

**SPECIAL COMMITTEE OF THE WHOLE OCTOBER 15, 2001**

**OFFICIAL PLAN AMENDMENT APPLICATION  
ZONING AMENDMENT APPLICATION**

**ROBERT FREDERICK GOOD ET AL**

**REPORT#P.2001.36**

**FILES: OP.01.008 & Z.01.020**

**OFFICIAL PLAN AMENDMENT APPLICATION  
ZONING AMENDMENT APPLICATION**

**PINEGROVE ON HUMBER**

**REPORT# P.2001.17**

**FILES: OP.00.025 & Z.00.111**

**OFFICIAL PLAN AMENDMENT APPLICATION  
ZONING BY-LAW AMENDMENT APPLICATION**

**LANADA INVESTMENTS**

**REPORT# P. 2000.103**

**FILES: OP.00.020 & Z.00.094**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Committee of the Whole direct Staff to conduct a comprehensive land use study for the Islington Avenue corridor between Langstaff Road and Woodbridge Avenue in accordance with the Terms of Reference outlined on Attachment #5;

THAT the 2002 Capital Budget include the necessary funds to retain consultants to carry out this comprehensive land use study;

THAT Official Plan Amendment Applications OP. 01. 008, OP. 00.025 and OP.00.020 and Zoning Amendment Applications Z.01.020, Z.00.111 and Z.00.094 (Robert Frederick Good et al, Pinegrove on Humber and Lanada Investments Ltd., respectively) BE HELD IN ABEYANCE until the completion of the land use study for the Islington Avenue corridor.

**Purpose**

To consider undertaking a land use study to evaluate land use alternatives along a portion of Islington Avenue by reviewing Official Plan policies and determining appropriate development guidelines which will become the basis for evaluating and guiding future development within the study area.

**Background - Analysis and Options**

In late 2000 and early 2001, these similar applications to amend the Official Plan and Zoning By-law within the Islington Avenue Corridor ("the corridor") between Langstaff Road and Woodbridge Avenue, were submitted to the City. Each application proposed to redesignate a site to "High Density Residential" to permit condominium apartment buildings, as follows:

- (i) Robert Frederick Good et al (March 14, 2001): 5-storey, 150-unit condominium building with underground parking, at the northeast corner of Islington Avenue and Willis Road (8229, 8243 and 8253 Islington Avenue);
- (ii) Pinegrove On Humber (December 13, 2000) 3½-storey, 60-unit condominium building

with 78 parking spaces (56 spaces underground), on the south side of Pine Grove Road, east of Islington Avenue (255 Pine Grove Road); and

- (iii) Lanada Investments Ltd. (October 18, 2000) 4-storey, 64-unit seniors condominium building with two storeys of underground parking, on the west side of Islington Avenue, south of Gamble Street (8334 Islington Avenue).

Each application has been received by Council at the statutory Public Hearing required under the Planning Act. At the respective Public Hearings, a number of residents expressed concerns related to excess traffic, density, height of the projects and the desire to preserve the character of the community. Since the Public Hearings, the Pinegrove Community has continued involvement with the planning process for these applications through liaison with City Councilors, staff.

#### Ontario Municipal Board

On September 27, 2001 the applicants, Lanada Investments Ltd. (OP. 00.020 and Z.00.094) appealed their application to the Ontario Municipal Board on the basis that Council failed to make a decision within the required time period as provided by the Planning Act.

The Islington Avenue Corridor is characterized by low-density residential development. Several institutional uses are also located within the immediate area such as churches and private schools. In the Pine Grove community between Langstaff Road and north of Woodbridge Avenue the main built form tend to comprise of older type homes, some of historical significance on larger lots oriented toward Islington Avenue, many of which are in a state of deterioration, while others have been developed and improved with newer homes. The Humber River floodplain meanders north and south along the corridor and provides a significant physical characteristic for the area. The Metro Toronto Board of Trade Golf Course is located on the western border of the area and provides another physical characteristic to area.

