

1. **OFFICIAL PLAN AMENDMENT FILE OP.06.026
ZONING BY-LAW AMENDMENT FILE Z.06.065
MICHAEL ESMAILZADEH AND BIANCA & PASQUALE MARTINIS**

P.2007.1

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.026 and Z.06.065 (Michael Esmailzadeh and Bianca and Pasquale Martinis) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted applications to amend the Official Plan and Zoning By-law on the subject lands shown on Attachment #1, specifically to:

1. Redesignate the subject lands from "Low Density Residential" to "Medium Density Residential" under OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Secondary Plan); and,
2. Rezone the subject lands from R2 Residential Zone to RM2 Multiple Residential Zone under By-law 1-88, with the necessary zoning exceptions required to implement the final site plan, if approved.

The applications would facilitate the development of the subject lands with an 11 unit block townhouse development (4.9m/16ft frontages/unit) as shown on Attachment #2. The proposed building elevations are provided on Attachments #3.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the northwest corner of Gamble Street and Islington Avenue, and are comprised of 2 lots being Lots 7 and 8 on Registered Plan M-1106 (8382 and 8372 Islington Avenue, respectively), City of Vaughan. The combined lots comprise 1,877.84m² in total area and each lot is currently developed with a detached residential dwelling, which are proposed to be demolished.

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 latter which was approved by the Region of York on May 31, 2006, and permits single-detached and semi-detached dwelling units. The subject lands are zoned R2 Residential Zone by By-law 1-88, which permits single detached dwellings units. The surrounding land uses are as follows:

- North - detached residential dwellings (R2 Residential Zone)
- South - Gamble Street; retail plaza including an automobile service station (C3 Local Commercial Zone)
- West - detached residential dwellings (R2 Residential Zone)
- East - Islington Avenue; residential apartment buildings (RA3 Apartment Residential Zone) and detached dwellings (R2 Residential Zone)

On December 15, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Islington Woods Community Association. On January 5, 2007, a letter was received by the Development Planning Department from the Solicitors for Margherita Piersanti, the Owner of 8 Gamble Street, objecting to the proposal based on compatibility, density, design and traffic concerns. On January 8, 2007, a copy of a petition circulated by Ms. Piersanti and signed by persons residing in 29 homes also objecting to the proposal in the area was received. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

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

- i) the applications will be reviewed in the context of the Provincial Policy Statement, the Regional Official Plan, and the City's Official Plan, and in particular OPA #597 (Islington Avenue Corridor Secondary Plan), including but not limited to land use, density, compatibility, parkland dedication, amenity space, access and traffic impact on Islington Avenue and Gamble Street;
- ii) the applications will be reviewed in the context of the surrounding land uses, with particular consideration given to the relationship between the proposed medium density use and the predominantly low density built form in the surrounding area;
- iii) the appropriateness of the proposed RM2 Multiple Residential Zone, and the required exceptions to implement the proposal, if approved, will be reviewed;
- iv) the applicant is required to submit a Planning Justification Report and an Environmental Site Assessment Phase I for review by the appropriate agencies/departments, and any other studies as may be required for review, in support of the applications through the development review process;
- v) the 1-1/2 storey house at 8372 Islington Avenue (southerly lot) is not designated under the Ontario Heritage Act, but is included in the City of Vaughan's Inventory of Buildings of Architectural Interest, and its status and final disposition will be considered in further detail;
- vi) the design and location of the proposed driveway access, and any necessary road improvements, including the requirement for a 5m widening across the property where it abuts Islington Avenue to facilitate a 30m right-of-way and a 10m by 10m day lighting triangle at the corner of Islington Avenue and Gamble Street, must be reviewed by the Region of York; and,
- vii) the availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Council, if approved.

Relationship to Vaughan Vision 2007

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

Conclusion

The above issues, but not limited to, 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 be addressed in a comprehensive report to a future Committee of the Whole meeting. In

particular, the applications will be reviewed in consideration of the applicable Official Plan policies, including the Islington Avenue Corridor Official Plan Amendment, and with respect to land use, density and compatibility with the surrounding land uses.

