

**6. ZONING BY-LAW AMENDMENT FILE Z.04.071
DRAFT PLAN OF SUBDIVISION FILE 19T-04V16
ANLAND WOODBRIDGE LIMITED**

P.2006.25

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.04.071 and 19T-04V16 (Anland Woodbridge Limited) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department 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 the following:

1. An application to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachment #2 from R2 Residential Zone to R3 Residential Zone.

2. An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #2 to facilitate a residential plan of subdivision consisting of two phases as follows:
 - i) Phase One - 8 residential lots for single detached dwelling units with frontages ranging from 12.0m to 15.6m fronting onto Islington Avenue and Autumn Ridge Court and lot areas ranging from 522m² to 692m²; and,

 - ii) Phase Two - One future residential development block with 60m frontage on Islington Avenue and lot area of 0.266 ha to facilitate 4 future single-detached residential lots. This Block will be developed upon approval of OPA #597 and the registration of Phase One.

The pertinent development details for the proposed Draft Plan of Subdivision are as follows:

8 single family detached lots (Lots 1-8)	0.505ha.
Future Development Block (Block 9)	0.266 ha.
Street Widening (Block 10)	0.023 ha.
<u>Roads</u>	<u>0.004 ha.</u>
Total Site Area	0.798 ha.

The proposed Draft Plan of Subdivision is a revision to the original application to facilitate a 12 lot residential subdivision with internal access from Autumn Ridge Court. The application has been amended to allow Phase One to proceed in conformity with OPA #240 (Woodbridge Community Plan) and in advance of OPA #597 (Islington Avenue Corridor Study), which is awaiting final approval from the Region of York. Upon the approval of OPA #597, the Owner will divide Block 9 through Part Lot Control into 4 additional single-detached lots for a total of 12 residential lots.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Islington Avenue, south of Langstaff Road, being Lots 3 and 4 on Registered Plan 65M-1117 (8456 and 8470 Islington Avenue), in Lot 10, Concession 7, City of Vaughan. The 0.798 ha parcel represents an assembly of two residential lots with access currently from Islington Avenue and frontage of approximately 90m on both Islington Avenue and Autumn Ridge Court. The property slopes eastward towards Islington Avenue and there are existing trees in the northeast portion of the property. The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Study). OPA #597 was adopted by Council on June 23, 2003, and is awaiting Region of York approval. The subject lands are currently zoned R2 Residential Zone by By-law 1-88. The surrounding land uses are:

- North - residential lot, future church parking lot (R2 Residential Zone)
- South - single-detached residential units under construction (R3 Residential Zone), Hayhoe Lane
- East - Islington Avenue; existing single-detached dwellings (R2 Residential Zone)
- West - detached and semi-detached dwelling units under construction (R3 and R4 Residential Zone)

On March 10, 2006 a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to two individuals that requested notice residing on Twilight Terrace. To date, no comments have been received. Any responses received will be addressed in the technical review, and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

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

- i) the applications will be reviewed in the context of the City's Official Plan policies with respect to density and land use recognizing that the subject lands are proposed to be developed in two phases and are subject to OPA #240 (Woodbridge Community Plan) which is approved and in effect, and OPA #597 (Islington Avenue Corridor Study) which is awaiting approval and would amend the policies of OPA #240;
- ii) the Region of York has circulated OPA #597 to the Ministry of Municipal Affairs and Housing (MMAH) for comments since certain other lands within the Amendment are located within the Woodbridge Special Policy Area (development that is permitted within the flood plain). The MMAH has indicated that there are outstanding issues with respect to the Special Policy Area designation and for this reason the Official Plan Amendment has not been approved. The subject lands are not located within the Special Policy Area;
- iii) the proposed infill development will be reviewed to ensure compatibility with the existing and proposed surrounding land uses including the appropriateness of the proposed zoning, lotting, access and road pattern;
- iv) Region of York approval is required for the proposed driveways onto Islington Avenue, which is a Regional Road;
- v) the lands to the immediate north are proposed to be developed for a parking lot for the existing church. The appropriate buffering measures will be examined to

reduce the impact of vehicle movement, noise and lights onto the residential development;

- vi) the proposed development represents the completion of approved Draft Plan of Subdivision File 19T-96V13 located along Autumn Ridge Court, as shown on Attachment #2. The application of the approved urban design guidelines for this subdivision to the subject lands will be reviewed;
- vii) Council, on November 14, 2005, passed a resolution with respect to the reservation of sewage and water supply capacity, which included allocation for 12 residential units for the subject lands for a period of one year. The allocation of water and sanitary sewer capacity shall be confirmed at the time of approval of the Draft Plan of Subdivision; and,
- viii) a tree inventory and preservation report must be submitted and approved by the City, and the Owner will be required to pay cash-in-lieu of the dedication of parkland, if approved.

Relationship to Vaughan Vision 2007

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

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 in the context of the density requirements of the Official Plan, the appropriateness of the proposed zoning standards and lotting pattern, and compatibility of the proposed development with the surrounding land uses.

