

COMMITTEE OF THE WHOLE NOVEMBER 15, 2011

**OFFICIAL PLAN AMENDMENT FILE OP.11.004
ZONING BY-LAW AMENDMENT FILE Z.11.014
RAVINES OF ISLINGTON LTD.
WARD 2**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.11.004 (Ravines of Islington Holdings Ltd.) BE APPROVED, to amend OPA #240 (Woodbridge Community Plan), as amended by OPA #597 (Islington Avenue Corridor Study) to redesignate the subject lands shown on Attachments #1 and #2 from "Low Density Residential" and "Environmental Protection Area" to "Medium Density Residential" and "Environmental Protection Area" to permit a maximum 11 unit common element condominium townhouse development (freehold units with access to a private condominium road and visitor parking) with a maximum building height of 3-storeys, as shown on Attachment #3.
2. THAT Zoning By-law Amendment File Z.11.014 (Ravines of Islington Holdings Ltd.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from R2 Residential Zone and OS1 Open Space Conservation Zone to RM2(H) Multiple Residential Zone with the addition of the Holding Symbol (H) and OS1 Open Space Conservation Zone, in the manner shown on Attachment #3, together with the zoning exceptions identified in Table 1 of this report, to facilitate the development shown on Attachment #3.
3. THAT the Holding Symbol "(H)" shall not be removed from the portion of the subject lands zoned RM2(H) Multiple Residential Zone until the following conditions are satisfied:
 - a) that a Site Development Application for the subject lands is approved by Vaughan Council pursuant to Section 41 of the Planning Act; and,
 - b) the City approves the allocation of servicing capacity for the subject lands.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On May 20, 2011, a Notice of Public Hearing was circulated to all land owners within 150m of the subject lands and to those requesting notification.

At the Public Hearing on June 14, 2011, several residents appeared in opposition to the proposed development and expressed the following concerns (in part):

- a) Toronto and Region Conservation Authority (TRCA) approval is required;
- b) townhomes are permitted, however, 11 may be too dense for the lands;
- c) proper setbacks to Islington Avenue and the open space areas should be established;
- d) existing trees should be saved if possible, as the area is home to wildlife; and,
- e) the existing hedgerow along the south lot line should be preserved.

In response to those concerns, the Owner's agent indicated that the appropriate studies have been submitted for TRCA's review.

The recommendation of the Committee of the Whole to receive the Public Hearing report of June 14, 2011, was ratified by Vaughan Council on June 28, 2011.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of eleven (11) freehold townhouse units served by a private condominium road and visitor parking as shown on Attachment #3:

1. Official Plan Amendment File OP.11.004, to amend OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Study), to redesignate the subject lands from "Low Density Residential" and "Environmental Protection Area" to "Medium Density Residential" and "Environmental Protection Area".
2. Zoning By-law Amendment File Z.11.014 to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone and OS1 Open Space Conservation Zone to RM2(H) Multiple Residential Zone with the addition of the Holding Symbol "(H)" and OS1 Open Space Conservation Zone, in the manner shown on Attachment #3, and to permit the site-specific exceptions identified in Table 1 of this report, to implement the site plan shown on Attachment #3.

Background and Analysis and Options

The subject lands shown on Attachments #1 and #2 are located on the east side of Islington Avenue, south of Langstaff Road, being Lot 7 on Registered Plan M-1113, known municipally as 8469 Islington Avenue, City of Vaughan. The surrounding land uses are shown on Attachment #2.

The 0.49 ha parcel has 30.4 m frontage on Islington Avenue and extends east towards the Humber River with a gradual undulating eastward slope. The parcel is currently developed with one residential dwelling that is proposed to be demolished. The easterly approximate one-third of the site is heavily treed and will form part of the proposed open space block.

The Owner originally submitted a Draft Plan of Subdivision File 19T-11V001 in support of the proposed development, which has since been deferred by the Owner, however, Planning Staff advise that the subdivision application is not required since the property is already within a registered plan of subdivision, and can be closed. If the subject Official Plan and Zoning By-law Amendment applications are approved, a future Site Plan Development Application must be submitted for review and approval by Vaughan Council. A future Draft Plan Condominium and Part Lot Control (PLC) applications will also be required to facilitate the creation of the lot lines (PLC) and condominium tenure (private road and visitor parking).

Land Use Policies/Planning Considerations

The Vaughan Development Planning Department has reviewed the Official Plan and Zoning By-law Amendment applications in consideration of the following land use policies:

- a) Provincial Policy Statement 2005 (PPS)

The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest related to land use planning and development, and sets the policy foundation for regulating the development and use of land. The PPS includes policies that direct new growth to urban areas which contributes to the creation of strong and safe communities, healthy environments and long term economic growth.

Policy 1.1.1 states (in part) that healthy, liveable and safe communities are sustained by:

- i) promoting efficient development and land use patterns which sustain the financial well-being of the province and municipalities over the long term;
- ii) accommodating an appropriate range of housing mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs;
- iii) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- iv) avoiding development and land use patterns which would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; and,
- v) promoting cost effective development standards to minimize land consumption and servicing costs.

