

COMMITTEE OF THE WHOLE (PUBLIC HEARING) JUNE 20, 2005

**3. ZONING BY-LAW AMENDMENT FILE Z.05.017
FERMA PROPERTIES LIMITED
PRELIMINARY REPORT**

P.2005.41

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.017 (Ferma Properties Limited) BE RECEIVED; and that Staff address any issues identified 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 an application to amend the Zoning By-law to rezone the subject lands from PB1 Parkway Belt Open Space Zone to RA3 Apartment Residential Zone to facilitate a mixed residential/commercial development comprised of 1062 residential apartment units, retail and office uses. A total of six buildings, ranging in height from 6 to 12 storeys are proposed on the developable portion of the subject lands (4.9 ha). A related Site Development application (File DA.05.007) has also been submitted and will be reviewed together with the zoning amendment application.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Islington Avenue, north of Steeles Avenue, being Lot 26 on Plan 9691 (7082 Islington Avenue), in Lot 1, Concession 7, City of Vaughan. The 13 ha site is irregular in shape with 180m frontage on Islington Avenue, and is partly developed with an abandoned golf course. The surrounding land uses are:

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

The subject lands were removed from the Parkway Belt West Plan on October 23, 1997, and were redesignated to "Prestige Employment Area", and subsequently redesignated to "Mixed High Density Residential/Commercial" and "Valleyland and Open Space" by OPA #605, which was adopted by Council on September 22, 2003 and is awaiting approval from the Region of York. The Owner has requested the Region defer the valleyland portion of the amendment area at this time in order to expedite the approval of OPA #605 for the developable tableland portion of the site. The lands are zoned PB1 Parkway Belt Open Space Zone by By-law 1-88.

OPA #605 designates the subject lands "Mixed High Density Residential/Commercial Use", which permits the proposed mixed-use residential/commercial development at a maximum Floor Space Index of 2.0 and establishes maximum building heights and development standards. The proposed development would conform to the maximum density provisions and standards of the

Official Plan, if approved by the Region of York. The amendment would also permit recreational uses subject to the satisfaction of the TRCA.

On May 27, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands and to the West Woodbridge Homeowners Association, and to the Vaughanwood Ratepayers Association. To date one letter has been received from the Famee Furlane Club of Toronto, the Owners of the lands to the immediate east. The letter expressed general support for the application, provided parking complied to the zoning by-law requirement, traffic lights are installed at the entrances of both their lands and the subject lands and that an additional access point from Steeles Avenue is provided. 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 application, Staff has identified the following matters to be reviewed in greater detail:

- the application will be reviewed in the context of Official Plan Amendment #605, which is awaiting approval from the Region of York;
- the proposal will be reviewed in the context of the surrounding area, with special attention to be given to the appropriate buffering and structural setback to the valley lands (additional lands owned by the applicant), to the satisfaction of the Toronto and Region Conservation Authority;
- the application deals with the tableland portion of the site only; however, consideration will be given to the final disposition of the valleyland portion of the site through the zoning amendment and related site development application;
- review will be given to the appropriate integration of the subject lands with the adjacent lands to the south to provide comprehensive development as it relates to shared access points, amenity areas and overall road network;
- the proposal to rezone the subject lands from PB1 Parkway Belt Open Space Zone to RA3 Apartment Residential Zone and any zoning exceptions required to implement the proposed site plan (related File DA.05.007), will be identified and evaluated in the technical report;
- the lands front onto Islington Avenue, a Regional Road, and therefore, traffic, the design and location of the driveway access and any necessary road improvements must be approved by the Region of York Transportation and Works Department;
- the subject lands abut both the CP and CN Rail lines and Islington Avenue, and are in close proximity to Steeles Avenue and Highway 407, therefore, consideration will be given to such issues as noise, vibration, and possible abatement measures including fencing, berming and appropriate setbacks, which may impact the final site plan design; a noise impact study will be required to demonstrate how these matters can be addressed;
- the subject lands were formerly a landfill site, and therefore, Phase One and Phase Two Environmental Site Assessment reports have been submitted; a Remedial Action Plan was recommended by these reports to determine the suitability of the land for development; the completion of the remedial plan may impact the final site development plan; the remedial plan must be peer reviewed and approved to the satisfaction of the City, prior to Council's approval of the site plan;

- the overall parking supply must be confirmed to the satisfaction of the Engineering Department and may require the submission of a parking study;
- the availability of water and sanitary servicing must be identified and allocated by Council, if approved; and
- any necessary studies, including but not limited to parking, traffic, noise, and environmental studies, must be submitted for review and approval by the City and Region of York.

