

**2. OFFICIAL PLAN AMENDMENT FILE OP.05.008
 ZONING BY-LAW AMENDMENT FILE Z.05.014
 ANTORISA INVESTMENTS LTD.
 PRELIMINARY REPORT**

P.2005.40

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.008 and Z.05.014 (Antorisa Investments Ltd.) BE RECEIVED; and that any issues identified be addressed by Staff 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 (OPA #240 - Woodbridge Community Plan, as amended by OPA #440) and Zoning By-law 1-88 to permit site-specific exceptions to facilitate the development of the subject lands, as shown on Attachment #1, with an 8-storey mixed-use building comprised of 2 storeys of ground related commercial uses fronting onto Islington Avenue, 21 maisonette style townhomes fronting onto Legion Court, and 6 residential storeys containing 132 apartment units as shown on Attachments #2, and #3. The proposed development will be served by 364 parking spaces within three levels of underground parking.

Background - Analysis and Options

The subject lands shown on Attachment #1 have an area of approximately 0.66ha and are located at the southwest corner of Islington Avenue and Regional Road #7, (7720 and 7730 Islington Avenue), in Lot 5, Concession 7, City of Vaughan. The subject property is currently developed with 2 commercial/retail buildings which are proposed to be demolished.

The subject lands are designated "General Commercial" by OPA #240 (Woodbridge Community Plan) and are further identified as a "Special Policy Area" by OPA #440. The lands are zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(772). The surrounding land uses are as follows:

- North - Regional Road #7; City of Vaughan Community Centre (OS2 Open Space Park Zone)
- South - existing commercial uses (C1 Restricted Commercial Zone)
- West - Legion Court Road; Humber River Valley (OS1 Open Space Conservation Zone)
- East - Islington Avenue; existing residential (R3 Residential Zone)

On May 27, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

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

- the subject lands are identified as a "Special Policy Area" by the Official Plan. The Provincial Policy Statement that came into effect March 1, 2005, and which applies to the applications, identifies that a "Special Policy Area" is not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside of the (Humber River) flood plain. The applications will be reviewed in the context of the Provincial Policy Statement, Regional and City Official Plan policies, and the requirements of the appropriate Provincial Ministries and the Toronto Region and Conservation Authority;
- review will be given to the Provincial Policy Statement, which states that any change or modification to the site-specific policies or boundaries applying to a Special Policy Area must be approved by the Minister's of Municipal Affairs and Housing and Natural Resources, prior to any City approvals being granted;
- the proposal will be reviewed within the context of the surrounding land uses, with particular consideration given to the appropriateness and compatibility of the proposed mixed-use development from a land use impact, density, and built form perspective;
- the applications will be reviewed in the context of the "Highway 7 Land Use Futures Study", which will provide direction on the appropriate land use for the site;
- the design of the proposed 8-storey mixed use building, and detailed site planning issues including, but not limited to, site design and traffic/pedestrian circulation, flood-proofing the building, access, parking, and height will be reviewed through the site development process;
- the design and location of the driveway access, any necessary road improvements and traffic related matters will be reviewed by the City and Region Engineering Departments; a traffic impact report may be required;
- the plan proposes 364 parking spaces to serve both the residential and commercial uses. The adequacy of the proposed parking supply will be assessed and may require the submission of a parking report, to be reviewed to the satisfaction of the Engineering Department;
- the availability of water and sanitary servicing for the proposed development must be identified and allocated by Council, if approved; and,
- any necessary studies, including but not limited to parking, traffic, noise, environmental, and sun/shadow studies, must be submitted for review and approval by the City.

Relationship to Vaughan

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

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 to ensure consistency with the 2005 Provincial Policy Statement, in particular, the "Special Policy Area" section, which requires approval of the applications by the Province, as the property is located within the Humber River flood plain, and the "Highway 7 Land Use Futures Study".