The PPS promotes a full range of housing types and densities to meet projected demographic and market requirements of current and future residents, by ensuring all forms of residential intensification in parts of built-up areas have sufficient infrastructure to create a potential supply of new housing units. The PPS is supportive of intensification that is planned and coordinated within built-up areas that have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

The Development Planning Department is satisfied that the proposal meets the intent of the PPS with respect to efficient use of land and infrastructure, and providing a range of housing types on lands that are environmentally safe and will not comprise public safety.

b) Provincial Growth Plan-Places to Grow

The Province's Places to Grow Plan sets out a framework to provide overall leadership and guidance to municipalities as they plan for growth in their communities. The plan sets out policy on a wide range of issues including, managing growth, general intensification, infrastructure planning, among other policies. The plan states that intensification makes more efficient use of land by accommodating growth within existing urban areas and that intensification is the key to revitalizing city centres and making them more people focused and liveable. The inherent goal of the Growth Plan is to manage growth by directing and focusing it to a hierarchy of intensification areas including urban growth centres, major transit stations, intensification corridors and local corridors.

The subject lands are located on a local corridor which is intended to provide some level of intensification, supportive of the existing residential built-form and transit movement in accordance with the Provincial Growth Plan. This area was not intended to function as an Urban Growth Centre, Major Transit Station or Intensification Corridor and although intensification can be supported, the level of new growth must be managed to ensure an appropriate type and scale of development for the area.

c) Regional Official Plan (YROP)

The Region of York Official Plan (YROP) identifies the subject lands as an "Urban Area" and Islington Avenue as a "Local Corridor". The objectives of the Regional Plan include targeting growth to existing built-up portions of urban areas, encouraging carefully planned intensification, and providing for a broad range of housing types. The appropriate level of development and density will depend on site-specific circumstances and the nature of the surrounding area. The new YROP, adopted by Regional Council on December 16, 2009 (but not yet in effect), identifies the subject lands within the Local Centres and Corridors of the urban structure. Section 5.3 indicates that intensification will occur in strategic locations in the built-up areas based on the Regional Intensification Matrix (IMF), which recognizes that the highest density and scale of

development will occur in Regional Centres followed by Regional Corridors. Based on the IMF, the subject lands can be considered to be a Local Centre, Local Corridor or as a Local Infill area where the level of intensification is appropriate for the existing built-up area and built form within the immediate surroundings. The proposal is consistent with the Region's adopted Official Plan.

d) City of Vaughan Official Plan

The subject lands are designated "Low Density Residential" and "environmental Protection Area" by OPA #240 (Woodbridge Community Plan), as amended by OPA #597 (Islington Avenue Corridor Secondary Plan). On June 23, 2003, Vaughan Council adopted OPA #597 to implement the recommendations of the study and guide development within the Islington Avenue Corridor. On May 31, 2006, the Region of York approved OPA #597.

OPA #597 is centred on the historic hamlet settlement of Pine Grove and provides an overall framework for the future orderly growth of the Islington Avenue corridor in accordance with sound and reasonable land use planning policies and urban design principles. The policies are meant to be responsive to the needs of the area residents, while having regard for the Provincial and Regional policy objectives. The intent of the secondary plan is to maintain and strengthen the existing community structure through appropriate and contemporary planning policies and design guidelines, to accommodate limited residential intensification in keeping with the character of the area.

A general goal of OPA #597 is to augment and compliment the existing residential community and surrounding area in a manner which respects the existing scale and residential character of the area, and to respond to development pressures by identifying suitable redevelopment opportunities, while having regard for the environment, traffic, urban design and parks. Another goal of OPA #597 is to implement the intent of the Provincial Policy Statement and Regional Official Plan as it relates to intensification, and to identify a range of suitable residential densities and built forms that would provide a compatible integration to the existing community, while respecting the area's existing scale and residential character.

The "Low Density Residential" designation permits single and semi-detached dwelling units at a maximum permitted density of 8.6 units/ha, which would yield a maximum of 5 units on the overall 0.49 ha property, including the required road widening along Islington Avenue. The "Medium Density Residential" designation in OPA #597 that is proposed for the subject lands permits en-bloc, stacked or street townhouses, garden courts or low rise apartments, with a maximum building height of 3.5 storeys. The maximum density permitted in the "Medium Density Residential" designation is 35 unit/ha, which would yield a maximum of 11 residential units on the developable tableland portion of the subject lands (0.3097 ha including road widening x 35uph = 10.84).

An Official Plan Amendment is required as the Owner is requesting to redesignate the tableland portion of the subject lands from "Low Density Residential" to "Medium Density Residential" to permit a block townhouse development comprised of 11 units with a maximum building height of 3-storeys.

The OS1 Open Space Conservation Zone, as shown on Attachment #3, has been increased to include a 30 m wide buffer protection area, adjacent to the Environmental Protection Area, which prohibits development. This block will be identified as "Environmental Protection Area" in the implementing Official Plan Amendment and will be dedicated to the TRCA, and will not be included in the overall density calculation. A policy to this effect will be included in the site-specific Official Plan Amendment and Zoning By-law Amendment, respectively, should the applications be approved.

e) The City Of Vaughan Official Plan 2010 (VOP 2010)

On September 7, 2010, Vaughan Council adopted the new City of Vaughan Official Plan 2010 (VOP 2010, modified on September 27, 2011), which includes the Woodbridge Centre Secondary Plan. The plan provides a focused framework for the orderly growth of the Woodbridge Centre having regard for Provincial, Regional and Municipal policies and their objectives as outlined in the Provincial Policy Statement (PPS), Places to Grow and the Region of York Official Plan. The new Official Plan maintains a "Low Rise Residential" designation for the subject lands, and permits a maximum density of 0.3 FSI on the property and a maximum height of 2-storeys. The FSI for the proposed development comprised of 3 and 2 ½-storey units (total GFA of 3,010 m²) and based on the developable area (2,800 m²) is 1.08 (calculated as follows: 3010 m²/2,800 m²). The new official plan is pending final approval from the Region of York. The applicant is amending the current in-effect Official Plan (OPA #597).