#### Official Plan (Woodbridge Community Plan)

The three sites are designated "Low Density Residential" by OPA #240, (Woodbridge Community Plan) and are subject to the residential policies of the plan. In addition, the site at the northeast corner of Islington Avenue and Willis Road falls within the "Special Policy Area" defined by OPA #440 and are also subject to the Special Policy Area (SPA) policies. The sites are mostly zoned R2 and R3 Residential Zones, with lands at the northeast corner of Willis Road and Islington Avenue zoned OS1 Open Space Conservation Zone.

A overall objective of OPA #240 is to create a distinct residential community of scale and character, which relate well to the existing village quality of Woodbridge, and possess a strong sense of community identity. A land use goal is to arrange the social, physical and economic facilities and services necessary for the proper functioning of the community in such a way as to provide optimum convenience, efficiency, safety, and attractiveness to the present and future population.

With respect to parks and open spaces, OPA #240 provides for the development of an integrated system of open space comprising of parks, pedestrian and bicycle paths, flood and valley lands and major woodland area to serve as recreational needs of the community. Furthermore, it is the intent of the official plan to implement the Ontario Regulation restricting building and the placement of fill in flood plains without the approval or administration of the Toronto and Region Conservation Authority (TRCA).

OPA #240 recommends that future development be assessed in a comprehensive manner, reviewed on a five year basis and that piecemeal expansion of the Woodbridge Community not be considered.

### Special Policy Area (SPA)

The Provincial Policy Statement (PPS) sets out, overall policy directions on matters of provincial interest related to land use planning and development. The PPS typically restricts development of lands adjacent to river and stream systems, which are impacted by flooding and/or erosion hazard, with the exception of those situations identified as an approved Special Policy Area (SPA).

An SPA is defined as an area within a community that has historically existed in the flood plain and where site specific policies, approved by the Ministries of Natural Resources (MNR) and Municipal Affairs and Housing (MMA), can address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development.

Section 6, Special Policy Area of OPA #440 recognizes the lands at the northeast corner of Willis Road and Islington Avenue, as being within an SPA. This SPA designation provides opportunity for redevelopment within the flood plain, provided certain criteria are satisfied, that a permit in accordance with Ontario Regulation 158 is obtained prior to any construction, and that the TRCA determine the regulatory floodline. The deletion or review of the entire Special Policy Area designation would require involvement from a number of agencies, including the TRCA, MNR, MMA, the municipality, landowners and area residents.

### York Regional Official Plan (YROP)

The York Regional Official Plan (YROP) includes policies providing for a framework for coordinated planning with adjacent municipalities, as well as with other jurisdictions in the GTA, and prescribes an overall growth and development in the Region of York.

The YROP identifies Vaughan and specifically the subject lands as an urban area served by major transportation regional and urban corridors and future transit systems. Specifically Islington Avenue is an urban corridor, along which new development and employment growth at densities that would make transit service possible, is encouraged. The appropriate level of density and housing will depend on site specific circumstances and the nature of development along the adjacent corridors.

The main objective of the YROP is "to identify corridors as mixed-use transit spines that link urban and regional centres". The policies encourage a mix of housing and employment uses along these corridors, and for municipalities to examine mixed or higher density development along these regional and urban corridors in a comprehensive manner.

### Islington Avenue Corridor Study (1990)

In 1990 the City completed out a land use review for the Islington Avenue Corridor, for lands along Islington Avenue, extending from Highway #407 corridor to Rutherford Road. The study provided goals and objectives for the Islington Avenue Corridor as follows:

- maintenance and enhancement of the overall low density residential character;
- protection of mature landscape features and the natural environment, especially as it relates to the Humber River and its valley;
- 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; and
- provide for redevelopment of appropriate sites, which contributes to the overall character of the area and serves a function to the surrounding residential area.

The study supported primarily low density residential land use along Islington Avenue, but recognized the intersections at Willis Road/Davidson Drive and at Gamble Street/Pine Grove Road, as potential redevelopment and intensification sites, provided that the future developments reflect the existing character of the area.

