

**2.    OFFICIAL PLAN AMENDMENT FILE OP.03.016  
ISLINGTON AVENUE LAND USE STUDY (2002)  
CITY OF VAUGHAN FILE 21.35**

**P.2003.42**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Official Plan Amendment File OP.03.016 (City of Vaughan) BE RECEIVED, and that the issues identified by the public and Council, together with those contained in the report, be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

To submit the proposed Official Plan Amendment and Urban Design Guidelines for the Islington Avenue Study Area for Council consideration.

**Background - Analysis and Options**

The purpose of the Islington Avenue Land Use Study, as set out in the approved "Terms of Reference" on November 5, 2001, was to examine existing and appropriate future land uses for lands fronting on the west and east sides of Islington Avenue, from Woodbridge Avenue to Langstaff Road. The study addresses key planning issues, including land use compatibility, transportation impacts, environmental impacts, community impacts, and urban design principles for any proposed land use options. Another important component was the establishment of a Stakeholder Consultation Group (SCG), to ensure full community awareness and participation in the study process.

The Islington Avenue Land Use Study-September 2002, prepared by IBI Consulting Group, was received by Committee of the Whole on October 7, 2002. On October 14<sup>th</sup>, Council approved Staff's recommendation to:

- (i) endorse the study land use recommendations, including the land use plan as the basis for the preparation of secondary (OPA) policies for the subject area;
- (ii) retain IBI Consulting Group Inc. to prepare the corresponding Official Plan Amendment and related urban design guidelines to implement the Plan, as an extension of the Islington Avenue Land Use Study; and,
- (iii) approve the additional amount of \$40,000.00 for the Capital budget to cover the cost of the preparation of the Official Plan Amendment and Urban Design Guidelines, and the public consultation process to aid in the development of each of these documents.

The preferred land use plan resulting from the IBI Study includes an intensification to medium density residential for four pockets of land within the corridor, and a high density parcel at the intersection of Woodbridge Avenue/Islington Avenue, in the longer term. The proposed OPA should reflect the preferred plan and provide direction to achieve it, taking into consideration the results of the IBI Study respecting the key planning issues identified in the Terms of Reference.

**Urban Design Policies**

The second phase of the Islington Avenue Land Use Study, undertaken by IBI Consulting Group, involved the formulation of Urban Design Policies and the development of related Urban Design

Guidelines. The Urban Design Policies which form part of the proposed Official Plan Amendment are based on five general urban design goals arrived at in consultation with the SCG:

- i) To respect and protect the existing scale and character of the Secondary Plan Area.
- ii) To recognize and protect the existing landscape character of the Secondary Plan Area, including vegetation.
- iii) To provide a comprehensive streetscape and linear park system.
- iv) To identify sub-areas or pockets within the Secondary Plan Area for residential intensification and community enhancement.
- v) To establish general urban design guidelines to address the form and massing of any new development, and the organization and relationship of new development to public and private open spaces.

The proposed OPA now before Council provides Residential and Urban Design Policies, including the following:

- Residential policies identifying suitable locations within the Secondary Plan area to accommodate residential intensification.
- New development shall be considered within the context of the surrounding lot frontages, natural and built environment, traffic and compatibility with the surrounding land uses.
- In "Medium Density Residential" areas, the permitted uses shall be en bloc, stacked or street townhouses, garden-court or low-rise apartments. Residential in medium density areas shall not exceed 5 storeys.
- The maximum densities permitted for development in each designation shall be as follows:
  - a. Low Density: 8.6 units per gross hectare\*
  - b. Medium Density: 35 units per net hectare or 0.5 FSI
  - c. High Density: 1.0 FSI

\*Notwithstanding the "Low Density" provisions, the maximum permitted density for the low density residential area identified as Area 1 on Schedule "A", shall be 17 units per gross hectare.

- Provisions for up to a maximum density bonusing of 10% on lands designated high or medium residential density.
- All new development within low, medium, and high density designations shall be subject to site plan control which shall ensure compliance with urban design guidelines.
- Provisions for linear parks.
- Recognition of TRCA regulations/policies for the Special Policy Area (SPA) of the plan.
- Urban Design Policies which provide for appropriate transition in scale and building form between high or medium density residential and existing low density residential.
- Urban Design Policies promoting co-ordinated improvements to the Islington Avenue streetscape.

#### Ontario Municipal Board Hearing

Three development applications were received for the Study Area prior to the inception of the Islington Avenue Land Use Study (Pinegrove on the Humber Inc., Lanada Investments Limited, and Windleigh Millenium Incorporated). The three Owners appealed to the OMB against Interim Zoning By-law 441-2001, and from Council's refusal to enact the proposed amendments to the Zoning By-law/Official Plan. The Hearing commenced on November 25, 2002, and decisions have been returned from the Board on all three appeals. The Pine Grove and Lanada Investments appeals were settled in conformity with the height, density and urban design principles of the Land Use Study, and the Board Decisions are therefore consistent with the attached OPA.