Conceptual Context Plan

The lands on the east and west sides of Islington Avenue between Langstaff Road and Woodbridge Avenue are in transition, evidenced by the number of developments (existing and proposed) that provide for intensification in this area.

The immediate area, specifically the properties on the east side of Islington Avenue from the subject lands to Langstaff Road have certain development constraints including the Humber River Valley to the east, Islington Avenue to the west and the general topography of these lands which limit the development potential for the area. The applicant has submitted a Conceptual Context Plan shown on Attachment #4, which is intended to show how this area could develop in a co-ordinated manner. The main road serving the subject lands is proposed to be extended to the south, tying in the adjacent properties and reducing the number of access points onto Islington Avenue. The road has not been extended to include the immediate northerly adjacent property (8473 Islington Avenue) since this lot would develop either with a building(s) fronting onto Islington Avenue or in conjunction with the subject lands. The property at 8477 Islington Avenue is developed with a recently constructed two-storey dwelling, which is unlikely to develop in the near future. The plan identifies the environmental limits, however, this will be confirmed as individual Site Development Applications are considered. It is recognized that the plan could be modified to accommodate future development proposals.

The Conceptual Context Plan proposes a shared road network with the adjacent properties and any cross easements required to facilitate the plan with respect to parking, access and emergency vehicle movement purposes will be implemented as individual Site Development Applications are filed by each landowner in the area. The plan as shown proposes a development potential of approximately 30 units for the entire context area. Amendments to the Official Plan and Zoning By-law would be required to facilitate development that proposes density beyond the current Official Plan permissions on the balance of the lands within the Conceptual Context Plan.

The plan has been circulated for comments with respect to the road design and proper functioning of the site. The final conceptual context plan will be perfected during the site development process to ensure that the road system can appropriately function, and that, if required, pedestrian connection to the open space system can be provided.

Conceptual Site Plan

The Owner has submitted a conceptual site plan for the proposed development of the subject lands, as shown on Attachment #3. The conceptual site plan is consistent with the conceptual context plan. The main private road runs east from Islington Avenue towards the Humber River open space valley, bending south and terminating with a temporary vehicle turnaround facility. There are two freehold townhouse blocks proposed for the site including: one block (Block 1)

comprised of 6 townhouse units with maximum building height of 3-storeys; and, one block (Block 2) that is comprised of five, 2½-storey townhouse units located at the rear of the property, abutting the open space zone. Block 1 has been oriented in a manner whereby the exterior side elevation of the proposed townhouse unit would face Islington Avenue. In order to improve this façade, the flanking elevation for Block 1, includes a functional door entry and windows as shown on Attachment #5.

Each townhouse unit will provide a parking space in the garage and on the driveway, and there will be 3 visitor parking spaces adjacent to the vehicle turnaround area, in compliance with By-law 1-88.

The development is designed in a traditional manner with each townhouse unit having front and rear yard amenity areas. Block 1 includes larger units with a rear yard amenity area in the range of 34 m² in size and backing onto a regional storm sewer easement with an existing mature hedgerow. The rear yards for the townhouse units on Block 2 range in depth from 5 m to 9 m and back onto an open space block.

If the applications are approved, a future Site Development Application is required to facilitate the conceptual site plan shown on Attachment #3. The following matters, but not limited to, will be considered through the review of the Site Development Application:

- i) pedestrian accessibility into the site including a sidewalk;
- ii) proper vehicular (including service vehicles such as fire and garbage trucks) turning movements on the proposed private road;
- iii) accessibility of the proposed parking spaces;
- iv) snow storage areas;
- v) the extension of the road network to the north and south;
- vi) architecture style, details and design, as it applies to all building elevations; and,
- vii) sustainable site and development features.

Surrounding Land Uses

The surrounding land uses are shown on Attachment #2. The land use to the north and south of the subject lands is comprised of single family detached residential dwellings, townhouse units and institutional uses that are designated "Low Density Residential" by OPA #240 as amended by OPA #597, and zoned R2 Residential Zone and OS1 Open Space Conservation Zone by Zoning By-law 1-88. Forming part of the property is an open space corridor which includes the Humber River. On the west side of Islington Avenue, directly opposite of the subject lands, a Site Development Application has been approved for 6 duplex buildings comprised of 12 residential apartment units with direct access onto Islington Avenue.

The proposed 11 unit townhouse development is located within a land use context comprised of single detached, multiple residential and institutional uses. In particular, similar built forms comprised of 6 duplex units (12 apartment units) and 10 townhouse units have been approved in the vicinity of the proposed development. The proposed development would provide a built form that is compatible with the existing development in the area

Zoning

The subject lands are zoned R2 Residential Zone and OS1 Open Space Conservation Zone by Zoning By-law 1-88, and are proposed to be rezoned to RM2(H) Multiple Residential Zone with the Holding Symbol "(H)" and OS1 Open Space Conservation Zone with the necessary exceptions to facilitate the proposed development. The following zoning exceptions to the RM2 Multiple Residential Zone standards identified in Table 1 below are required to facilitate the conceptual Site Plan shown on Attachment #3:

Table 1:

	By-law Standard	By-law 1-88 RM2 Multiple Residential Zone Requirements	Proposed Exceptions to RM2 Multiple Residential Zone
a.	Permitted Uses	Block Townhouse Dwelling (condominium units and private condominium road)	Freehold Townhouse Dwelling on a private common element condominium road
b.	Minimum Setback from Garage to a Lot line.	6.4 m	6.05 m
c.	Minimum Landscaping Adjacent to a Parking Area	A minimum 3 m wide landscape strip shall be provided on the subject lands and around the periphery of an outdoor parking area.	A minimum 1.5 m wide landscape strip on the subject lands shall be provided around the periphery of an outdoor parking area.
d.	Minimum Lot Area Per Unit	230 m ² per unit	148 m ² per unit
e.	Minimum Front Yard Setback (Islington Avenue)	4.5 m	3.0 m

The proposed zoning exceptions would facilitate a development that conforms to Vaughan’s new Official Plan with respect to land use and is compatible with the existing and planned built form in the area. The proposed zoning exceptions can be supported by the Development Planning Department.

