

2. **OFFICIAL PLAN AMENDMENT FILE OP.07.004 P.2007.31**
ZONING BY-LAW AMENDMENT FILE Z.07.031
10360 ISLINGTON AVENUE INC. & JOSIE & FABIO ALVIANI

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.07.004 & Z.07.031 (10360 Islington Avenue Inc. & Josie & Fabio Alviani) 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.

Communications Plan

N/A

Purpose

On October 29, 2007, the Owner submitted the following revised Official Plan and Zoning Amendment Applications to:

1. Amend Official Plan Amendment #601 (The Kleinburg-Nashville Community Plan), as amended by OPA #633, to permit the following on the subject lands shown on Attachment #1:

- i) an expanded range of uses including:

Proposed Uses Within the Existing Heritage Structure

- Institutional uses, including a private school, daycare centre and a retirement residence;
- Museum
- Community facility
- Mainstreet Commercial Uses
- Residential Uses
- Multi-unit residential condominium

Proposed Uses Within A New Building

- residential condominium or retirement residence;
 - Institutional uses, including a private school, daycare centre
 - Mainstreet Commercial uses.
- ii) a maximum building height of 5-storeys and 13m; and,
- iii) Floor space index of 1.4.

2. Amend Zoning By-law 1-88 to:

Total Lot Area:	11,050 m ²
Developable Lot Area:	6,420 m ²
Total Proposed GFA:	8,950 m ²
Number of Units Proposed for Multi-Unit Dwelling:	78 units
Total Parking for Multi-Unit Building:	115 spaces
Number of Units for Retirement Residence:	120 units
Total Parking for Residential Residence:	46 spaces

Background - Analysis and Options

The subject lands are located on the west side of Islington Avenue, south of Nashville Road, municipally known as 10360 and 10384 Islington Avenue in the Village of Kleinburg, in Part of Lot 23, Concession 8, City of Vaughan, as shown on Attachment #1.

The subject lands are designated "Kleinburg Core" by OPA #601, as amended by OPA #633. OPA #633 was adopted by Council on May 23, 2006 and subsequently approved by the Region of York. OPA #633 has been appealed to the Ontario Municipal Board and a second pre-hearing is scheduled for January 2008.

On February 14, 2005, Council approved Zoning By-law Amendment Application File Z.03.64 and Site Development Application DA.03.055 (Carmela Greco) permitting a multi-unit residential building with a maximum building height of 9.5 m and a maximum of 15 dwelling units on 10360 Islington Avenue. Subsequently, on April 27, 2006, a Site Plan Agreement was registered to implement the approved development for 10360 Islington Avenue, which has not been built (see Attachment #3).

10360 Islington Avenue is zoned RM2 Multiple Family Dwelling Zone and OS1 Open Space Conservation Zone by By-law 1-88, subject to Exception Paragraph 9(1214). 10384 Islington Avenue is zoned R1 Single Family Detached Dwelling zone and OS1 Open Space Conservation Zone by By-law 1-88. The surrounding land uses are as follows:

- North - existing residential (R1 Single Family Detached Dwelling Zone)
- South - existing residential (R1V Old Village Residential Zone)
- East - Islington Avenue (Kleinburg Public School and McMichael Art Gallery)
- West - valley lands (OS1 Open Space Conservation Zone)

On November 9, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to Kleinburg and Area Ratepayers Association. As of November 20, 2007, one letter was received, objecting to the applications. The concerns relate to the following:

- the height and size of the proposed building and the number of units;
- traffic/safety concerns (proximity to Kleinburg Elementary School);
- availability of water and sewage capacity to service the development;
- noise and environmental concerns;
- submission of a noise and shadow study be required to demonstrate that there are no negative impacts on the existing homes in the area;
- appropriate buffers adjacent to the open space zone; and,
- the negative impact on the Heritage structure ("Dawson" house) as well as the village of Kleinburg; it is suggested that approval from the Historical Society of Canada be obtained.