Attachments

1. Location Map
2. Conceptual Site Plan
3. Proposed Elevations

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Location Map

Part of Lot 10,
Concession 7

APPLICANT: MICHAEL ESMAILZADEH &
BIANCA AND PASQUALE MARTINIS



The City Above Toronto

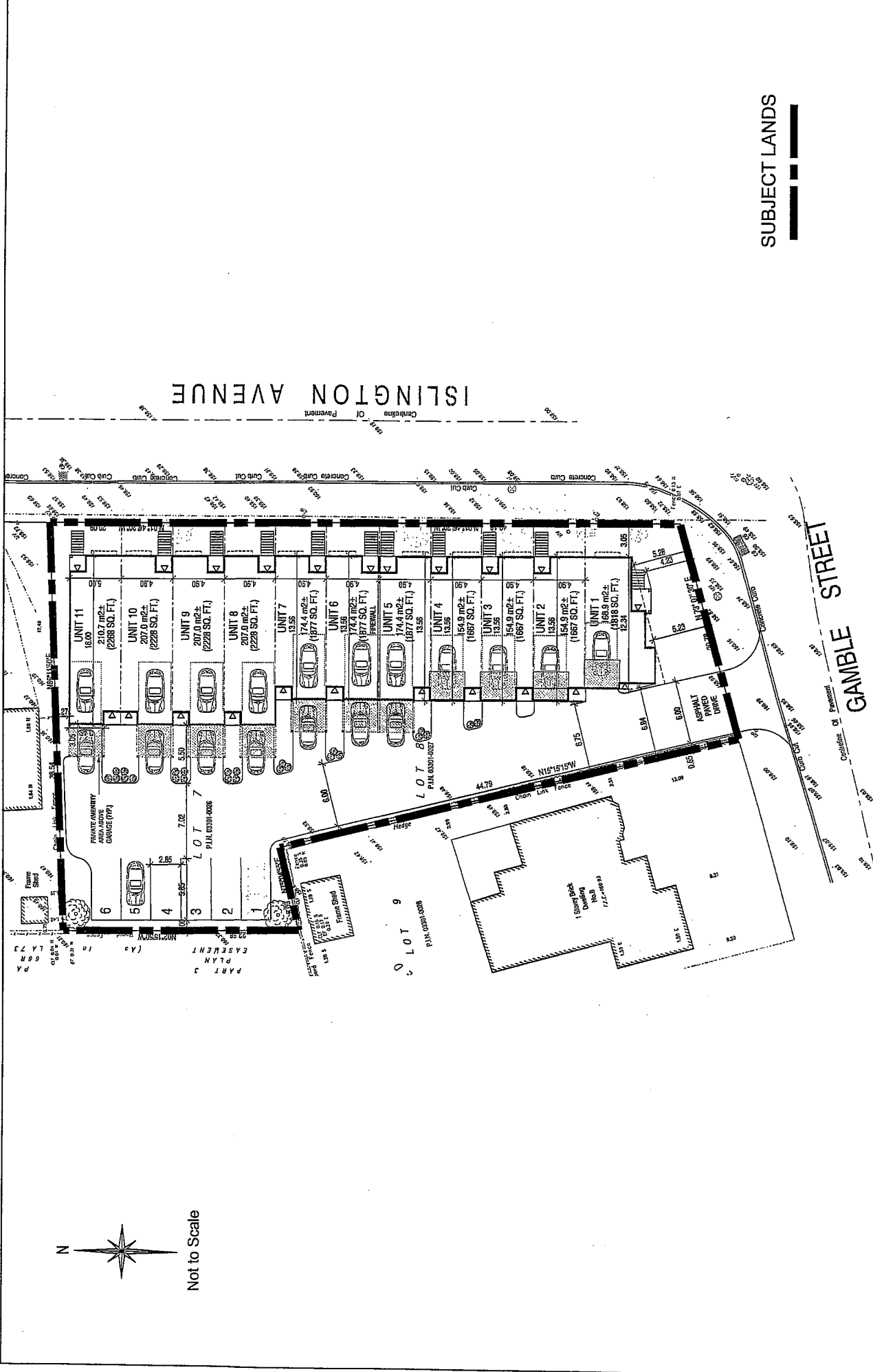
Development Planning Department

Attachment 1

FILE No(s):
OP.06.026, Z.06.065

December 12, 2006

- LEGEND**
- A - AGRICULTURAL ZONE
 - C3 - LOCAL COMMERCIAL ZONE
 - EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - R1 - RESIDENTIAL ZONE
 - R2 - RESIDENTIAL ZONE
 - R3 - RESIDENTIAL ZONE
 - RA3 - APARTMENT RESIDENTIAL ZONE
- SUBJECT LANDS**



SUBJECT LANDS

Conceptual Site Plan

Part of Lot 10,
Concession 7
APPLICANT: MICHAEL ESMAILZADEH &
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Attachment 2

FILE No(s):
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December 12, 2006

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