Attachments

1. Location Map
2. Proposed Draft Plan of Subdivision

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



- LEGEND**
- A - AGRICULTURAL ZONE
 - EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 - R1 - RESIDENTIAL ZONE
 - R2 - RESIDENTIAL ZONE
 - R3 - RESIDENTIAL ZONE
 - R4 - RESIDENTIAL ZONE
 - RA3 - APARTMENT RESIDENTIAL ZONE
- SUBJECT LANDS**
- SUBJECT LANDS

Location Map

Part of Lot 10,
Concession 7
APPLICANT:
ANLAND WOODBRIDGE LIMITED

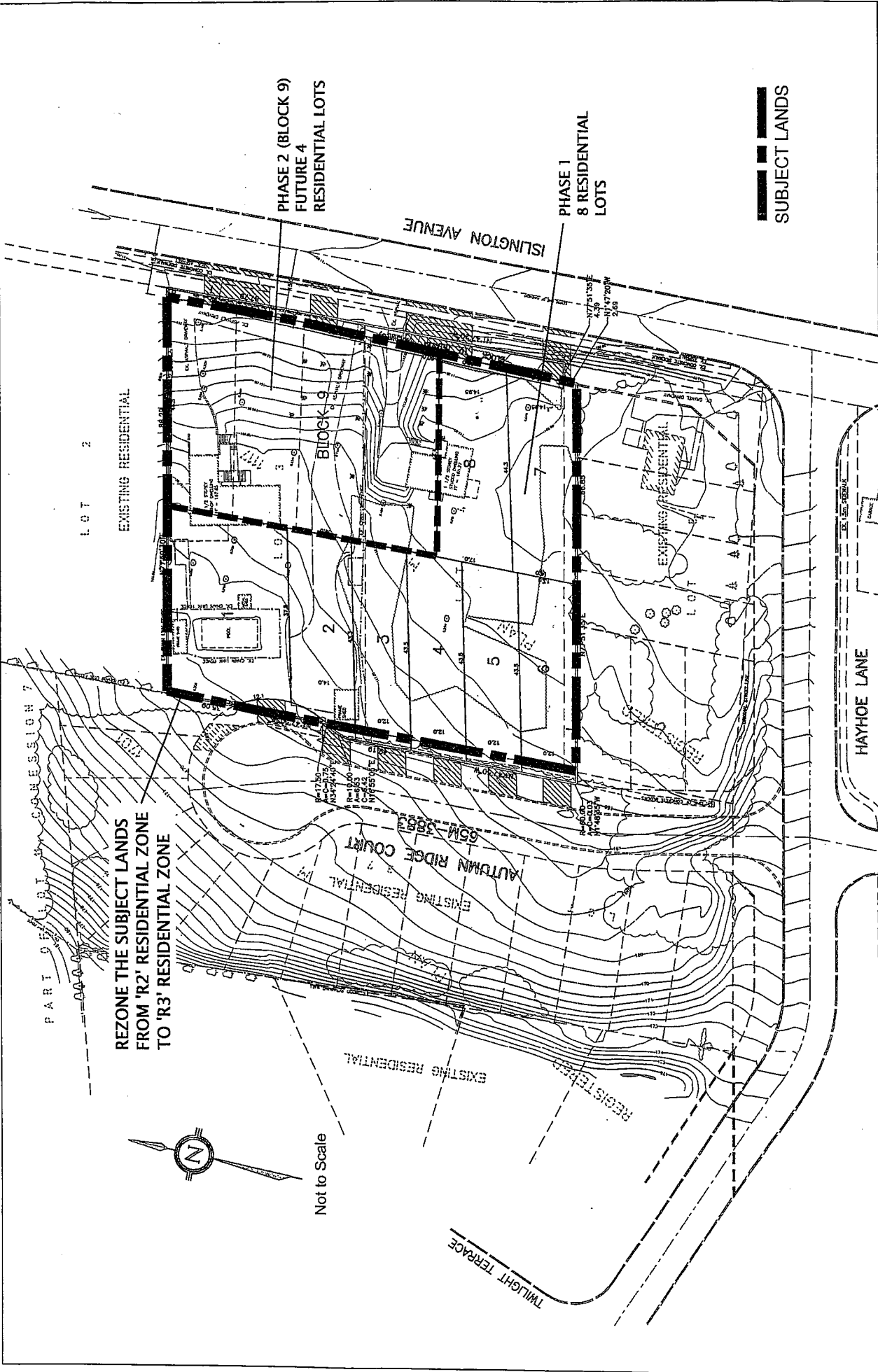


Development Planning Department

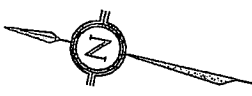
Attachment 1

FILE No's:
Z.04.071 &
19T-04V16

March 24, 2006



REZONE THE SUBJECT LANDS FROM 'R2' RESIDENTIAL ZONE TO 'R3' RESIDENTIAL ZONE



Not to Scale

SUBJECT LANDS

Attachment 2
 FILE No's:
 Z.04-071 &
 19T-04V16
 March 20, 2006

City of **Vaughan**

Development Planning Department

Proposed Draft Plan of Subdivision

APPLICANT:
 ANLAND WOODBRIDGE LIMITED
 Part of Lot 10,
 Concession 7

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