Attachments

1. Location Map
2. Preliminary Site Plan
3. Cross Section

Report prepared by:

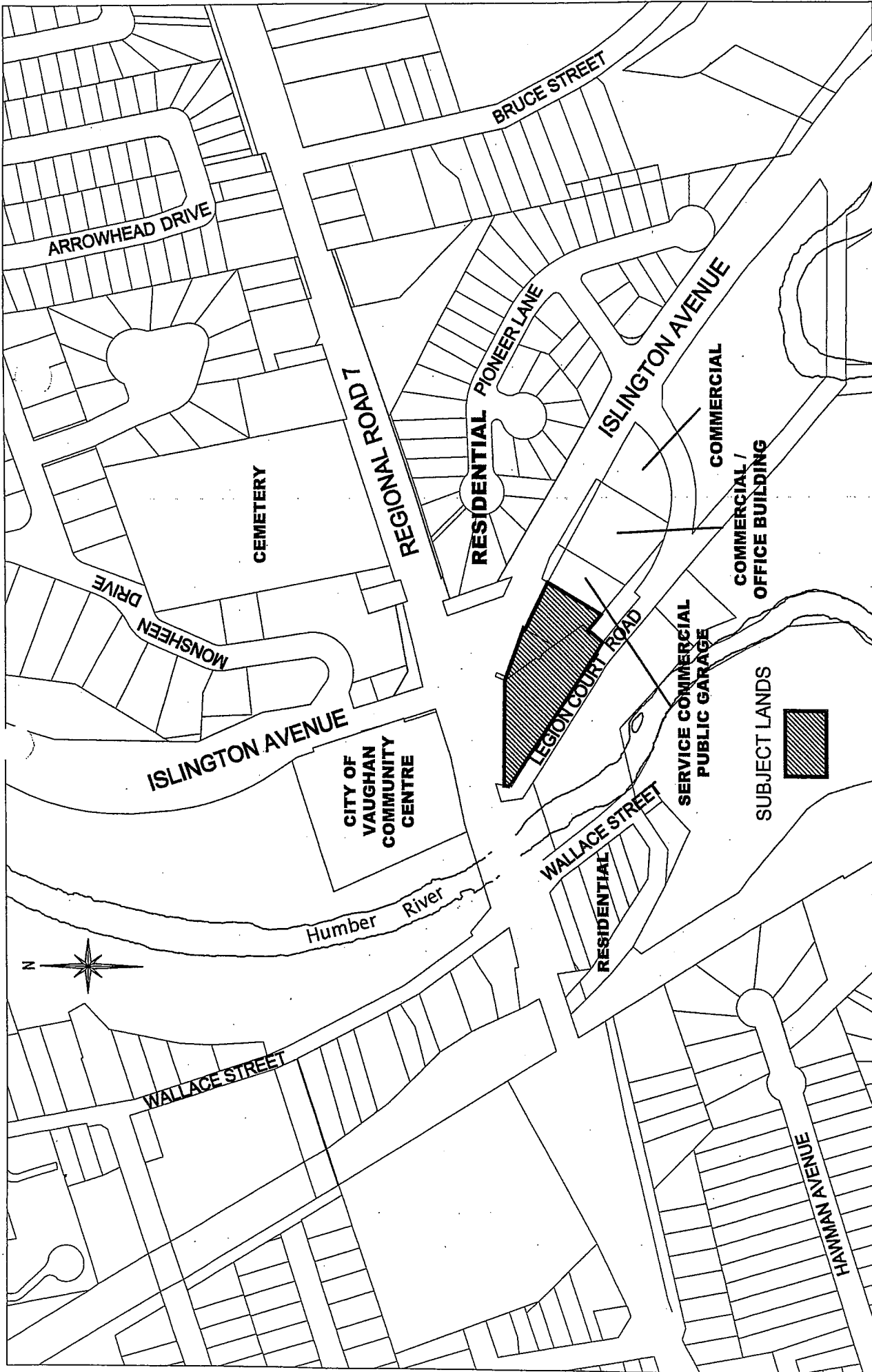
Clement Messere, Planner, ext. 8791
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



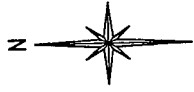
Attachment
 FILE No's.:
 OP.05.008 &
 Z.05.014
 Not to Scale
 April 5, 2005

City of
Vaughan

Development Planning Department

Location Map

Part of Lot 5,
 Concession 7
 APPLICANT:
 ANTORISA INVESTMENTS LIMITED
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APPROX. STORM LINE: 146.274 m
REGIONAL

REGIONAL ROAD 7

TOTAL
8 STOREY
BUILDING

COMMERCIAL
(Floors 1 & 2)

8 STOREY
BUILDING

ISLINGTON AVENUE

LEGION CT. ROAD

TOWNHOUSES
(Floors 1 & 2)

LIMIT OF HIGH
RISE RESIDENTIAL
(Floors 3 to 8)

Ingress / Egress to
Underground Parking
(3 Levels)