The Vaughan Development/Transportation Engineering Department has advised that allocation of servicing for the proposed additional units is not available at this time. Accordingly, the Development Planning Department recommends that the lands be zoned RM2(H) Multiple Residential Zone with the Holding Symbol “(H)”, which will restrict any development from occurring on the subject lands until servicing is available, and a Site Development Application is approved by Council, at which time the Holding Symbol(H) can be removed.

Vaughan Development/Transportation Engineering Department

a) Servicing

In accordance with the City’s Servicing Capacity Distribution Protocol, which was adopted by Council on May 24, 2011, servicing allocation capacity for the proposed development applications have not been reserved nor assigned potential future capacity at this time. Therefore, servicing allocation capacity is currently not available to support the proposed development concept. The City intends to undertake an annual review of the status of the available and unused servicing capacity affecting the Distribution Protocol. The availability of servicing allocation capacity for this

application may be revisited based on the status of the subject development application at that time.

The above-noted development applications are situated within the limits of the Woodbridge Focused Area Secondary Plan. The Woodbridge Focused Area Secondary Plan area will be analyzed in detail as part of the City's city-wide servicing (water, waste water and stormwater management) and transportation master plan updates.

Therefore, the Owner shall agree to provide financial contribution, if required, towards municipal infrastructure upgrades as recommended in the following Environmental Assessment studies to the satisfaction of the City:

- i) City-Wide Water/Wastewater Master Plan EA and associated final servicing strategy;
- ii) City-Wide Storm Drainage and Stormwater Management Master Plan EA; and,
- iii) City-Wide Transportation Master Plan EA

b) Traffic/Transportation

The Vaughan Development/Transportation Engineering Department has reviewed the latest conceptual site plan submitted by the applicant showing a vehicle turnaround as shown on Attachment #3. The details of the turnaround must be provided at the site plan application stage to the satisfaction of the Vaughan Development/Transportation Engineering Department.

Staff have also reviewed the Conceptual Context Plan and have no comments with regards to the site traffic circulation, however, access on Regional Roads must be approved by the Region of York. The applicant is required to include dimensions of the proposed road, including road width and curb radii. Additional details on the Conceptual Context Plan shown on Attachment #4 must be provided at the site plan application stage, to the satisfaction of the City.

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has reviewed the proposed development applications and supporting material and have provided comments to be addressed, to the satisfactory resolution of the TRCA. In particular, the TRCA advised the applicant to revise the flood limit and contact the Ministry of Natural Resources (MNR) with respect to any potential requirements under the ESA, as these issues may impact development limits on this site. The applicant has since contacted the MNR and has forwarded additional information to the TRCA for approval. Final conditions required by the TRCA will be included in the Implementing Official Plan Amendment and Zoning By-law Amendment.

Vaughan Parks Development Department

The Vaughan Parks Development Department has advised that the lands proposed to be rezoned to "Open Space" or designated "Environmental Protection Area" shall be conveyed into public ownership to either the City of Vaughan or the Toronto and Region Conservation Authority.

Cash-in-Lieu of Parkland Dedication

The Vaughan Real Estate Division has indicated that the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a building permit, in accordance with the Planning Act and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Well-being".

Regional Implications

The Region of York Planning Department has reviewed the applications and indicate that the subject lands are designated "Urban Area" by the York Region Official Plan (2010), which permits a wide range of residential, industrial, commercial and institutional uses. Further, the proposed amendment will assist in ensuring that by the year 2015 and for each year thereafter, a minimum of 40% of all residential development will occur within the built-up area. The proposed Official Plan Amendment conforms to the policy direction of the new Regional Official Plan.

The Region of York Transportation Services Department has provided the following comments (in part):

- that they have no objections to the approval of the Official Plan Amendment and Zoning By-law Amendment applications;
- a 30 m right-of-way for this section of Islington Avenue be required and that all setbacks be referenced from a point 15 m from the centreline of construction of Islington Avenue; and,
- the Owner shall convey a 1.5 m widening along the entire frontage of the site adjacent to Islington Avenue, to the Regional Municipality of York, free of all costs and encumbrances.

Additional Regional comments will be provided at the Site Plan approval stage.

The Region of York has not granted an exemption from Regional approval of the proposed Official Plan Amendment. Accordingly, the implementing Official Plan Amendment must be approved by the Region.

Conclusion

The Vaughan Development Planning Department has reviewed Official Plan and Zoning By-law Amendment Files OP.11 004 and Z.11.014 (Ravines of Islington Holdings Inc.) in the context of the applicable Provincial policies, Regional and City Official Plan policies, the requirements of Zoning By-law 1-88, the surrounding land use context and recent development approvals.