The 1990 Islington Avenue Study provided guidelines for development within the corridor and also established an inventory of commercial uses and buildings of historic and architectural importance. The Islington Avenue Study was received by Council but was not implemented through an amendment to the Official Plan.

### Comprehensive - Land Use Review

The recent applications submitted to the City requesting to amend the Official Plan and Zoning By-law to permit higher density residential development combined with increase in public enquiries for similar type development along Islington Avenue suggest that this area may be in transition. In consideration of this, a comprehensive review of the area would be the appropriate medium to establish land uses for the area.

In considering both the Regional Official Plan and the City's OPA #240 it makes sense that processing the subject applications and any future applications on a comprehensive manner would be the appropriate method in determining the best land use for the area. A comprehensive review would properly address the cumulative impact of the subject applications and future applications for the area, by reviewing among other things, issues such as traffic, density, future road improvements, present character of the area, built form, and the natural and physical area characteristic. The review would include both city staff and community involvement in order to establish goals and objectives for the defined area of study so that future development maintains a quality that compliments the existing community. The attached Terms of Reference provides a brief scope of work outlining the major components of the Islington Avenue Land Use Study.

### Conclusion

Both OPA #240, and the York Region Official Plan encourage new development and future growth to proceed in a manner that is comprehensive in nature. Islington Avenue is identified as an Urban Corridor which has potential for new residential and employment growth at densities that would make frequent transit service possible. The recent applications and continual enquiries for similar type of development within the immediate area tend to suggest that this area may be in transition. Therefore, it would be appropriate to proceed in a comprehensive manner to determine the appropriate land use, density and built form for the corridor area. An area wide study would allow the issues identified by the community at the respective public hearings to be addressed and evaluated in a cumulative manner. The process would involve input from the municipality, interested agencies and the landowners in the community so that goals and objectives could be established as the basis for review of future development proposals in the area.

Staff support a comprehensive review of the Islington Avenue Corridor as described in the Terms of Reference and should Council concur, the recommendation of this report can be adopted.

### Attachments

1. Location Map
2. Pinegrove on Humber Proposal
3. Robert Frederick Good et al Proposal
4. Lanada Investment Ltd. Proposal

5. Terms of Reference - Islington Avenue Land Use Study

**Report prepared by:**

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Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning & Urban Design