Respecting the Windleigh Millennium Incorporated lands, the OMB Decision of May 8, 2003, permits a maximum of 5 storeys in height, and a maximum of 160 units. This is greater than the density that had been projected for the lands in the Islington Avenue Study. The density approved is consistent with an FSI of 1.0, while the Study had projected an FS1 of 0.5 for the site. As a result of the Study and deliberations during the Hearing, the siting, urban design and massing components of the proposal have been modified substantially to meet the Urban Design principles identified in the Study. The attached OPA Schedule has been revised to include the approved designation on the Windleigh site.

### **Conclusion**

The proposed Official Plan Amendment and Urban Design Guidelines will be reviewed in the context of IBI Consulting Group's Report - The Islington Avenue Land Use Study-September 2002. Any issues identified through the review, together with comments of the public and Council expressed at the public hearing or in writing, will be addressed in a comprehensive report to a future Committee of the Whole meeting.

### **Attachments**

1. Location Map
2. Proposed Official Plan Amendment (COUNCILLORS ONLY)
3. Urban Design Guidelines (COUNCILLORS ONLY)

### **Report prepared by:**

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Respectfully submitted,

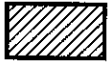
MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE ARBOUR  
Director of Community Planning

/CM



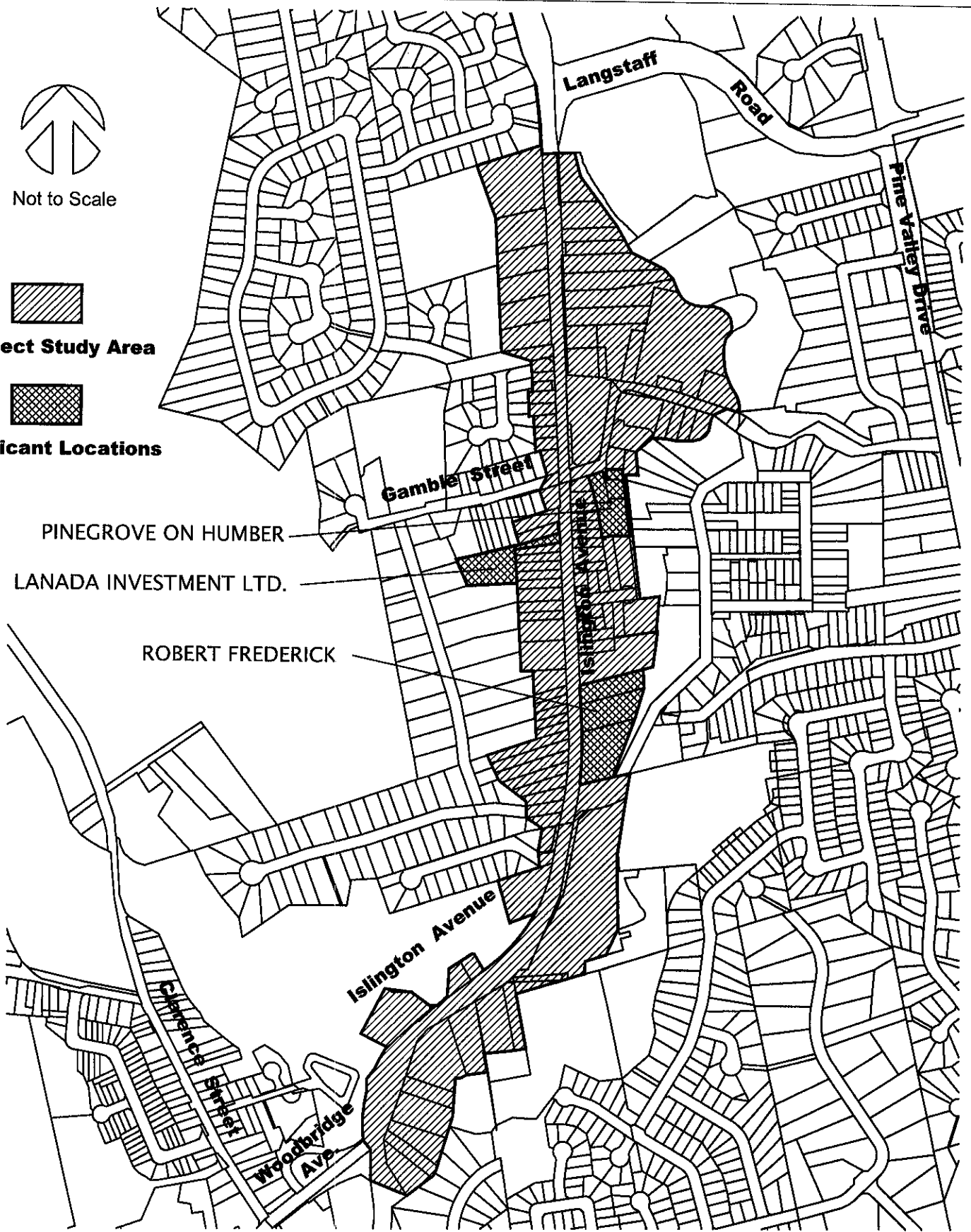
Not to Scale



**Subject Study Area**



**Applicant Locations**



# Islington Avenue Land Use Study



## Attachment

File No.: op.03.016  
Related File: 21.35

May 15, 2003

# 1