

COMMITTEE OF THE WHOLE (PUBLIC HEARING) MAY 21, 2002

**1. OFFICIAL PLAN AMENDMENT FILE OP.02.008
FRANCO FERRAGINE IN TRUST, C/O FERMA PROPERTY LTD.
PRELIMINARY REPORT**

P.2002.34

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File OP.02.008 (Franco Ferragine In Trust, C/O Ferma Property Ltd.), BE RECEIVED and that any issues identified be addressed in a comprehensive report to the Committee of the Whole.

Purpose

On April 10, 2002, the Owner submitted an application to amend the Official Plan to redesignate the subject lands to "High Density Residential" to permit a mixed-use development comprising 1168 apartment units, (primarily retirement), retail commercial and office building, and a place of worship. Ten buildings, ranging in height from 3 to 14 storeys, are proposed for the 13 ha. site. The existing golf course is to be redeveloped in the adjacent valleylands.

Background - Analysis and Options

The lands are located northwest of Steeles Avenue and Islington Avenue, being Lot 26, Plan 9691 (7082 Islington Avenue) in Lot 1, Concession 7, City of Vaughan. The 13 ha. site is irregular in shape, with frontage on Islington Avenue, and is partly developed with a golf course. The surrounding land uses are:

- North - elevated CN Rail line/at-grade CP Rail line (PB1 and PB2 Parkway Belt Open Space Zone)
- South - place of worship (A Agricultural Zone); service station (C6 Highway Commercial Zone); valleylands (PB1 Zone)
- East - Islington Avenue; Famee Furlane, employment (EM2 Employment Area Zone)
- West - valley lands (PB1Zone)

The lands are designated "Prestige Area" by OPA #450, as amended by OPA #480, and zoned PB1 Parkway Belt Open Space Zone by By-law 1-88. The subject lands were removed from the Parkway Belt West Plan on October 23, 1997.

The lands were subject to previous applications OP.96.004 and Z.97.017, which proposed residential uses at a lesser scale than the current proposal. On February 28, 2000, Council refused the applications and recommended that the applicant amend the application to propose employment uses.

A land use study undertaken by the City for the northwest quadrant of Steeles Avenue West and Islington Avenue resulted in the approval of OPA #480, which designated the subject lands as "Prestige Area", subject to specific development policies.

On, April 26, 2002, a notice of public hearing was mailed to all property owners within 120m of the subject site, the Pine York Ratepayers Association and West Woodbridge Homeowners Association. To date, there have been no comments. Any responses received will be addressed in the technical report to 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:

- Official Plan Amendment #480 designates the subject lands “Prestige Area” for employment uses; a change in designation to “High Density Residential” is required to permit the proposed mix use development;
- the application proposes a total of 1168 residential units within several buildings, ranging from 3 to 14 storeys; density, height, building design and compatibility with surrounding land uses will be examined;
- the lands were a former landfill site; the Phase 1 and Phase 2 Environmental Site Assessment completed for the previous applications must be updated to determine the suitability of the lands for residential use, as input into the technical report;
- Islington Avenue is to be widened and improved with a railway grade separation; the proposed access point from Islington Avenue must be approved by the Region of York;
- a traffic impact study with respect to parking adequacy, traffic circulation and the adequacy of one access to Islington Avenue, will be required to the satisfaction of the City and Region of York;
- currently there is no sanitary servicing capacity available in the Woodbridge Area to facilitate this proposal; the Region of York must confirm that adequate water supply and sewage treatment capacity are available to accommodate the high density development, and the capacity allocated by the City;
- the Famee Furlane Centre is across Islington Avenue, and lands to the south and east are designated “Prestige Area” and “General Employment Area” by OPA #480 and OPA #450; this proposal will be reviewed with respect to compatibility and appropriateness with the surrounding area and adjacent uses;
- the subject lands abut both the CP and CN Rail lines and are in close proximity to Highway #407; therefore, consideration will be given to such issues as noise, vibration and traffic noise, and possible abatement measures including fencing, berming and setbacks; a noise study will be required to demonstrate how these matters can be addressed; and
- the Toronto Region and Conservation Authority must determine the top of bank as input into the technical report.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of 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. Consideration will be given to building density, compatibility with surrounding area, noise and vibration in proximity to the rail lines, soil quality and remediation, traffic generated and the single access to Islington Avenue.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