The proposal involves the intensification of an existing single lot with an 11 unit freehold townhouse development to be serviced by a private common element condominium road from Islington Avenue as shown on Attachment #3. A Conceptual Context Plan (Attachment #4) was submitted to demonstrate how the lands in the vicinity of the subject property could be developed in a co-ordinated manner and thereby achieve a reduced number of driveways on Islington Avenue and protection of the Humber River Valley corridor, which has been reviewed to the satisfaction of the Development Planning Department.

The Official Plan Amendment application proposes to redesignate the subject lands under the current in-effect OPA #597 from "Low Density Residential" and "Environmental Protection Area" to "Medium Density Residential" and "Environmental Protection Area" to permit the proposed development in the manner shown on Attachment #3, which is in keeping with the existing and planned land uses and the general low density character of the area.

In light of the current Provincial policies, and Regional and City of Vaughan policies, intensification can be supported on the subject lands. The proposed small cluster design with a maximum building height of 3 storeys provides a built form that is compatible to the existing single family detached homes and approved multiple family dwelling that have been recently approved and built within the area.

On this basis, the Development Planning Department can support the approval of Official Plan Amendment File OP.11.004 and Zoning By-law Amendment File Z.11.014, to permit the proposed townhouse development, subject to the conditions in the recommendation of this report.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Rezoning and Conceptual Site Plan
4. Conceptual Context Plan
5. Front and Islington Avenue Elevation – Block 1
6. Front Elevation – Block 3

Report prepared by:

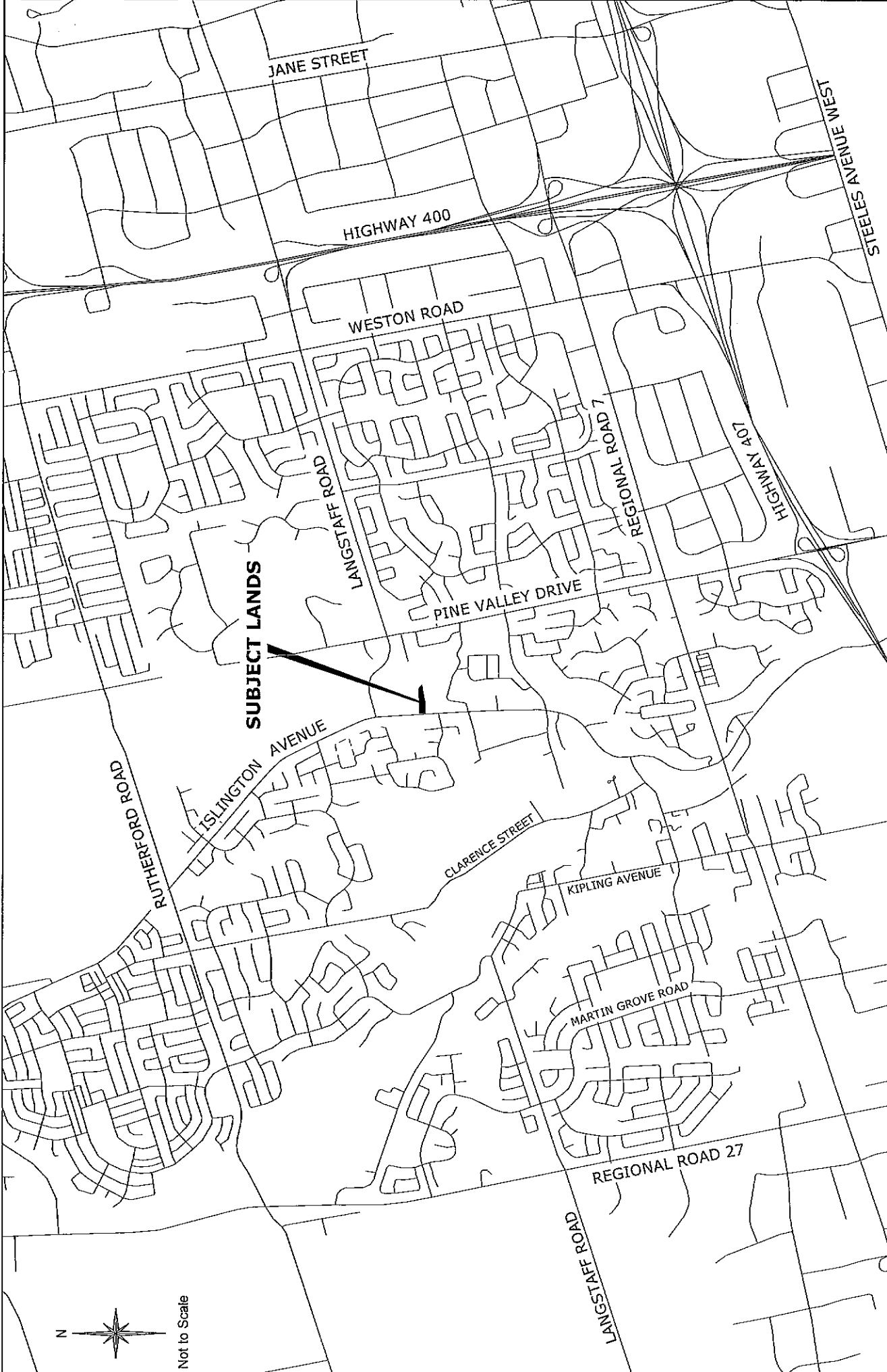
Eugene Fera, Planner, ext. 8064
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext 8407