Preliminary Review

Following a preliminary review of the proposed application, 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 OPA #601, OPA #633, and the Kleinburg-Nashville Heritage Conservation District Plan, with respect to applicable policies and requirements;
- ii) the Official Plan policies require that all development within the Kleinburg-Nashville Core Areas for commercial or mixed use development shall be supported by the following information:
 - i. a planning report outlining in detail how the proposed developments with the policies of this plan and in particular on Urban Design and Core Areas;
 - ii. a preliminary site plan including:
 - preliminary building architectural elevations;
 - relationship to adjacent buildings;
 - relationship of the proposed development to the street;
 - facilities for public sidewalks and pedestrian amenities along the street or to adjacent parks or open space areas;
 - residential amenities for any residential units which may be proposed;
 - a traffic and parking report establishing the requirements of the proposed development and the adequacy of the proposed facility;
 - a vegetation report identifying any mature vegetation on site and how it is to be protected and integrated into the proposed development;
 - an environmental/open space report identifying how the site is to be integrated with any adjacent open space or valley land; and,
 - a preliminary report, prepared by a qualified heritage architect with respect to architectural design features and consistency with adjacent development.

The Owner is required to submit this information for review.

- iii) the proposed development form and massing will be evaluated to ensure its compatibility with the existing built and planned historical character of Kleinburg and the surrounding development;
- iv) the proposed plan will be reviewed in the context of the requirements of the zoning by-law; issues including proposed uses, building height, parking requirements, setbacks will be reviewed in detail;
- v) the subject lands are located within the Kleinburg-Nashville Heritage Conservation District and are designated under Part V of the Ontario Heritage Act; 10384 Islington Avenue contains the "Redcroft/Martin Smith" House and is designated individually under Part IV of the Ontario Heritage Act; any changes or additions to these properties must be reviewed by the Vaughan Cultural Services Division and Heritage Vaughan and be subject to the Heritage Permit process;

- vi) the Toronto & Region Conservation Authority (TRCA) notes that the proposed applications are premature at this time and they require the submission of, but not limited to, the following information for review: plan of survey with appropriate grading information; geotechnical report addressing the slope stability issue; stormwater management report; edge management plan; and, structural building setback from the buffer area; the proposal to encroach the proposed patios in the 10 m buffer area is not acceptable;
- vii) parking supply will be reviewed to ensure appropriate parking is provided for the proposed commercial, institutional and residential uses; the proposed underground parking details and drawings are required to be submitted for review; the cash-in-lieu of parking requirements of OPA #633 are applicable and require the Owner to submit the following in support of the applications:
 - a land appraisal report;
 - a parking assessment report;
 - a heritage property assessment; and
 - a landscape and tree analysis.
- viii) The Engineering Department has identified the following issues to be addressed;
 - i) a Phase 1 Environmental Site Assessment is to be completed in accordance with the City's Policy and Procedures for Contaminated or Potentially contaminated Sites and provided for review by the Engineering Department;
 - ii) a Functional Servicing Report shall be submitted for review and approval in support of the applications; the report must address and ensure that the proposed development may be serviced in accordance with all City of Vaughan Engineering Department Design Standards and Criteria; the report should include the proposed servicing scheme (Water Supply and Distribution, and Sanitary and Storm Drainage), the proposed grading for the site and roads/access and right-of-way widths; and,
 - iii) the two access points proposed to the site must be re-designed since they are too close to the existing crosswalk and could cause safety/operational issues (for both pedestrian and vehicles) on Islington Avenue, specifically during school peak hours. An access study must be submitted addressing the pedestrian and vehicular safety, traffic circulation and vehicle queuing issues on Islington Avenue and service truck movements within the proposed development; one access (previously approved for 10384 Islington Avenue - Site Development File DA.03.055 would be sufficient to serve the proposed development, and would be aligned opposite the McMichael Art Gallery driveway.

Relationship to Vaughan Vision 2007

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

Regional Implications

The applications have been circulated to the Region of York for review and comment,

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 policies of the Official Plan, including the Kleinburg/Nashville Servicing Strategy, growth management, protection of environmental features, and compatibility and appropriateness of the proposed building form and land uses with adjacent surrounding development and within the context of the Kleinburg Core Area. The applications will also be reviewed in the context of the Kleinburg-Nashville Heritage Conservation District Plan, the minimum requirements of the zoning by-law, and the requirements of the Engineering Department and the Toronto and Region Conservation Authority.