SUBJECT LANDS



APPROX. YEAR STORM: 139.76 m
350

Attachment 2

FILE No's:
OP.05.008 &
Z.05.014
Not to Scale
June 7, 2005

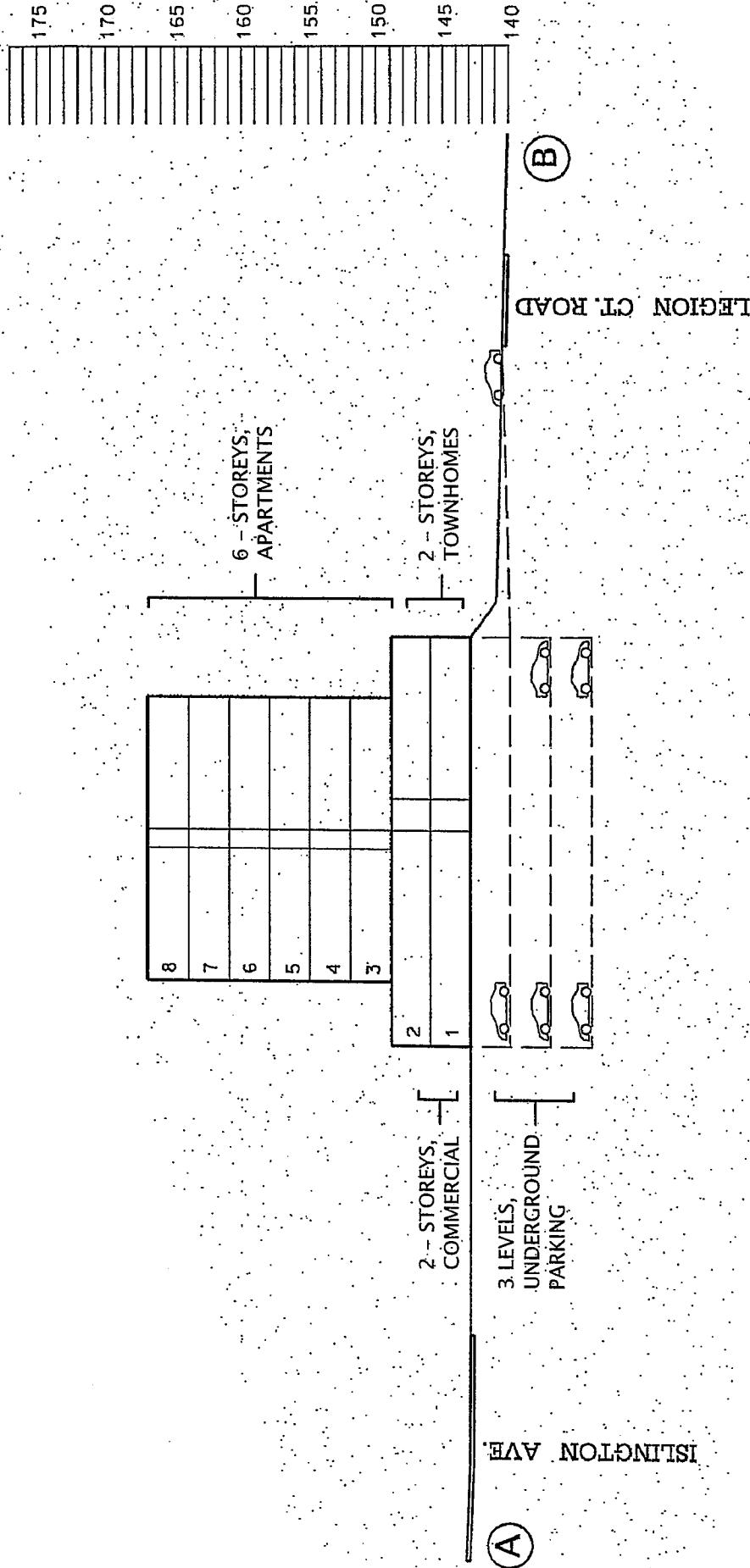


Development Planning Department

Preliminary Site Plan

Part of Lot 5,
Concession 7

APPLICANT:
ANTORISA INVESTMENTS LIMITED



Cross Section

Part of Lot 5,
Concession 7

APPLICANT:
ANTORISA INVESTMENTS LIMITED

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Attachment

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FILE No's.:
OP.05.008 &
Z.05.014

Not to Scale
June 10, 2005