Respectfully submitted,

JOHN MACKENIZE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

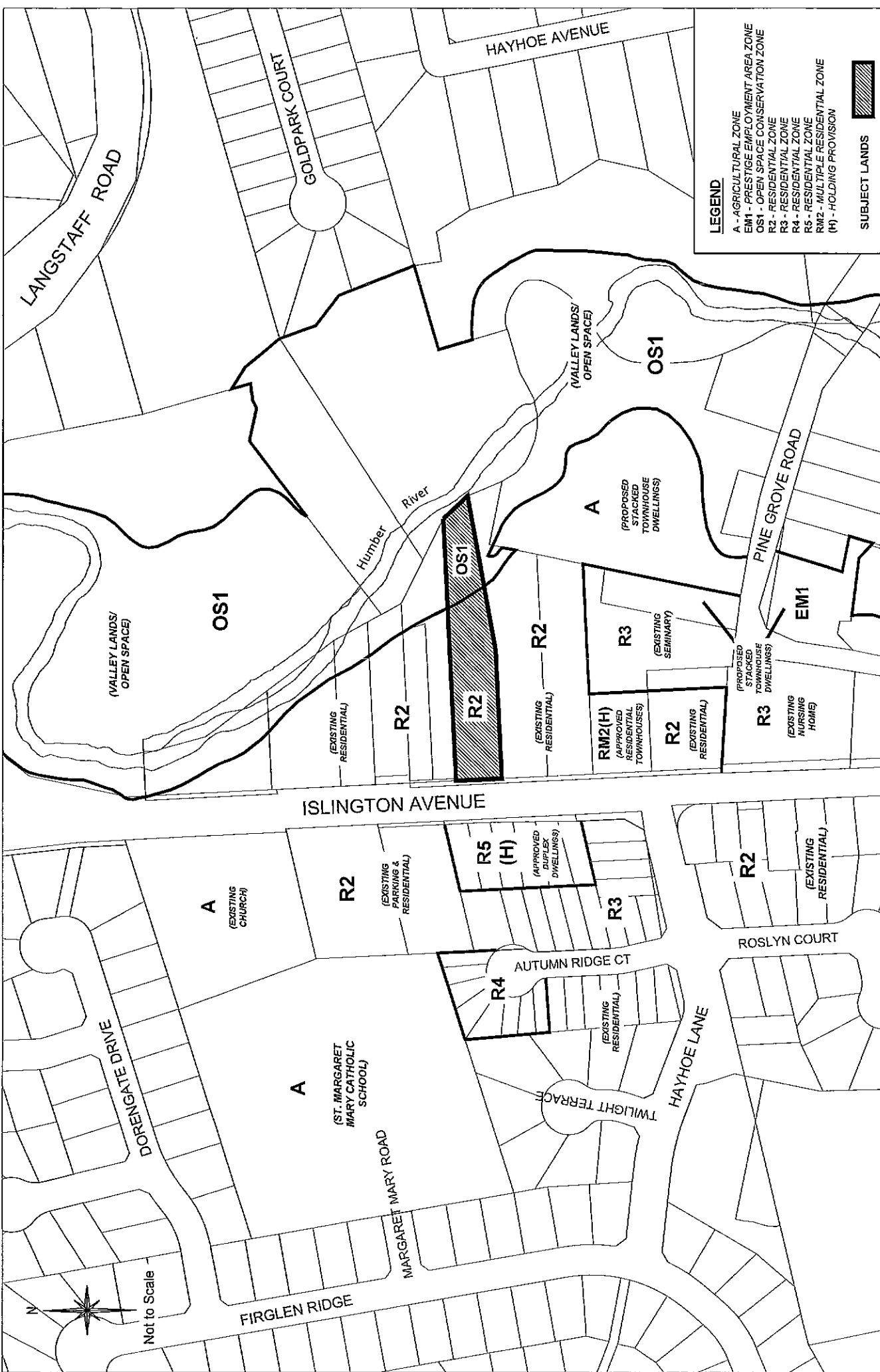
/CM



Context Location Map

Part of Lot 10,
Concession 7

Applicant:
RAYNES OF ISLINGTON HOLDINGS INC.
N:\DFT1 ATTACHMENTS\OP.11.004z.11.014.dwg



Location Map

Part of Lot 10,
Concession 7
Applicant:
RAVINES OF ISLINGTON HOLDINGS INC.
N:\DFT\1 ATTACHMENTS\OP\op_11.004z.11.01\real.dwg