Attachments

1. Location Map
2. Conceptual Site Plan
3. Previously Approved Site Plan for 10360 Islington Avenue

Report prepared by:

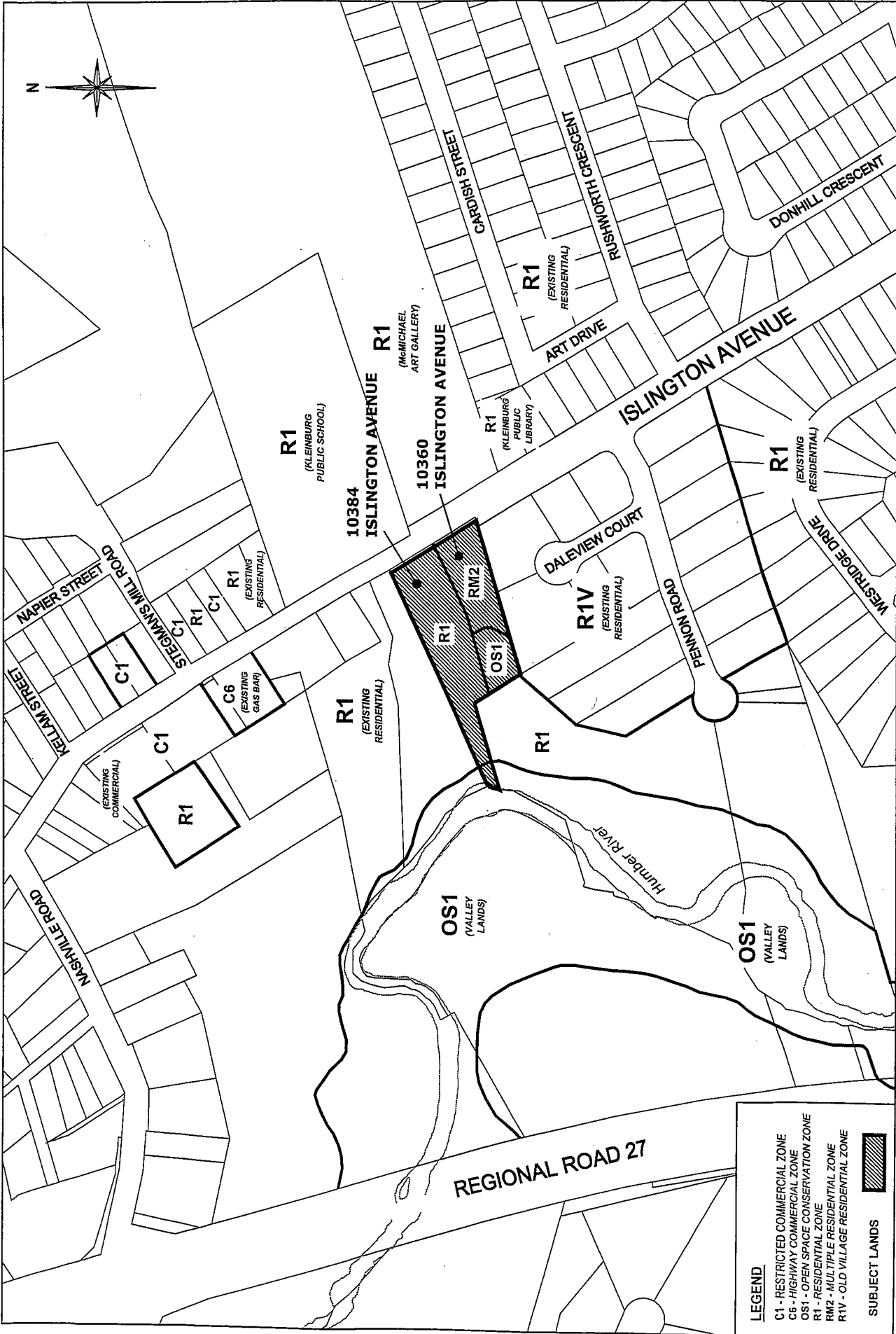
Carmela Marrelli, Planner, ext. 8791
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



- LEGEND**
- C1 - RESTRICTED COMMERCIAL ZONE
 - C6 - HIGHWAY COMMERCIAL ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - R1 - RESIDENTIAL ZONE
 - RM2 - MULTIPLE RESIDENTIAL ZONE
 - R1V - OLD VILLAGE RESIDENTIAL ZONE
- SUBJECT LANDS**
- [Hatched Box Symbol]