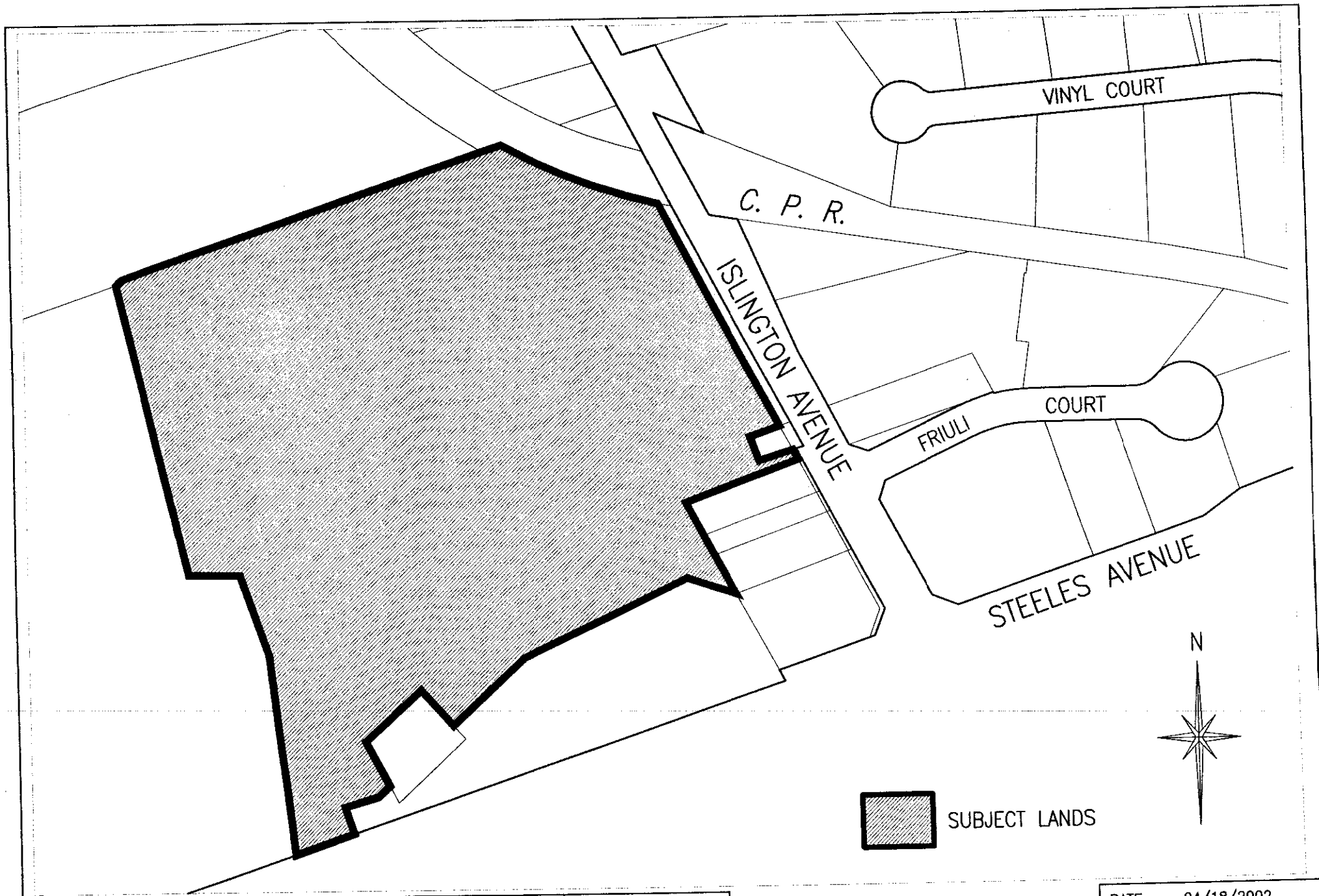
Eugene Fera, Planner, ext. 8064
Art Tikiryan, Senior Planner, ext. 8212
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG

