

COMMITTEE OF THE WHOLE (PUBLIC HEARING) AGENDA - MAY 7, 2001

2. AMENDMENT TO THE OFFICIAL PLAN FILE OP. 01.008 AMENDMENT TO ZONING BY-LAW FILE Z.01.020 ROBERT FREDERICK GOOD ET AL PRELIMINARY REPORT

P.2001.36

Recommendation

The Commissioner of Planning & Urban Design recommends:

THAT the Public Hearing for Files OP.01.008 and Z.01.020 (Robert Frederick Good Et AL) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Background

On May 31, 1999, applications were submitted to amend the Official Plan and the Zoning By-law (Files OP.99.020 and Z.99.042) to redesignate and rezone the subject lands to permit a development of 37 townhouse units, accessed by a private road.

At the September 7, 1999, Public Hearing, a number of residents expressed concerns with respect to density, traffic and the environment. On March 7, 2001, the applicant requested that Files OP.99.020 and Z.99.042 be closed.

Location

- Northeast corner of Willis Road and Islington Avenue
- 8229, 8243 and 8253 Islington Avenue
- Lots 10, 10A, 11,12, 12A, 12B, 13, 13A, 13B and 14, Plan M-1110
- Lots 8 and 9, Concession 7, City of Vaughan

Proposal

On March 14, 2001, the Owner submitted applications to amend the Official Plan and Zoning By-law to redesignate and rezone the subject lands to permit the development of a 5 storey, 150 unit condominium building, accessed by a private ring road from Islington Avenue and with underground parking.

Land Use Status

- Designation - "Low Density Residential" by OPA #240 (Woodbridge Community Plan)
- Subject to the Special Area Policies of OPA #440
- Subject to the Islington Avenue Corridor Study
- Zoning - OS1 Open Space Conservation Zone by By-law 1-88.

Site Description

- a 1.5ha site, with frontage on Islington Avenue
- developed with three residential dwellings
- abuts the Humber River valley corridor
- the surrounding land uses are:

North - residential (R2 Residential and OS-1 Open Space Zone)

South - Willis Road; parkland (OS1 Open Space Conservation Zone)

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East - Humber River, residential (OS1 Open Space and R3 Residential Zones)
West - Islington Avenue; residential (R2 Residential Zone)

Neighbourhood Circulation

On April 12, 2001, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and the Vaughanwood, Pine Grove and Wycliffe Ratepayers Associations. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive staff report.

Preliminary Review

Following a preliminary review of the proposed application. Staff have identified the following matters to be reviewed in greater detail:

- the "Low Density Residential" designation permits a maximum of 8.6 units per gross hectare; an official plan amendment is required to redesignate the lands to "High Density Residential" to permit the proposed 99.3 u/ha; the proposed RA3 Apartment Residential Zone would implement the designation;
- the Special Policy Area policies of OPA #440 provide opportunity for redevelopment within the floodplain, provided certain criteria are satisfied; a permit in accordance with Ontario Regulation 158 is required prior to any construction, to the satisfaction of Toronto and Region Conservation Area (TRCA)
- the goals and objectives of the Islington Avenue Corridor Study (1990) will be consulted, which include:
 - the maintenance and enhancement of the overall low density residential character;
 - protection of nature landscape features and the natural environment, especially as it relates to the Humber River and its valley; and,
 - ensure that future development is compatible with the surrounding residential community and a scale and intensity that is consistent with the predominant low density neighbourhood.
 - provide for redevelopment of appropriate sites which contributes to the overall character of the area and serves a function to the residential area.

the study recognizes the intersection of Willis Road/Islington Avenue as a node which has potential for redevelopment/ infill which reflects the above goals and objectives.

- compatibility with surrounding residential uses, massing and height will be examined in context of its prominent location at a signalized intersection, adjacent to an open space system;
- Regional approval is required for the proposed access via a private ring-road from Islington Avenue; a traffic study may be required;
- a noise study may be required to identify measures to mitigate noise adjacent to Islington Avenue;
- the site is well treed; a tree inventory and assessment will be required;

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- the Toronto and Region Conservation Authority will review the proposal to ensure that any development does not adversely impact the valley corridor; and
- in light of the above considerations, and a number of similar applications received in this area, a policy study may be required to determine the appropriate land uses for the Islington Avenue corridor through Woodbridge.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the public hearing or in writing and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, consideration should be given to compatibility with the surrounding land uses, traffic, height and density and the preservation of the natural environment and valleyland