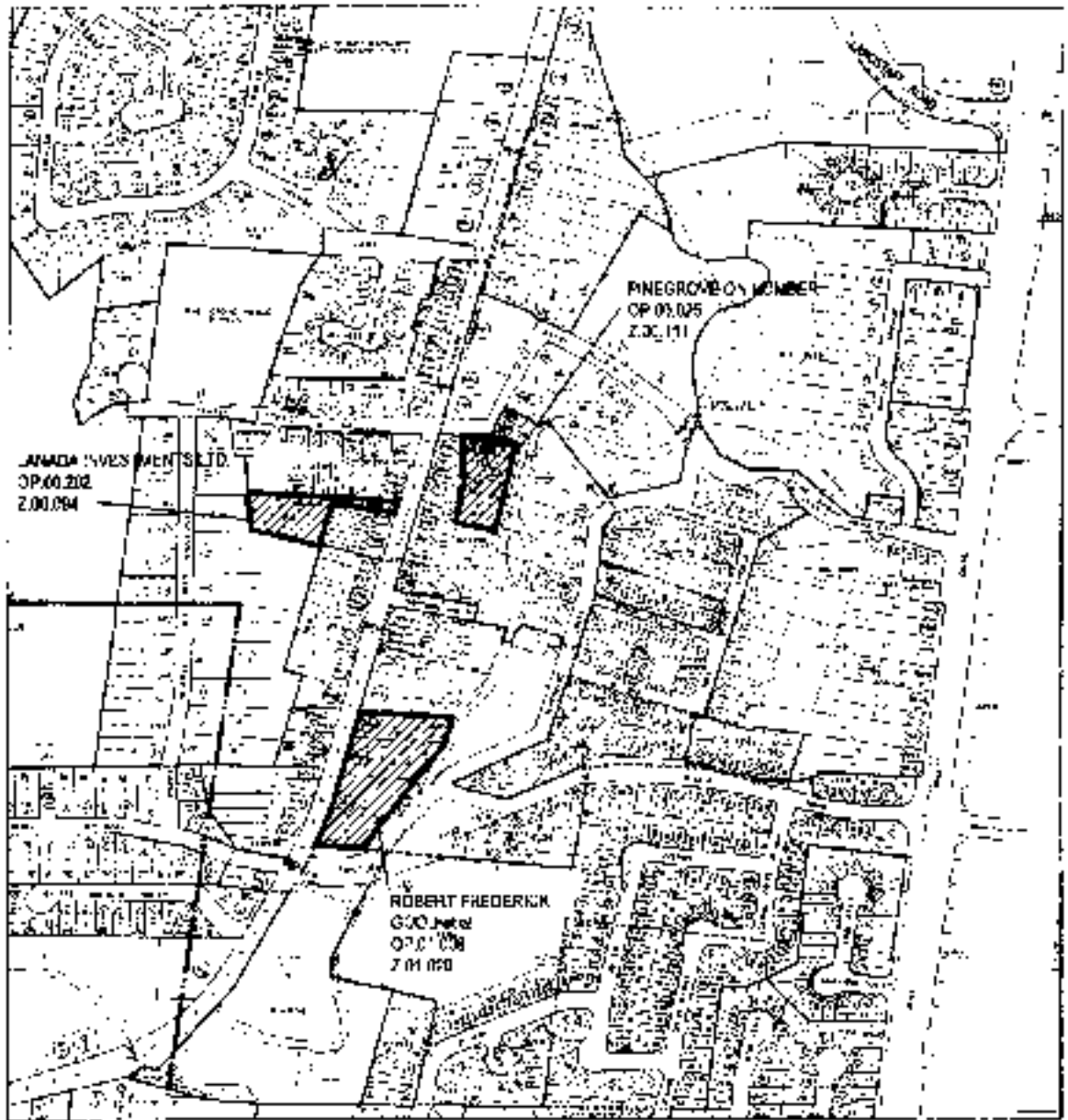
JOANNE R. ARBOUR  
Director of Community Planning