Relationship to Vaughan Vision 2007

The applicability of this application 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 application, 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, review will be given to the applicable policies in the Official Plan, compatibility and integration of the proposal with surrounding land uses, the appropriate density for the site, the adequacy of the proposed parking supply, noise and vibration in proximity to the rail lines and roads, soil quality and remediation, the traffic generation and access to Islington Avenue, and the building height and site design.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan

Report prepared by:

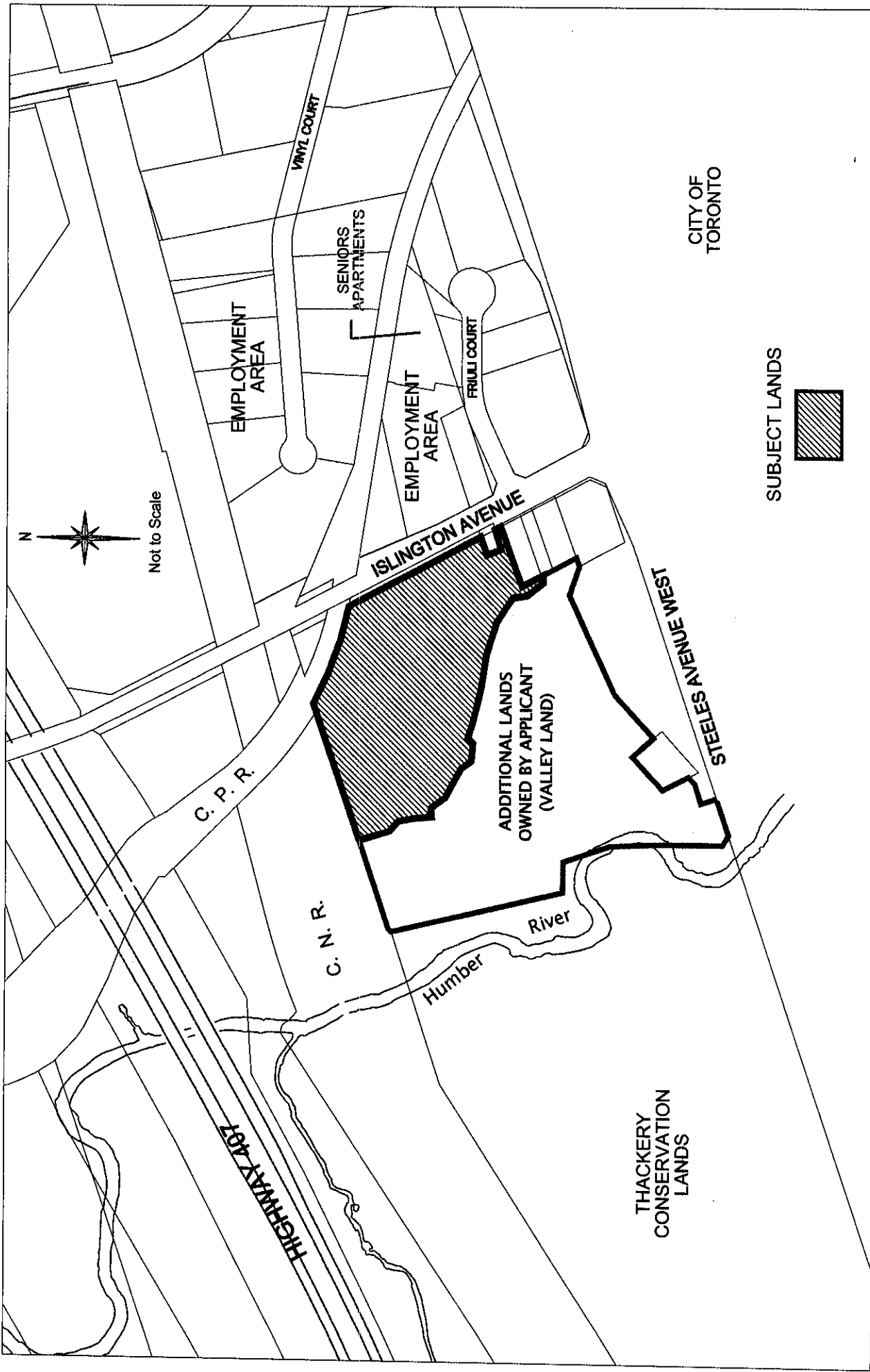
Eugene Fera, Planner, ext. 8064
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Location Map

