

**2. OFFICIAL PLAN AMENDMENT OP.01.014
 ZONING BY-LAW AMENDMENT Z.01.069
 FAMEE FURLANE MUTUAL BENEFIT SOCIETY
 PRELIMINARY REPORT**

P.2001.68

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.01.014 and Z.01.069 (Famee Furlane Mutual Benefit Society) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On October 3, 2001, the Owner submitted applications to amend the Official Plan and Zoning By-law to permit a 7-storey, 168-bed long-term care facility which will function as a complementary use to the existing seniors' building. A site development application (DA.01.079) was also submitted for consideration, but will be dealt with at a future meeting.

Background - Analysis and Options

The subject lands are located northeast of Islington Avenue and Steeles Avenue, being Part 8 of Registered Plan 9691, and Block 6 and Part of Block 8 of Plan 65M-2166 (7065 Islington Avenue) in Lot 1, Concession 7, City of Vaughan. The lands are irregular in shape and have approximately 80m frontage along Islington Avenue. The surrounding land uses are as follows:

- North - Canadian Pacific Railway track
- South - Friuli Court; commercial (C2 Commercial Zone)
- East - Canadian Pacific Railway track
- West - Islington Avenue; golf course (PB1 Parkway Belt Zone)

Famee Furlane currently provides a banquet hall facility and a 9-storey seniors' apartment building on the subject lands. The original plan (OPA#449) for a long-term care facility was approved for their lands to the immediate south (7055 Islington Avenue). This application proposes to relocate the long-term care facility to the subject lands between the banquet hall and the seniors' building, with a connection to both. The previous site to the south would be used for a parking area and a main entry feature to the campus site (Attachment #2).

On October 12, 2001, a notice of public hearing was mailed to all property owners within 120m of the subject site, and the Pine York Ratepayers Association. To date there have been no responses. Any responses received will be addressed in the technical report to the Committee of the Whole.

Preliminary Review

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

- the lands are subject to OPA#260, which only permits a banquet hall facility and a 9-storey seniors' building with ancillary recreational uses; therefore an amendment to the Official Plan is required;

- the lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(78), which permits a banquet hall and seniors' building with ancillary recreational uses only; therefore an amendment to the Zoning By-law is required;
- a noise report may be required, given the traffic movement on Islington Avenue and the proximity to the Canadian Pacific Railway, to identify appropriate noise mitigation measures;
- the proposal shall be assessed with respect to functional and aesthetic design, compatibility with surrounding uses, height and massing; and,
- adequacy of parking and access shall be reviewed. Access onto Islington Avenue shall be approved by the Region of York Engineering Department.

Conclusion

The above issue, but not limited to, shall be considered in the technical review of the application, together with comments of the Public and Council expressed at the public hearing and be addressed in a comprehensive report to future Committee of the Whole meeting.