/CM

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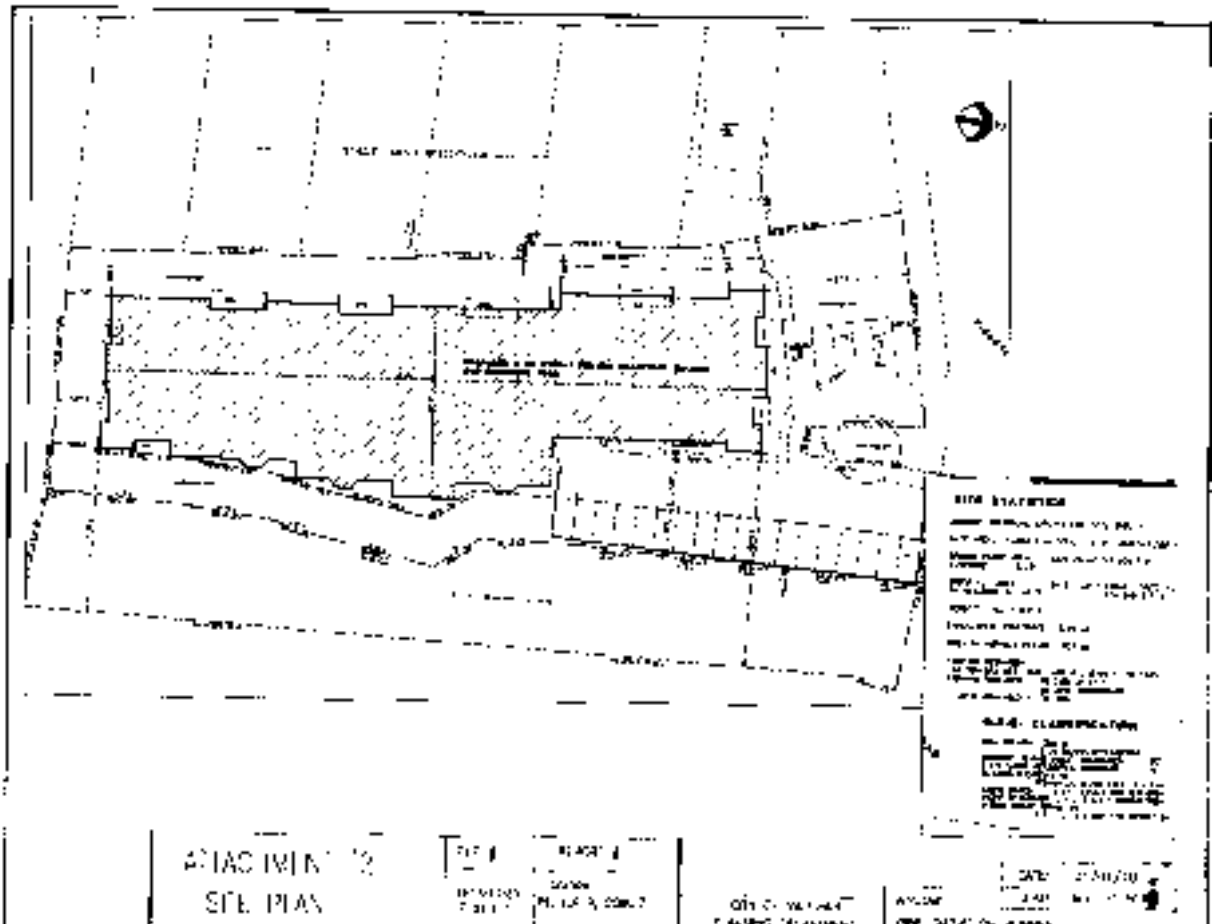


ATTACHMENT  
LOCATION MAP

REPORT #  
LOCATION  
LOT # 2 COR. 2

CITY OF WILLOW  
PLANNING DEPARTMENT

DATE: 31/03/2001  
SCALE: NOT TO SCALE  
APPLICANT: JARPAK INVEST. PINEGROVE ON WOODS AND ROBERT FREDERICK G.S.C. 1000 ET AL.



**RFP NUMBER**  
 RFP NO. 123456789  
**PROJECT NAME**  
 PROJECT 123456789  
**DATE**  
 DATE 12/31/2020  
**ISSUE**  
 ISSUE 123456789  
**SCALE**  
 SCALE 1:1000  
**DATE**  
 DATE 12/31/2020  
**ISSUE**  
 ISSUE 123456789