Attachments

1. Location Map
2. Site plan

Respectfully submitted,

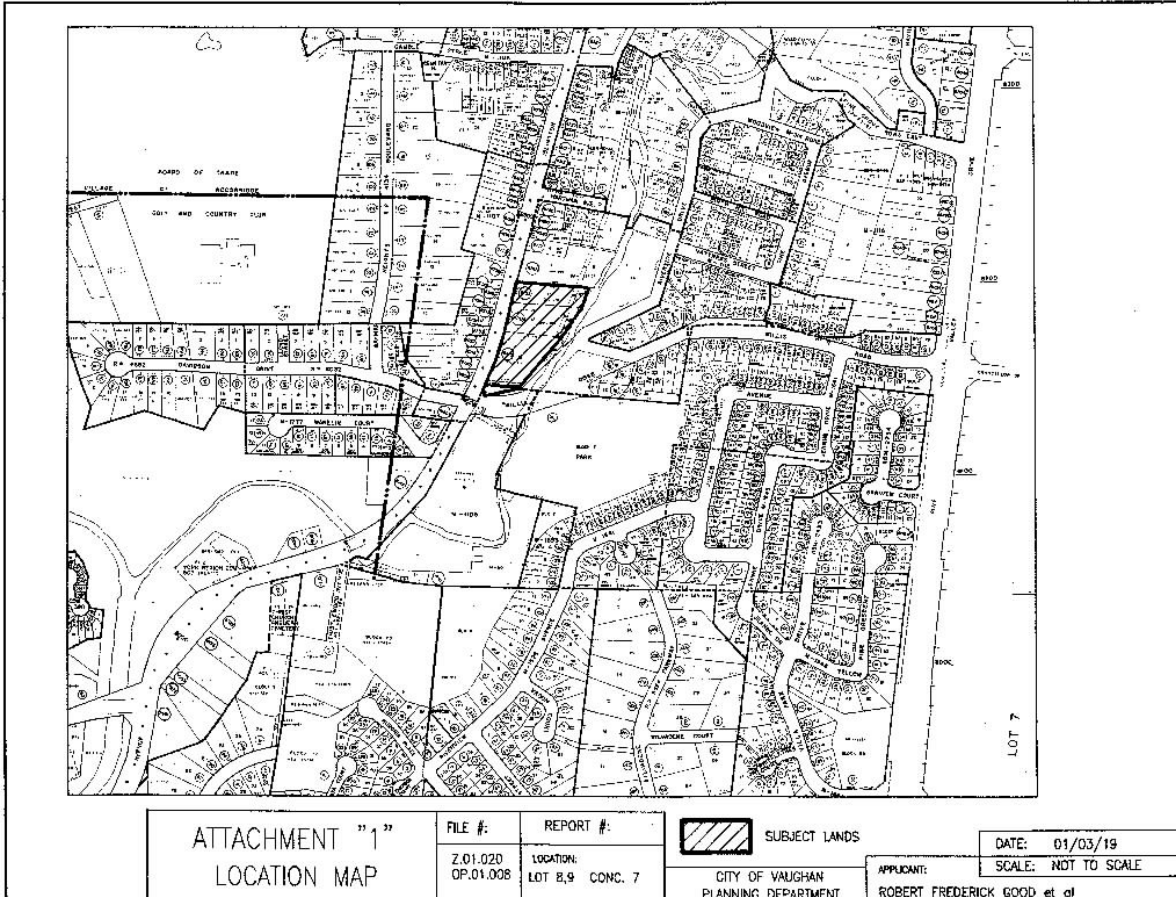
MICHAEL DeANGELIS
Commissioner of Planning & Urban Design

JOANNE R. ARBOUR
Director of Community Planning

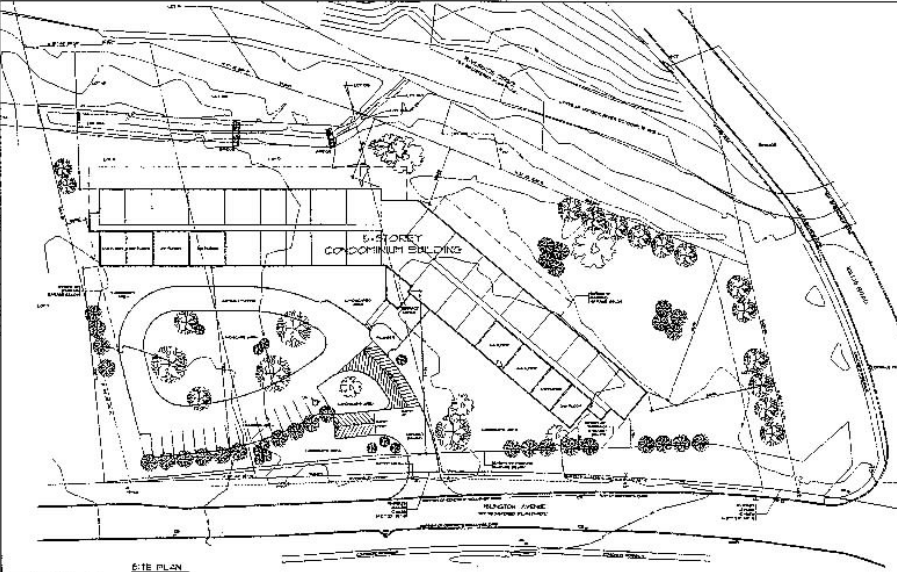
Report prepared by: Eugene Fera, Planner, ext. 8064
Art Tikiryán, Senior Planner, ext. 8212.
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

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ATTACHMENT "2"
SITE PLAN

FILE #:	REPORT #:
Z.01.020 OP.01.008	LOCATION: LOT B,9 CONC. 7

CITY OF VAUGHAN DIAMOND DEPARTMENT	APPLICANT: ROBERT FREDERICK GOOD et al
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SITE DEVELOPMENT	
LOT AREA	10,000.00
PERMITTED BUILDING AREA	1,500.00
PERMITTED FLOOR AREA	15,000.00
PERMITTED PARKING SPACES	30
PERMITTED PAVEMENT	1,500.00
PERMITTED ASPHALT	1,500.00
PERMITTED CONCRETE	1,500.00
PERMITTED GRASS	1,500.00
PERMITTED TREES	1,500.00
PERMITTED SHRUBS	1,500.00
PERMITTED FENCES	1,500.00
PERMITTED SIGNAGE	1,500.00
PERMITTED LIGHTING	1,500.00
PERMITTED UTILITIES	1,500.00
PERMITTED WATERSHED	1,500.00
PERMITTED EROSION CONTROL	1,500.00
PERMITTED SOUND BARRIER	1,500.00
PERMITTED SECURITY	1,500.00
PERMITTED ACCESS	1,500.00
PERMITTED NUMBER OF LOTS	1

DATE: 01/03/19
SCALE: NOT TO SCALE