Grove Road characterized by a steep slope. The site is developed with several detached dwellings. The property also included the site of the former Hayhoe Mills operation at 201 Pine Grove Road, which was subject of a fire a few years ago.</li> </ul>
<b>Official Plan Designation</b>	<ul style="list-style-type: none"> <li>▪ The properties are subject to the policies of OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Secondary Plan), which designates the lands as follows:               <ul style="list-style-type: none"> <li>• 165 Pine Grove Road – "Industrial"</li> <li>• 170 Pine Grove Road - "Low Density Residential"</li> <li>• 180 Pine Grove Road - "Low Density Residential" and "Environmental Protection Area"</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• 192 Pine Grove Road - "Environmental Protection Area"</li> <li>• 201 and 229 Pine Grove Road - "Industrial"</li> <li>• The site is also designated as a "Special Policy Area" (areas that have historically developed within the floodplain).</li> </ul> <ul style="list-style-type: none"> <li>▪ City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is pending final approval from the Region of York, designates the subject lands as follows: <ul style="list-style-type: none"> <li>▪ 165 and 170 Pine Grove Road - "Low Rise Residential"</li> <li>▪ 180 Pine Grove Road - "Parks" and "Natural Area"</li> <li>▪ 192 Pine Grove Road - "Low Rise Residential"</li> <li>▪ 201 and 229 Pine Grove Road - "Commercial Mixed Use"</li> <li>▪ A portion of the lands are also identified as a "Special Policy Area".</li> </ul> </li> <li>▪ The subject lands are proposed to be redesignated to "Low Rise Residential (2)" and "Open Space", and therefore an Official Plan Amendment has been submitted.</li> </ul>
<p style="text-align: center;"><b>Zoning</b></p>	<ul style="list-style-type: none"> <li>▪ The properties are zoned by Zoning By-law 1-88 as follows: <ul style="list-style-type: none"> <li>▪ 165 Pine Grove Road - OS1 Open Space Conservation Zone</li> <li>▪ 170 Pine Grove Road - OS1 Open Space Conservation Zone, subject to Exception 9(38)</li> <li>▪ 180 Pine Grove Road - A Agricultural Zone and OS1 Open Conservation Space Zone</li> <li>▪ 192 Pine Grove Road - R3 Residential Zone</li> <li>▪ 201 Pine Grove Road - EM1 Prestige Employment Area Zone, subject to Exception 9(98), and OS1 Open Space Conservation Zone</li> <li>▪ 229 Pine Grove Road - R2 Residential Zone and OS1 Open Space Conservation Zone.</li> </ul> </li> <li>▪ The subject lands are proposed to be rezoned to RM2 Multiple Residential Zone and OS2 Open Space Park Zone to facilitate the proposed stacked townhouse development and park and natural areas, respectively. An application to amend Zoning By-law 1-88 has been submitted.</li> </ul>
<p style="text-align: center;"><b>Surrounding Land Uses</b></p>	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in the context of the applicable City Official Plan policies in OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Plan) and the new City of Vaughan Official Plan 2010, which is pending final approval from the Region of York.</li> </ul>
b.	Appropriateness of Proposed Uses and Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed uses and zoning exceptions will be reviewed in the context of the surrounding existing and planned land uses, with particular consideration given to land use and built form compatibility, the availability of parking, protection of natural features and the appropriate development standards.</li> <li>▪ The appropriateness of rezoning the proposed OS2 park lands to OS1 Open Space Conservation Zone if determined by the City and TRCA to be part of the valleylands, will be reviewed.</li> </ul>
c.	Heritage Consideration	<ul style="list-style-type: none"> <li>▪ The property located at 229 Pine Grove Road is listed in the City of Vaughan's Heritage Inventory. The property at 201 Pine Grove Road (Hayhoe Mill site) is not listed, however, is significant for historic reasons.</li> <li>▪ A Cultural Heritage Impact Assessment Report has been submitted for review and approval by the Vaughan Cultural Services Division and Heritage Vaughan.</li> </ul>