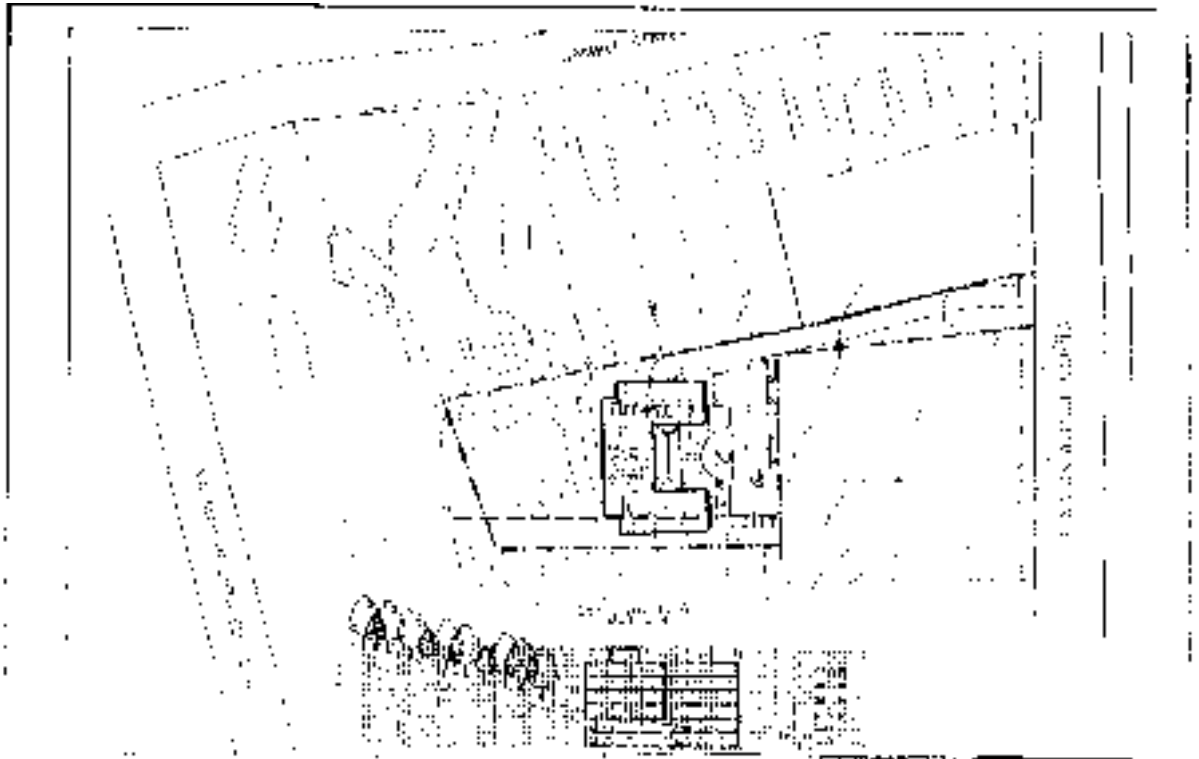
ATTACHMENT 12  
 SEE PLAN

SHEET NO. 123456789  
 TOTAL SHEETS 123456789  
 PROJECT NO. 123456789

CITY OF WASHINGTON  
 PLANNING DEPARTMENT

DATE 12/31/2020  
 TIME 12:00 PM  
 FILE 123456789





<p>ATTACHMENT 4          THE PLAN          LANGE INVESTMENTS, LLC          CITY OF ANCHORAGE STAMPA, 3/26/2019</p>	<p>SCALE: 1" = 40'</p>	<p>DATE: 12/10/18</p>
	<p>BY: [Signature]</p>	<p>DATE: 12/10/18</p>
	<p>BY: [Signature]</p>	<p>DATE: 12/10/18</p>
	<p>BY: [Signature]</p>	<p>DATE: 12/10/18</p>
	<p>BY: [Signature]</p>	<p>DATE: 12/10/18</p>



## DRAFT TERMS OF REFERENCE

**ISLINGTON AVENUE LAND USE STUDY -  
(FROM WOODBRIDGE AVENUE TO LANGSTAFF ROAD)  
PART OF LOTS 7 TO 11, CONCESSION 7  
CITY OF VAUGHAN**

### 1. Origin of Study

The City of Vaughan has received a number of development applications within the Islington Avenue area. Most recently, on May 7, 2004, the Committee of the Whole (Public Hearing) Report No. 39, Item 2, concerning the Robert Frederick Good Et Al. Official Plan Amendment and Zoning By-law Amendment applications (Files OP# 0038 and Z.O. 926), considered a development for a 5-story, 150-unit residential condominium building at the northeast corner of Willis Road and Islington Avenue. In response to this and other recent development applications for high density residential development, this Terms of Reference has been prepared to provide the opportunity to comprehensively review the planning policies, goals and objectives for the area.