Attachment 2

Files:
OP.11.004 &
Z.11.014

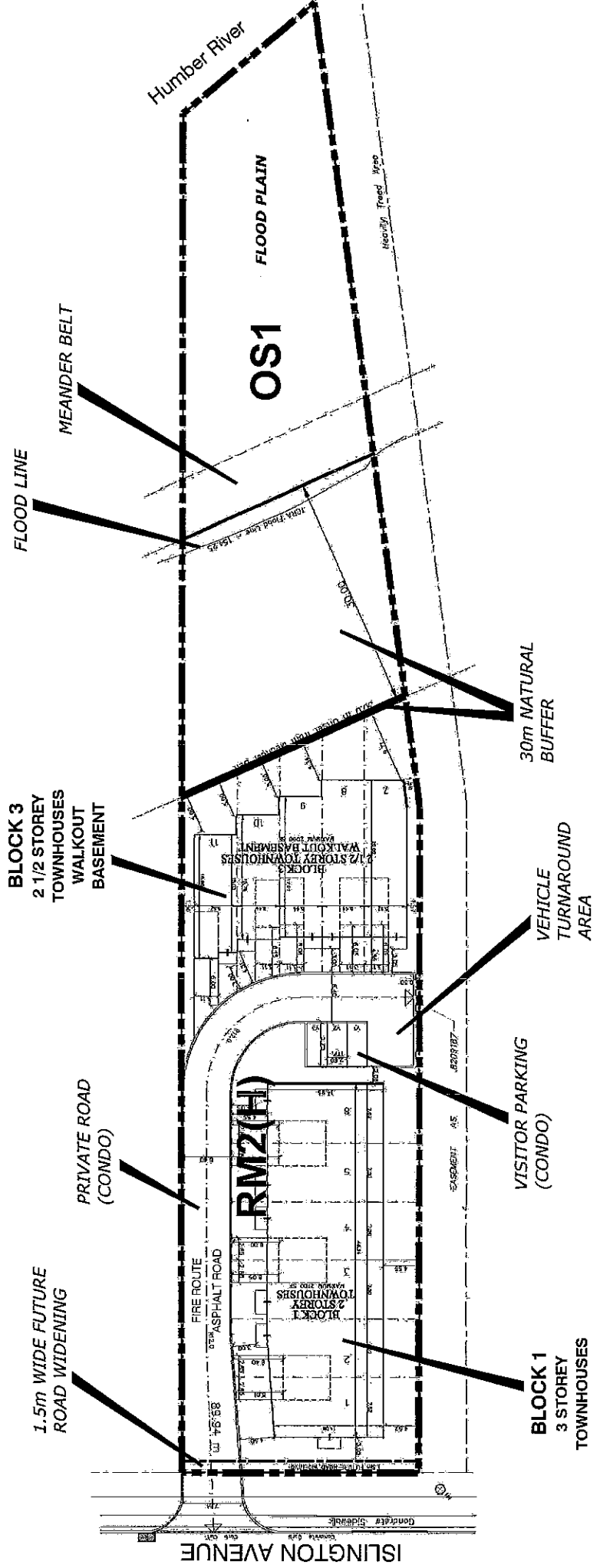
Date: October 28, 2011



Not to Scale

OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT APPLICATIONS

AMEND THE WOODBRIDGE COMMUNITY PLAN (OPA #240) AS AMENDED BY OPA#597 (ISLINGTON AVENUE CORRIDOR STUDY) TO REDESIGNATE THE SUBJECT LANDS FROM "LOW DENSITY RESIDENTIAL" AND "ENVIRONMENTAL PROTECTION AREA" TO "MEDIUM DENSITY RESIDENTIAL" AND "ENVIRONMENTAL PROTECTION AREA", AND AMEND ZONING BY-LAW 1-88 TO REZONE THE SUBJECT LANDS FROM R2 RESIDENTIAL ZONE AND OS1 OPEN SPACE CONSERVATION ZONE TO RM2(H) MULTIPLE RESIDENTIAL ZONE WITH THE ADDITION OF A HOLDING SYMBOL (H) AND OS1 OPEN SPACE CONSERVATION ZONE TO FACILITATE THE DEVELOPMENT OF AN 11 UNIT COMMON ELEMENT CONDOMINIUM TOWNHOUSE DEVELOPMENT.



SUBJECT LANDS

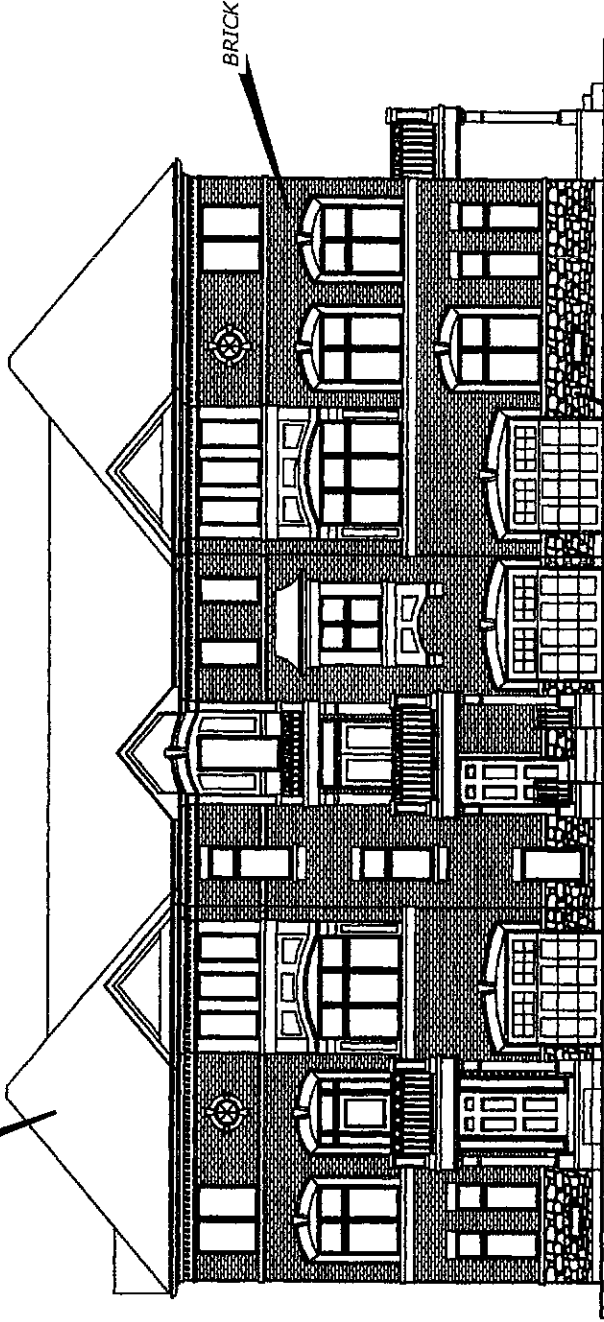
Proposed Rezoning & Conceptual Site Plan