d.	Traffic, Road Widening, Parking Review and Pedestrian Connection	<ul style="list-style-type: none"> <li>▪ Access improvements and any required road widening along Pine Grove Road must be approved by the Vaughan Development/Transportation Engineering Department.</li> <li>▪ A Transportation and Parking Study has been submitted in support of the applications which must be approved by the Vaughan Development/Transportation Engineering Department.</li> <li>▪ A north/south pedestrian trail connection is required along the Humber River in a location that would tie in this development with other future proposals. The exact location will be determined by the Vaughan Parks Development Department in conjunction with the TRCA.</li> </ul>
e.	Additional Studies	<ul style="list-style-type: none"> <li>▪ Review will be given to determine if additional studies are required to support the proposed development.</li> </ul>
f.	Environmental Impact/ Potential Industrial Contamination	<ul style="list-style-type: none"> <li>▪ A Phase 1 and Phase 2 Environmental Site Assessment for the subject site has been submitted for the City's review and approval to determine if the soil conditions are environmentally appropriate to facilitate the proposed residential development.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>▪ If the site is determined to be contaminated, development of the site will not be permitted until the site is remediated in accordance with Provincial guidelines.</li> </ul>
g.	Slope Stability	<ul style="list-style-type: none"> <li>▪ The site consists of several smaller individual properties with varying topography and grades. 201 and 229 Pine Grove Road are properties physically characterized by steep slopes along the east side of Pine Grove Road. This area is regulated by the Toronto and Region Conservation Authority (TRCA). Geotechnical and slope stability studies must be reviewed and approved by the Vaughan Development/Transportation Engineering Department and the TRCA.</li> </ul>
h.	Special Policy Area	<ul style="list-style-type: none"> <li>▪ The lands are currently identified as a 'Special Policy Area' by OPA #597 (Islington Avenue Corridor Secondary Plan), which include areas that have historically developed within the floodplain). Any amendments to the Special Policy Area (SPA) requires Provincial approval.</li> <li>▪ At this time the proposed development is contrary to: <ul style="list-style-type: none"> <li>a) The Provincial Policy Statement 1.1.1. (d) by creating public safety concerns; and,</li> <li>b) The emergency management pillars of preventing risk and mitigating consequences by exposing more people to a flood risk and costly property damage.</li> </ul> </li> <li>▪ The City's Policy Planning Department and Emergency Planning Manager are currently undertaking a SPA Justification Report for the Woodbridge Centre Secondary Plan in consultation with the TRCA for Provincial approval in order to review and update, as necessary, the SPA policies. Ultimately any changes to the SPA policies and boundary will form part of the new City of Vaughan Official Plan 2010.</li> <li>▪ Until such time as the SPA justification report is complete and approved by the TRCA and the Province, the proposed development is premature.</li> </ul>
i.	Provincial Policy - Employment Land Conversion	<ul style="list-style-type: none"> <li>▪ The Official Plan Amendment Application would redesignate a portion of the lands, specifically 165, 201 and 229 Pine Grove Road from "Industrial" to "Low Rise Residential (2)", which would represent a conversion of lands within an employment area to a non-employment use under the current Official Plan.</li> <li>▪ The PPS permits the conversion of employment lands within an employment area through a comprehensive review where it has been demonstrated that there is a need for the conversion.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>▪ Through the City's comprehensive Official Plan Review (City of Vaughan Official Plan 2010), 165, 201 and 229 Pine Grove Road have been recommended for conversion from employment uses to non-employment uses ("Commercial-Mixed Use" (1) and "Parks"). The new City of Vaughan Official Plan is pending approval from the Region of York. Until such time that the new Official Plan receives Regional Approval, the Official Plan and Zoning By-law Amendment Applications are considered to be premature.</li> </ul>