### 2. Purpose of Study

The purpose of the Islington Avenue Land Use Study is to evaluate existing and appropriate future land uses for lands with frontage on the west and east sides of Islington Avenue to the branch of the Hurontario and Open Space corridor to the east, bounded between Woodbridge Avenue on the south and Langstaff Road on the north (see Attachment 5 - The Study Area).

### 3. Focus and Scope of the Study

The main focus of the Land Use Study is to comprehensively define appropriate land uses within the Study Area. The Land Use Study will consider the appropriateness of future development within the Study Area considering the existing low density character of the area and the existing nature of the corridor. Some of the key planning components that will be considered are: land use compatibility; transportation impacts; environmental impacts; community impacts; and urban design principles. In order to complete this Land Use Study, a number of land use alternatives will be developed for the Study Area and evaluated by carefully considering all of the above key planning components.



In April, 1990, a draft document for consideration being, the Islington Avenue Corridor Study was completed for the area from south of Highway No. 7 to Rutherford Road by the City of Vaughan. The results of the 1990 Study will be reviewed and considered in the current Study.

**4. Major Components of the Islington Avenue Land Use Study**

a)	<b>Background Review:</b>	the review of previous and current development applications and previous planning work (i.e. 1990 Study, existing Regional and City of Vaughan Official Plan, Policies and zoning provisions).
b)	<b>Issue Identification, Review and Analysis</b>	the assessment of existing conditions and relevant planning considerations, including land use, land ownership, community structure, heritage, environmental, traffic and services.
c)	<b>Preparation of Land Use Alternatives</b>	development of a number of land use options for the Study Area including status quo.
d)	<b>Technical Input from Departments and Agencies</b>	technical review of the land use alternatives through consultation and circulation to concerned parties.
e)	<b>Develop Evaluation Criteria</b>	based on Official Plan policies and the analysis of all the issues identified in the study process, planning objectives and considerations will be defined to provide the basis for evaluating each land use option.
f)	<b>Evaluate the Land Use Alternatives</b>	the ranking of the land use alternatives based on the evaluation criteria.
g)	<b>Prepare Development and Design Principles for the Recommended Land Use Alternatives</b>	a set of development and design principles to guide future development will be prepared to facilitate implementation of one or more recommended alternatives considering land use compatibility, environmental and transportation impacts.
h)	<b>Finalize Study for further consideration of Council</b>	the preparation of a staff report on the completed Land Use Study for the consideration of Council and, if necessary, the scheduling of a Public Hearing to consider an Official Plan Amendment for all or part of the Study Area.





## 5. Public Consultation

Public participation is important to the success of this process. A minimum of two Public Open Houses will be scheduled to provide the opportunity for the public to be informed at an early stage, about the work in progress, and to provide input on the land use alternatives that will be presented for discussion, prior to their evaluation. The public will also have the opportunity for further input to the process at a formal public hearing, if required.

