

**5. OFFICIAL PLAN AMENDMENT FILE OP.06.022
 ZONING BY-LAW AMENDMENT FILE Z.06.049
 2088756 ONTARIO LIMITED**

P.2006.65

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.022 and Z.06.049 (2088756 Ontario 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 applications to amend the Official Plan and Zoning By-law on the subject lands shown on Attachment #1, specifically to:

1. Redesignate the subject lands from "Low Density Residential" to "Medium Density Residential" under OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Secondary Plan); and,
2. Rezone the subject lands from R2 Residential Zone to RM2 Multiple Residential Zone under By-law 1-88, with the following zoning exceptions to implement the final site plan, if approved:
 - i) a minimum front yard setback of 3.0m, whereas 4.5m is required; and
 - ii) a minimum lot area per unit of 207m², whereas 230m² is required.

The applications would facilitate the development of the subject lands with a 10 unit common element townhouse project as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the east side of Islington Avenue, north of Pine Grove Road, being Lot 13 on Registered Plan M-1113 (8441 Islington Avenue), City of Vaughan. The 0.51ha parcel is currently developed with one detached residential dwelling that is proposed to be demolished.

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Secondary Plan), and zoned R2 Residential Zone by By-law 1-88. The surrounding land uses are as follows:

- North - detached residential dwellings (R2 Residential Zone)
- South - Place of Worship (R2 Residential Zone); Pine Grove Lodge Retirement Residence and Long Term Care Centre (R3 Residential Zone)
- West - Islington Avenue; residential dwellings under construction (R2 Residential Zone)
- East - Ardorini Missionaries Shrine and Seminary (R3 Residential Zone)

On August 25, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Islington Woods Community Association. 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, 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 applicable policies of the Official Plan, and in particular OPA #597 (Islington Avenue Corridor Study), including but not limited to land use, density, compatibility, parkland dedication and traffic impact on Islington Avenue;
- ii) the applications will be reviewed in the context of the surrounding land uses, with particular consideration given to the relationship between the proposed medium density use and the predominantly low density built form in the surrounding area;
- iii) the appropriateness of the proposed RM2 Multiple Residential Zone, and any required exceptions to implement the proposal, if approved, will be reviewed;
- iv) the applicant is required to submit an Environmental Site Assessment Phase I for review and approval by the appropriate agencies/departments, and any other studies as may be required for review and approval, in support of the applications through the development process;
- v) the design and location of the proposed driveway access, and any necessary road improvements must be approved by the Region of York; and
- vi) the availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Council, 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 application will be reviewed in consideration of the applicable Official Plan policies, including the Islington Avenue Corridor Official Plan Amendment, land use, density, compatibility with the surrounding land uses and the appropriateness of the proposed zone categories and standards to implement the plan.

Attachments

1. Location Map
2. Concept Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning
/CM

MARCO RAMUNNO
Director of Development Planning



LEGEND

- A - AGRICULTURAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- R1 - RESIDENTIAL ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- R4 - RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE

SUBJECT LANDS

Location Map

Part of Lot 10,
Concession 7
APPLICANT:
 2088756 ONTARIO LIMITED

CITY OF Vaughan

Development Planning Department

Attachment

1

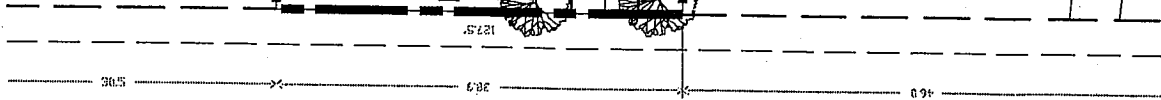
FILE No.:
 OP.06.022
 RELATED FILE:
 Z.06.049
 September 1, 2006



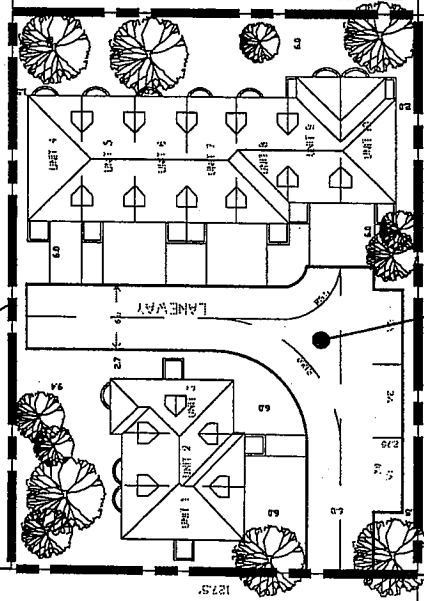
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ISLINGTON AVE

HAYHOE LANE



PROPOSED 10 UNIT
TOWNHOUSE ON
COMMON ELEMENT ROAD



PARKING AREA

EXISTING SEMINARY

EXISTING
RESIDENCE

EXISTING
CHURCH

SUBJECT LANDS TO BE REDESIGNATED
FROM "LOW DENSITY RESIDENTIAL" TO
"MEDIUM DENSITY RESIDENTIAL", AND
REZONED FROM R2 RESIDENTIAL ZONE
TO RM2 MULTIPLE RESIDENTIAL ZONE

SUBJECT LANDS

Concept Plan

Part of Lot 10,
Concession 7

APPLICANT:
2088756 ONTARIO LIMITED

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Development Planning Department

Attachment 2

FILE No.:
OP.06.022
RELATED FILE:
Z.06.049

September 1, 2006