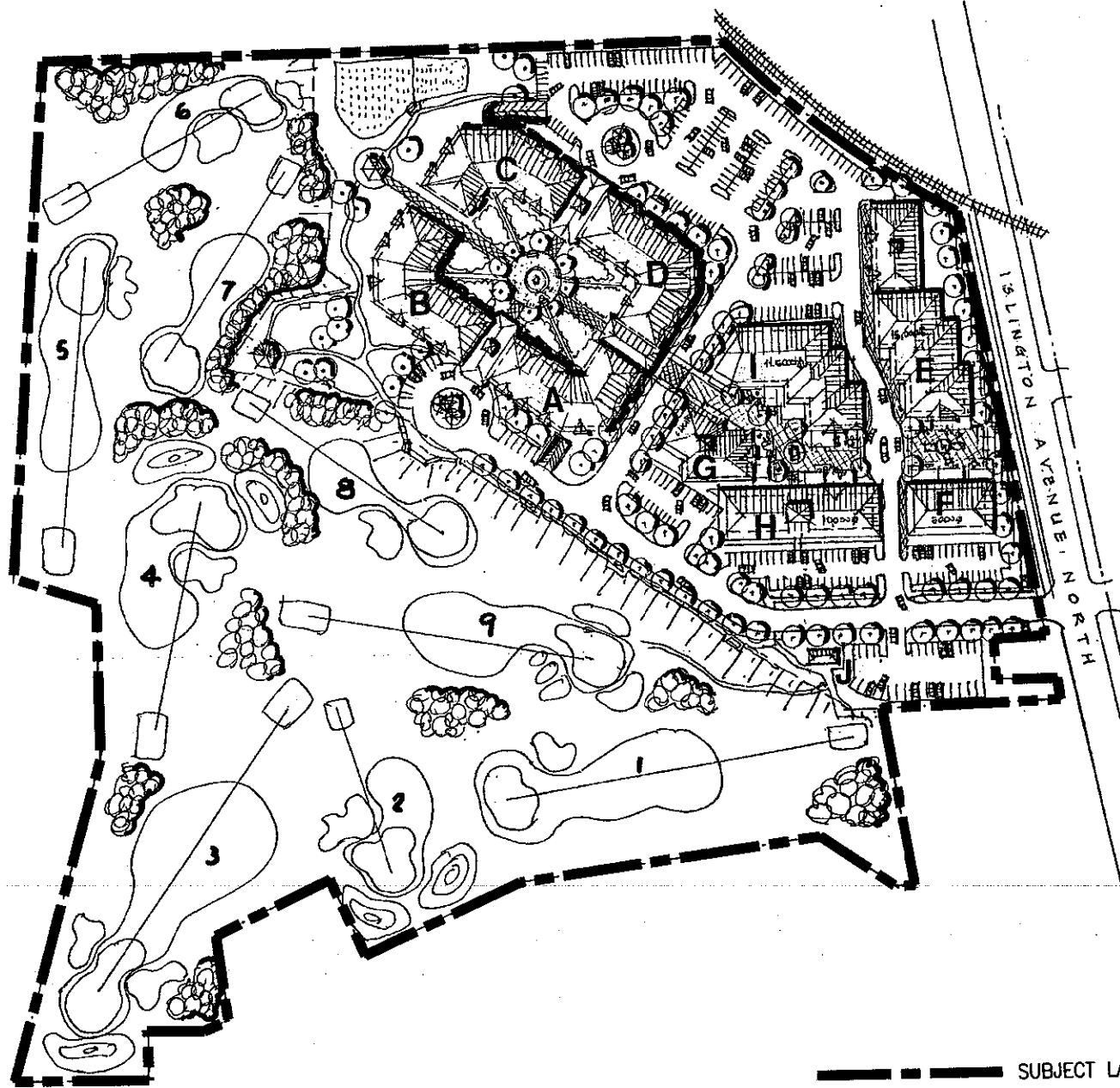


ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:
OP.02.008	LOCATION: PART OF LOT 1, CONCESSION 7

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:	DATE: 04/18/2002
FRANCO FERRAGINE IN TRUST C/O FERMA PROPERTY LTD	SCALE: NOT TO SCALE



ATTACHMENT '2'
SITE PLAN

FILE #:	REPORT #:
OP.02.008	LOCATION: PART OF LOT 1, CONCESSION 7

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:	DATE: 04/18/2002
FRANCO FERRAGINE IN TRUST C/O FERMA PROPERTY LTD	SCALE: NOT TO SCALE