Part of Lot 1,
Concession 7
APPLICANT:
FERMA PROPERTIES LTD.
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Development Planning Department

Attachment

FILE No's:
DA.05.007 &
Z.05.017

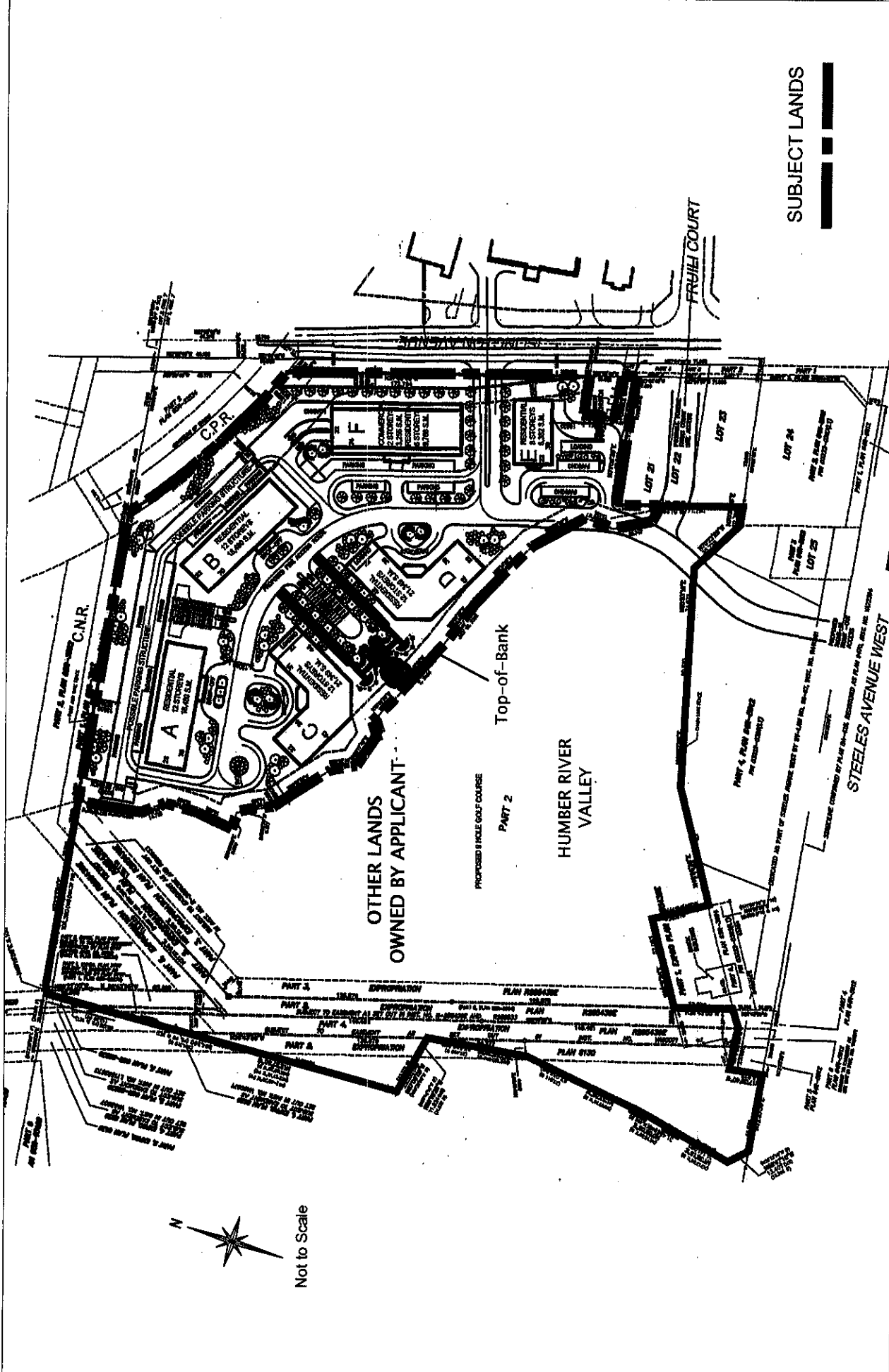
June 10, 2005



SUBJECT LANDS 

CITY OF TORONTO

THACKERY
CONSERVATION
LANDS



SUBJECT LANDS

Attachment 2

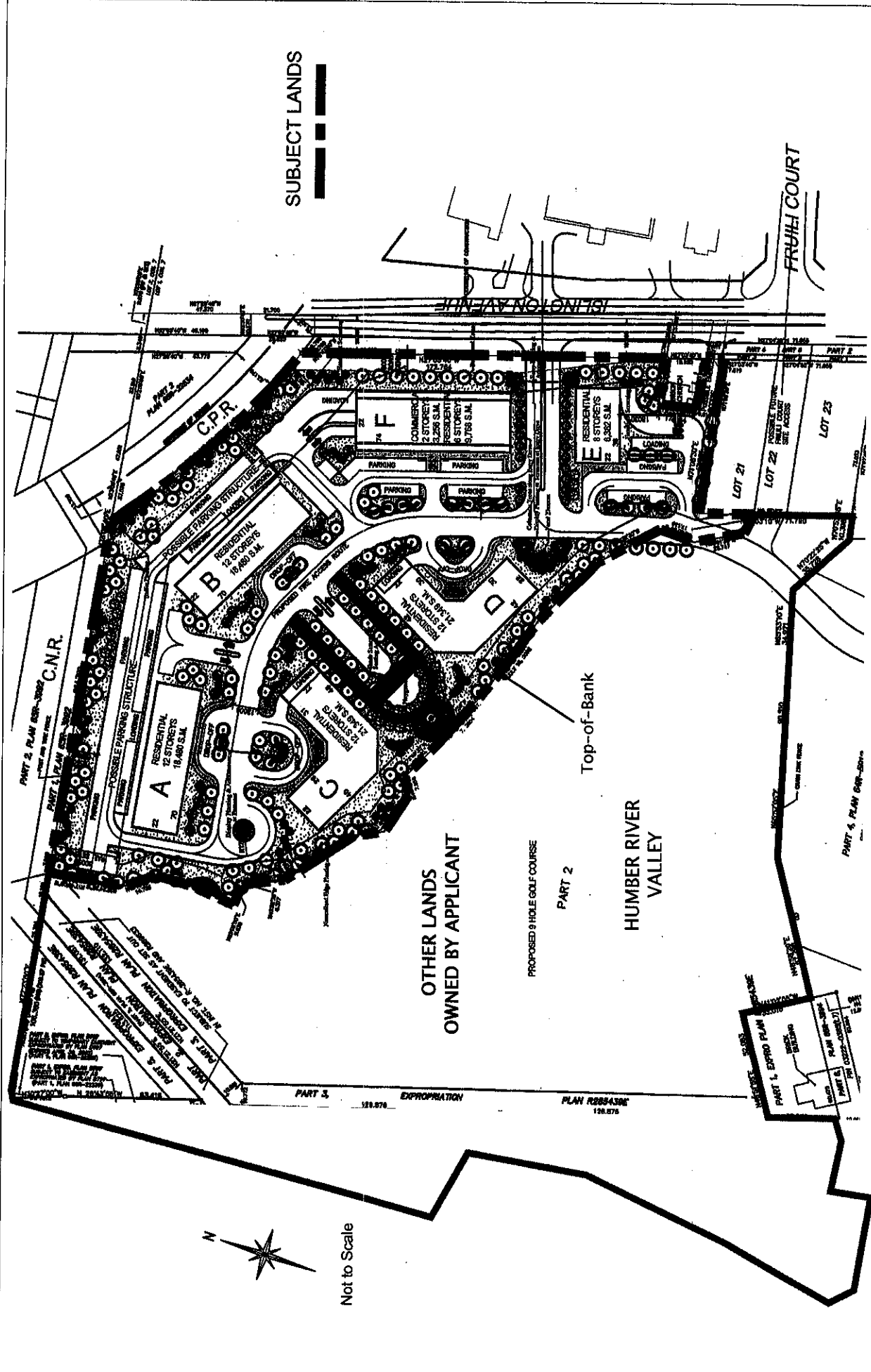
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CITY OF Vaughan

Development Planning Department

Site Plan
Part of Lot 1,
Concession 7
APPLICANT:
FERMA PROPERTIES LTD.

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Attachment 3

FILE No's:
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CITY OF Vaughan

Development Planning Department

Landscape Plan

Part of Lot 1,
Concession 7
APPLICANT:
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