Applicant: RAVINES OF ISLINGTON HOLDINGS INC.
Part of Lot 10, Concession 7
IDENTITY ATTACHMENTS\OP\op_11_004z_11_0114e1d.dwg

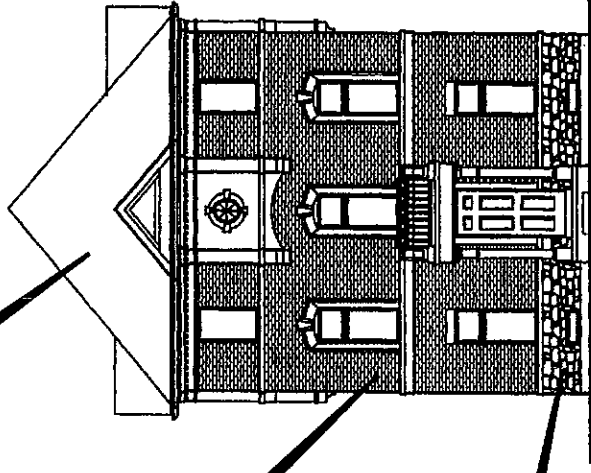
Date: October 28, 2011

SHINGLES



TYPICAL FRONT ELEVATION -
3 STOREY TOWNHOUSES

SHINGLES



TYPICAL FLANKING ELEVATION -
3 STOREY TOWNHOUSE FACING
ISLINGTON AVENUE

Not to Scale

Front & Islington Avenue Elevation - Block 1

Applicant:
RAVINES OF ISLINGTON HOLDINGS INC.
Part of Lot 10,
Concession 7
N:\DFT\1 ATTACHMENTS\OP\ep.11.004z.11.014\el.dwg

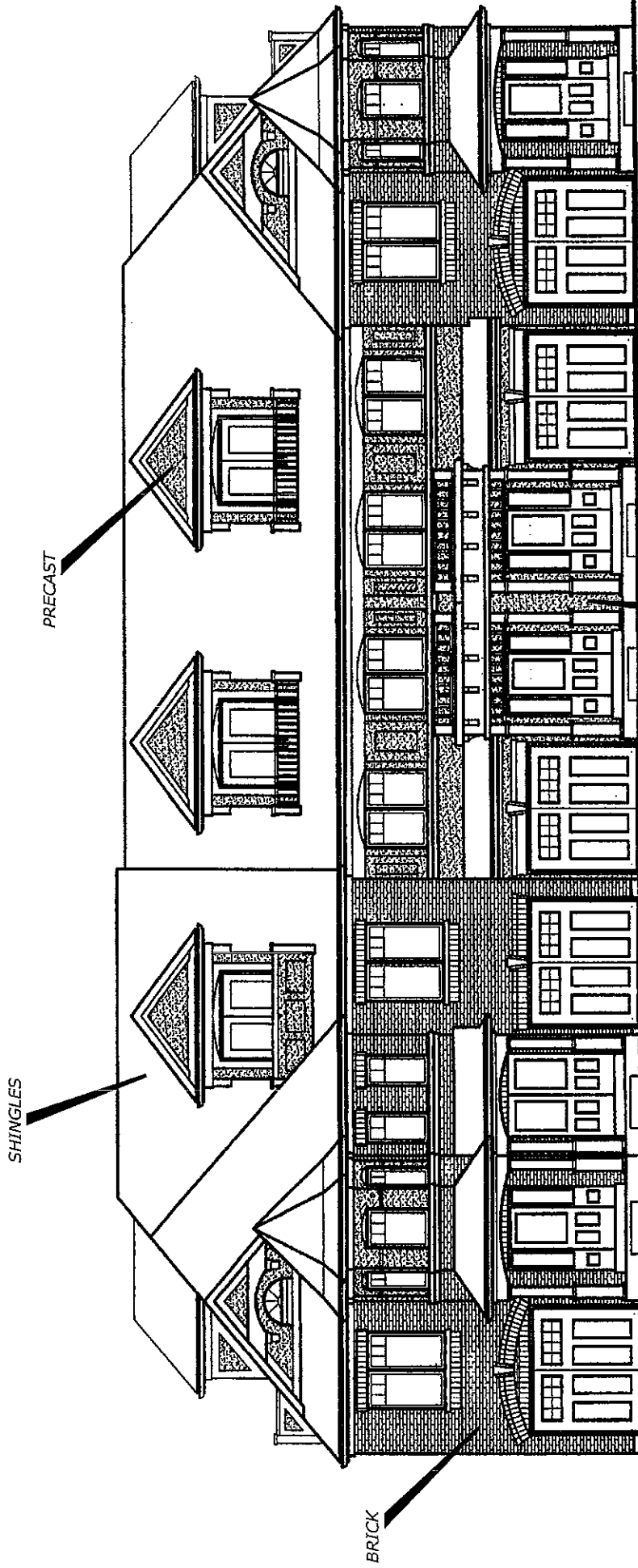


Attachment

Files:
OP.11.004 &
Z.11.014

Date: October 28, 2011

5



FRONT ELEVATION - 2 1/2 STOREY TOWNHOUSES

Not to Scale

Front Elevation - Block 3

Part of Lot 10,
Concession 7
Applicant:
RAVINES OF ISLINGTON HOLDINGS INC.
K:\DPT\1 ATTACHMENTS\OP\op.11.004z.11.014e01.dwg