**Parkland Dedication**

The Vaughan Parks Development Department has advised that Cash-in-lieu of parkland dedication is required in accordance with the City of Vaughan's Cash-in-lieu Policy. The lands identified as "Park/Natural Area" on Attachment #3 are not acceptable as parkland dedication.

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

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

**Regional Implications**

The applications have been circulated to the Region of York for review and comment. 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 Official Plan and Zoning By-law Amendment applications will be considered in the technical review of the applications, together with comments from the public and 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. However, until the new City of Vaughan Official Plan 2010 is approved by the Region of York, so that the proposed development is not considered to be an employment land conversion under the Planning Act, and the Special Policy Area Justification Report for the Woodbridge Centre Secondary Plan is finalized and approved by the Toronto and Region Conservation Authority and the Province, the Official Plan and Zoning By-law Amendment Applications are considered to be premature and a final report will be pending approval of the new City of Vaughan Official Plan.

**Attachments**

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

**Report prepared by:**

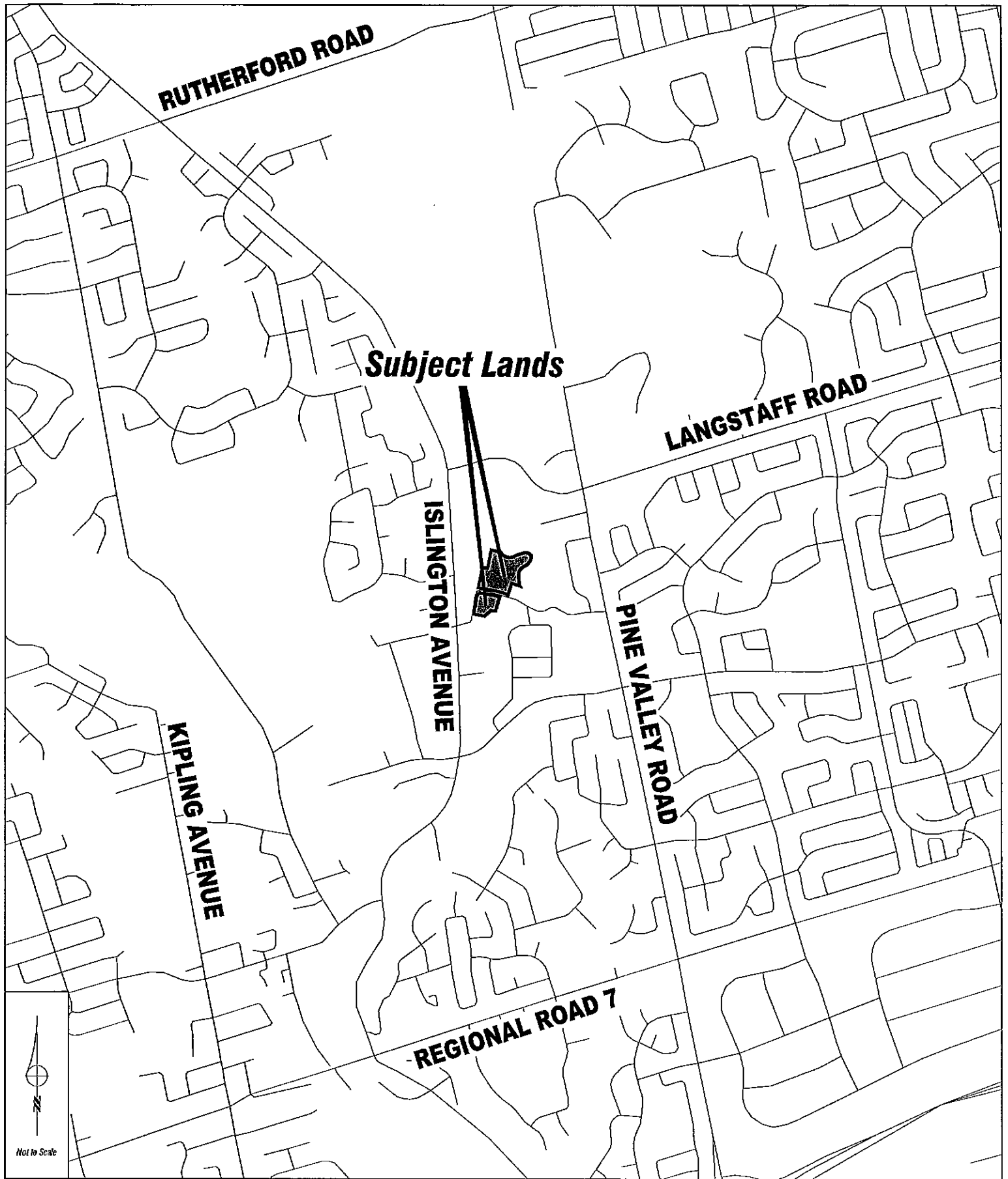
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Respectfully submitted,

JOHN ZIPAY  
Acting Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/LG



## Context Location Map

LOCATION:  
Part Lot 10, Concession 7

APPLICANT:  
165 Pine Grove Investments Inc.