## 6. Resources

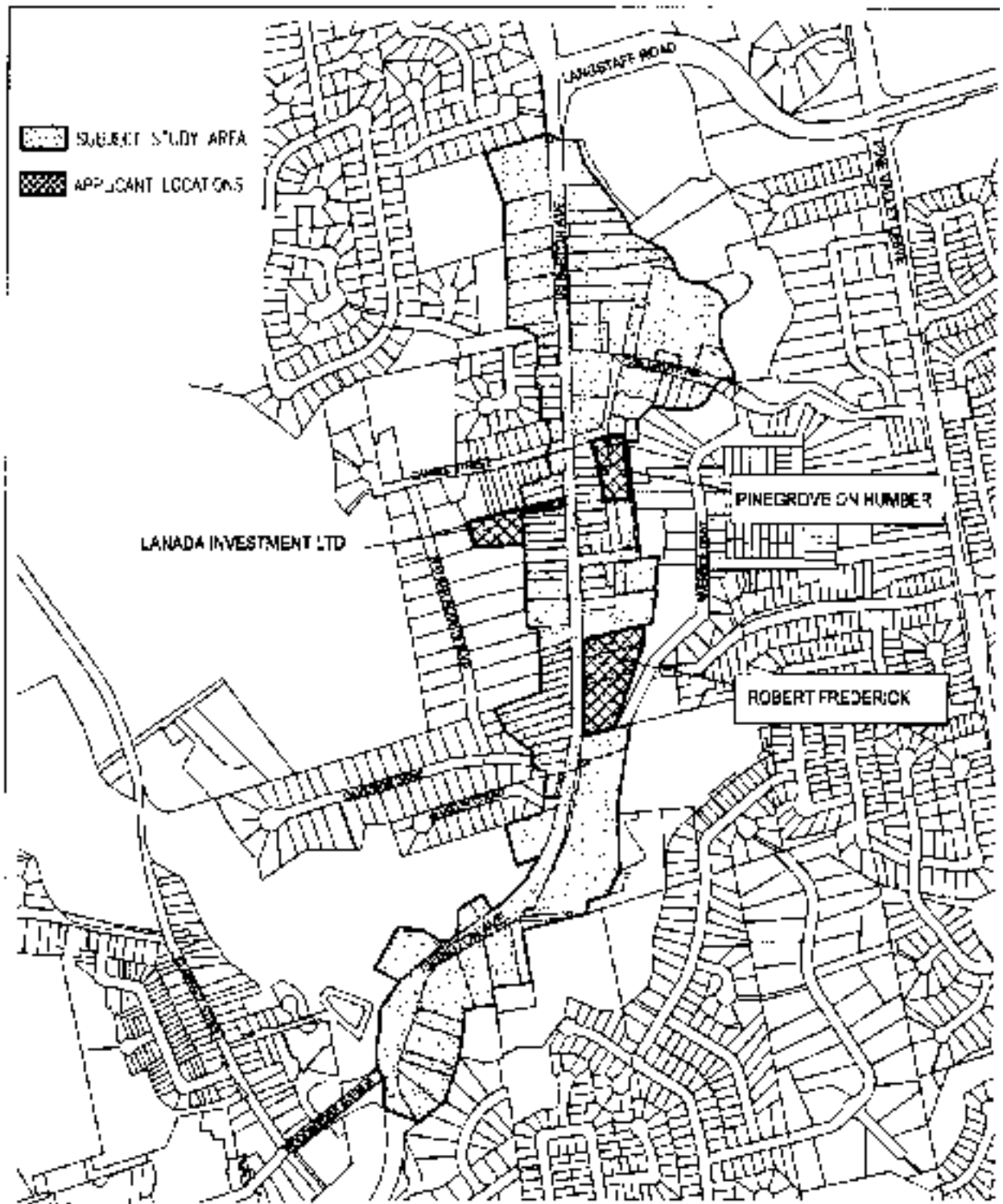
The studies will be carried out under the supervision of a project manager reportable to the Manager of Growth Management & Special Studies, the Director of Community Planning and the Commissioner of Planning. It is recommended that consultants be retained in the following areas: Land Use Planning and Urban Design, Transportation, and Environment. Technical input from both internal (e.g. Vaughan Engineering, Vaughan Urban Design & Environment) and external departments and agencies (e.g. Region of York, The Toronto and Region Conservation Authority) will be sought at appropriate times throughout the study period. This represents a new project, not included in Vaughan's 2001 Capital Budget.

## 7. Timing

The study is anticipated to take approximately 4 to 5 months from the retaining of the consultant team by the City of Vaughan. Once the Study is completed it is expected to proceed directly to a Vaughan Committee of the Whole meeting for further direction.

*Approved on behalf of: NW*





<b>ATTACHMENT '1'</b> <b>THE STUDY AREA</b> Islington Avenue Land Use Study	FILE #:	DATE #:	DATE: 08/17/06 SCALE: NOT TO SCALE
CITY OF VANCOUVER		PLANNING DEPARTMENT	