Attachments

1. Location map
2. Site plan
3. Elevations

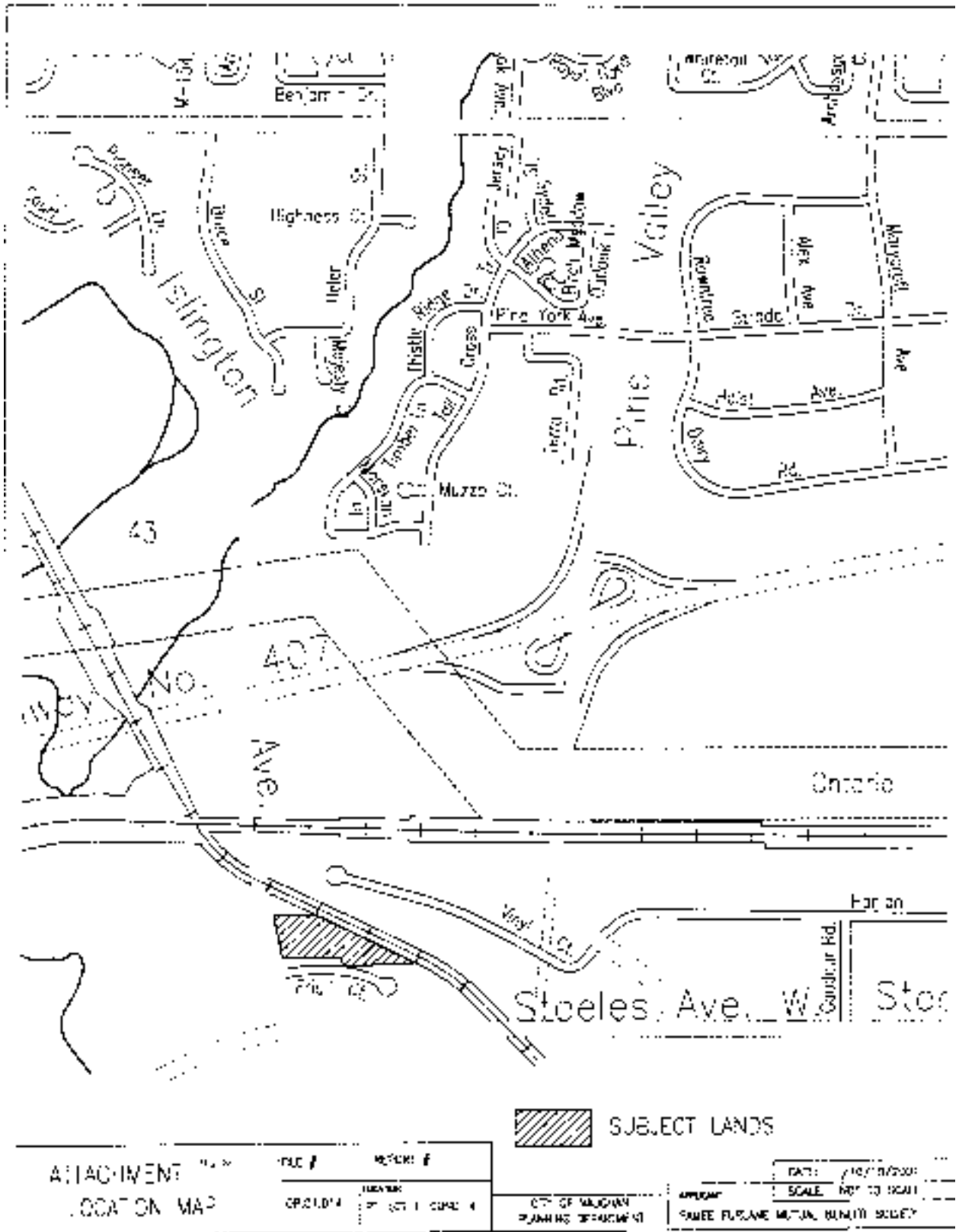
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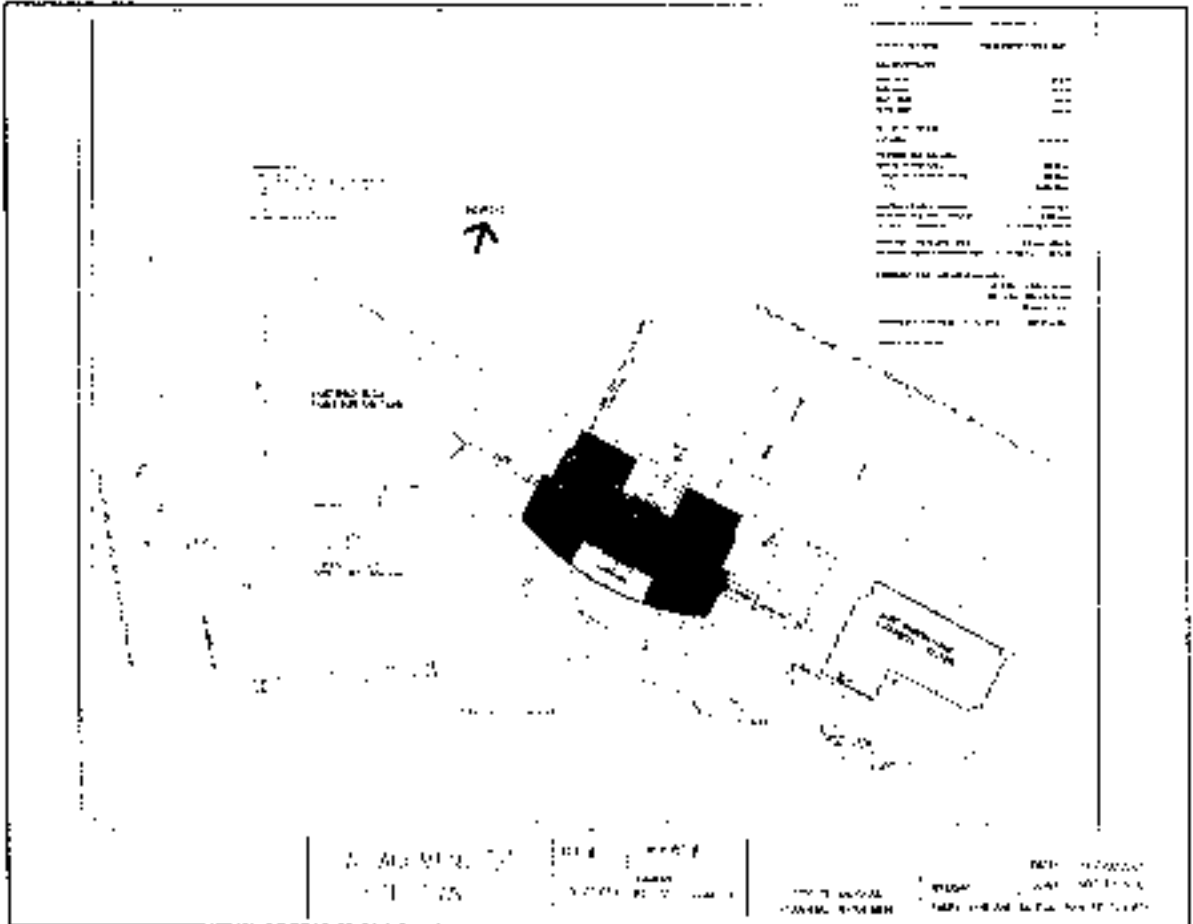
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning





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1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.
 5. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND WASTE MATERIALS.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.