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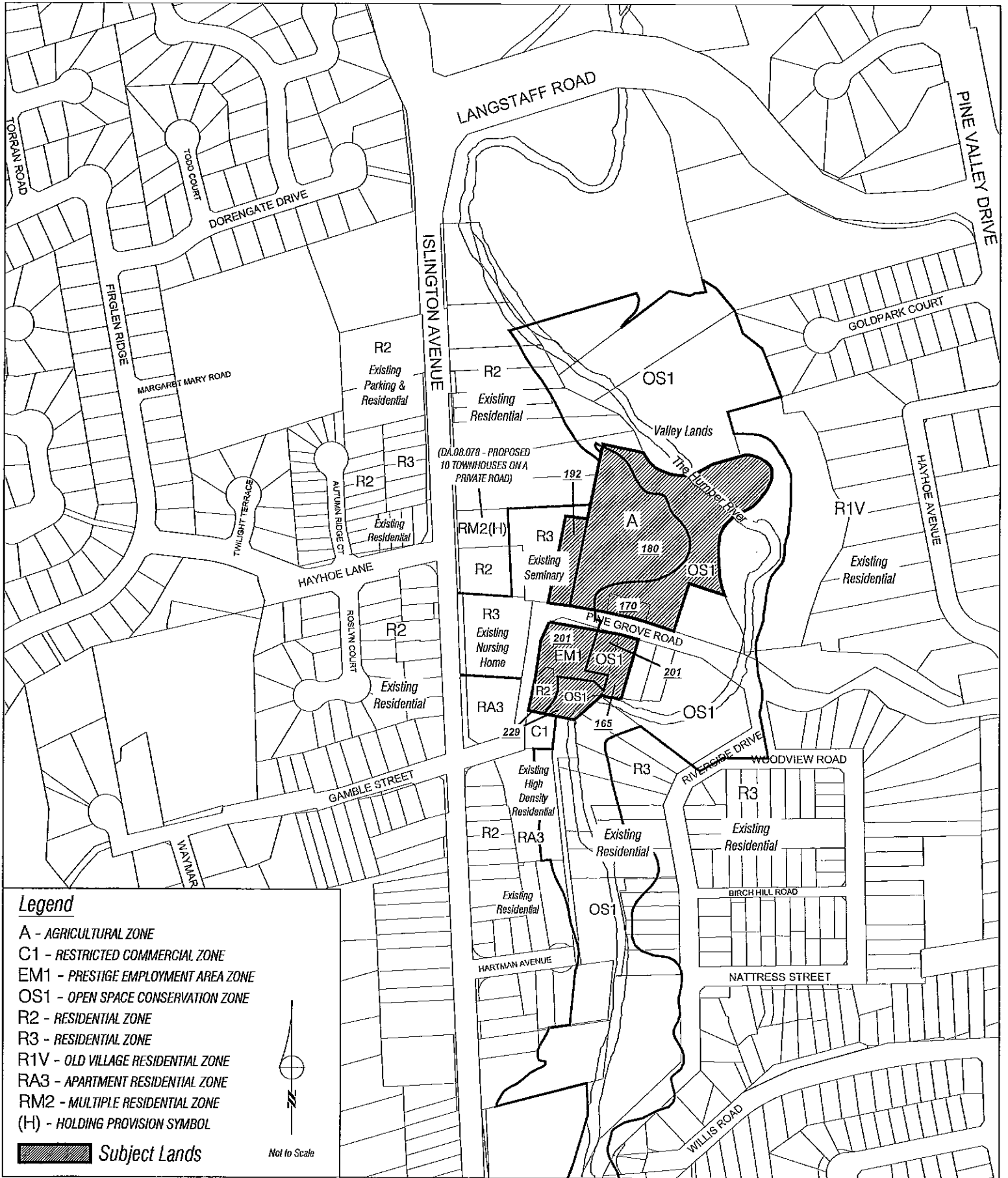
## Attachment

FILES: OP.11.001 &  
Z.11.006

DATE:  
April 12, 2011

**1**





**Legend**

- A - AGRICULTURAL ZONE
- C1 - RESTRICTED COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- R1V - OLD VILLAGE RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- RM2 - MULTIPLE RESIDENTIAL ZONE
- (H) - HOLDING PROVISION SYMBOL

**Subject Lands**



**Location Map**

LOCATION:  
Part Lot 10, Concession 7

APPLICANT:  
165 Pine Grove Investments Inc.

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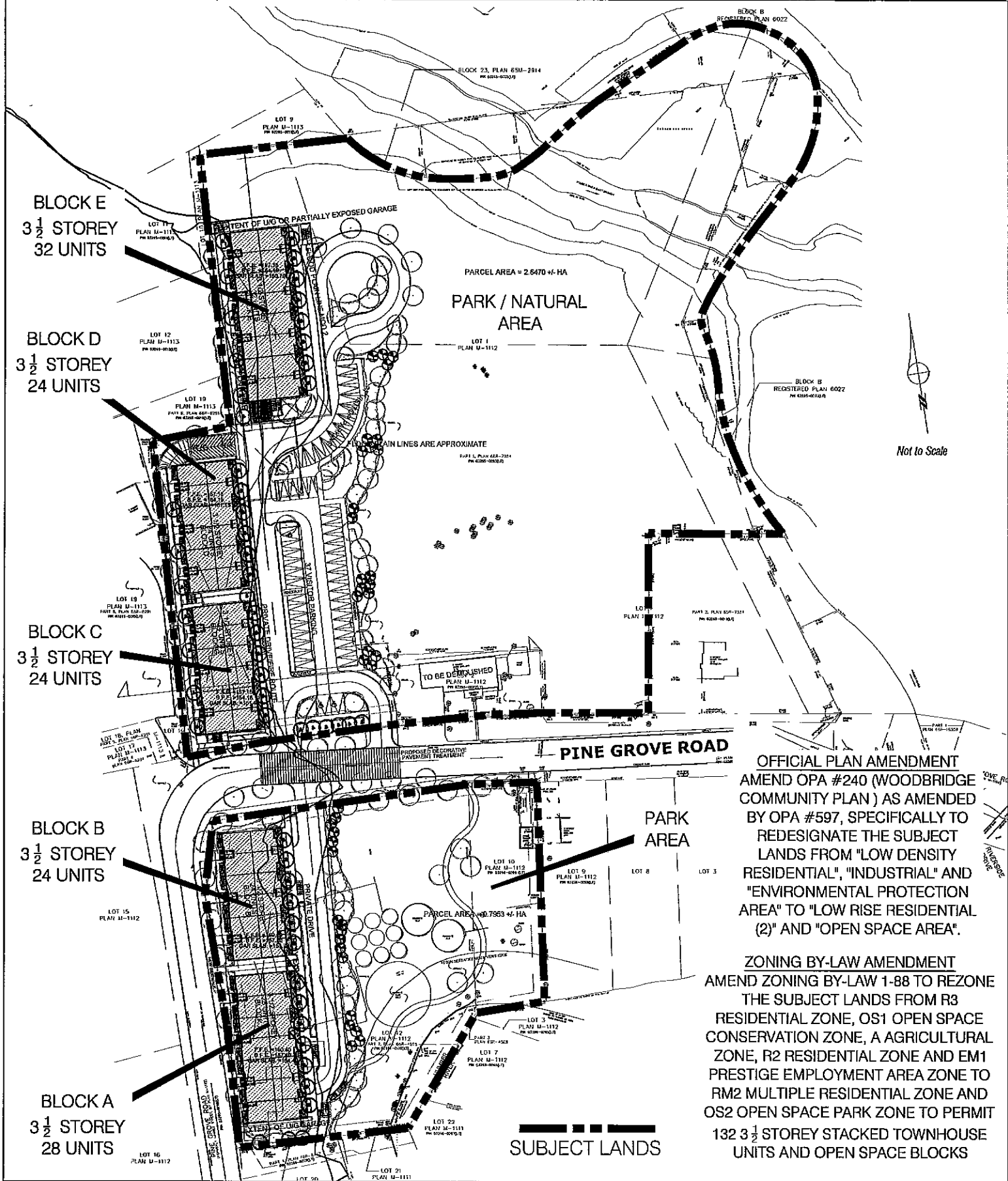


**Attachment**

FILES: OP.11.001 &  
Z.11.006

DATE:  
April 12, 2011

**2**



# Site Plan

LOCATION:  
Part Lot 10, Concession 7

APPLICANT:  
165 Pine Grove Investments Inc.

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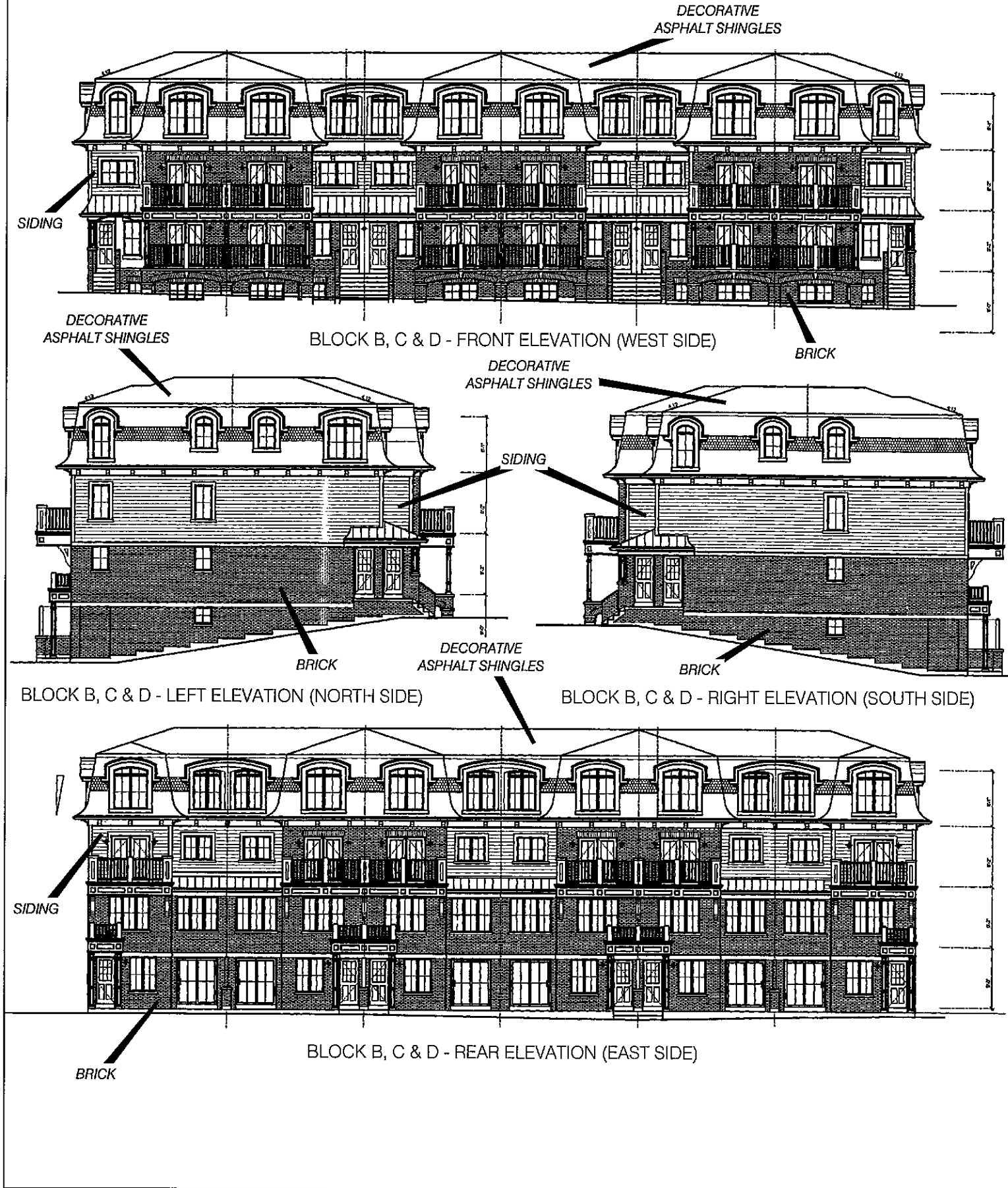


# Attachment

FILES: OP.11.001 &  
Z.11.006

DATE:  
May 10, 2011

# 3



# Elevation Plan

LOCATION:  
Part Lot 10, Concession 7

APPLICANT:  
165 Pine Grove Investments Inc.

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# Attachment

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DATE:  
May 10, 2011

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