Location Map

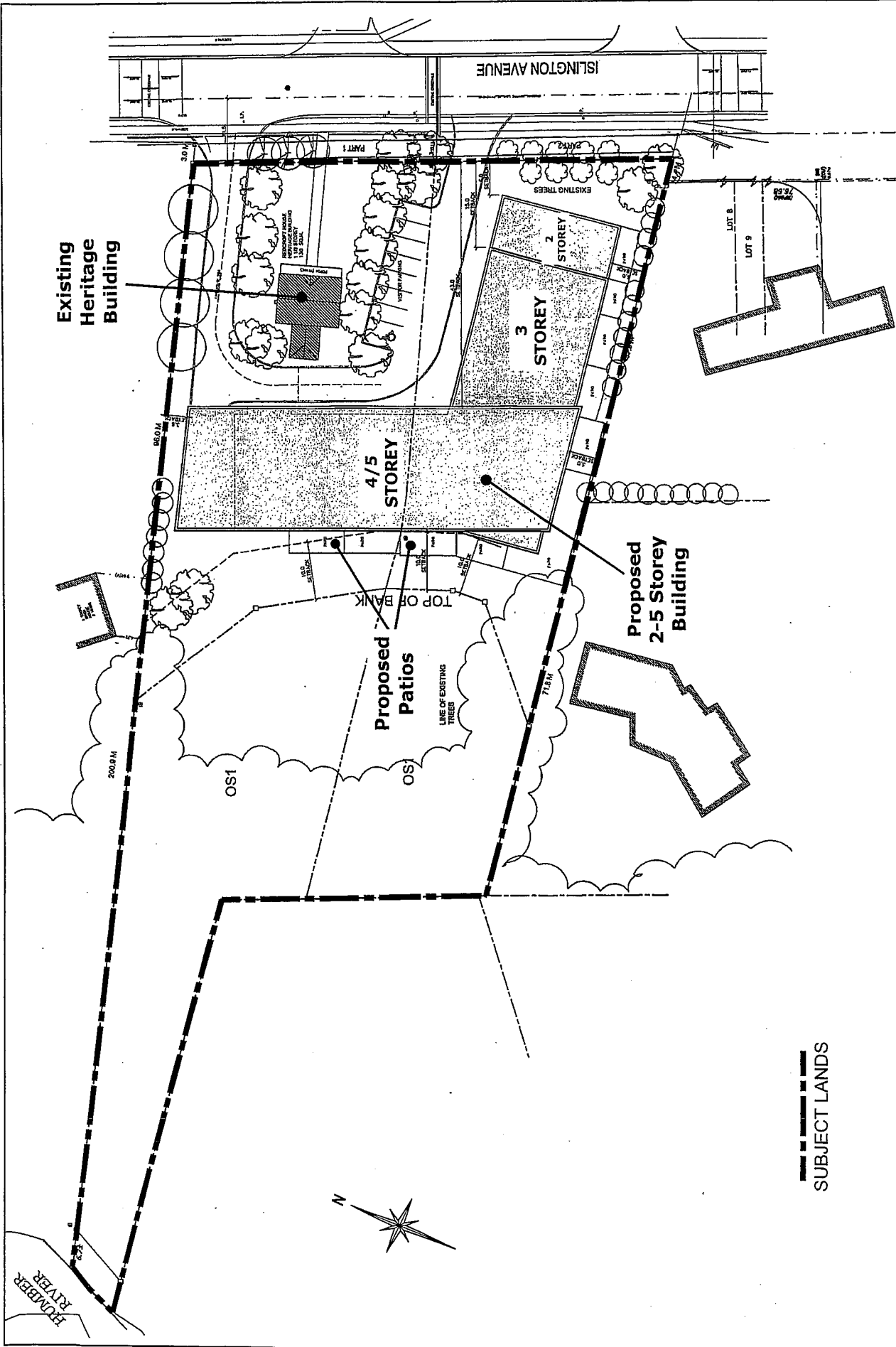
Part of Lot 23,
Concession 8
 APPLICANT: 10360 ISLINGTON AVENUE INC. &
 JOSIE & FABIO ALVIANI
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Development Planning Department

Attachment 1

FILE No.:
OP.07.004 & Z.07.031
 Not to Scale
 October 29, 2007



Conceptual Site Plan

Part of Lot 23,
Concession 8
 APPLICANT: 10360 ISLINGTON AVENUE INC. &
 JOSIE & FABIO ALVANI



Development Planning Department

Attachment 2

FILE No.:
 OP.07.004 & Z.07.031
 Not to Scale
 November 23, 2007

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Attachment 3

FILE No.: OP.07.004 & Z.07.031
 Not to Scale
 November 23, 2007

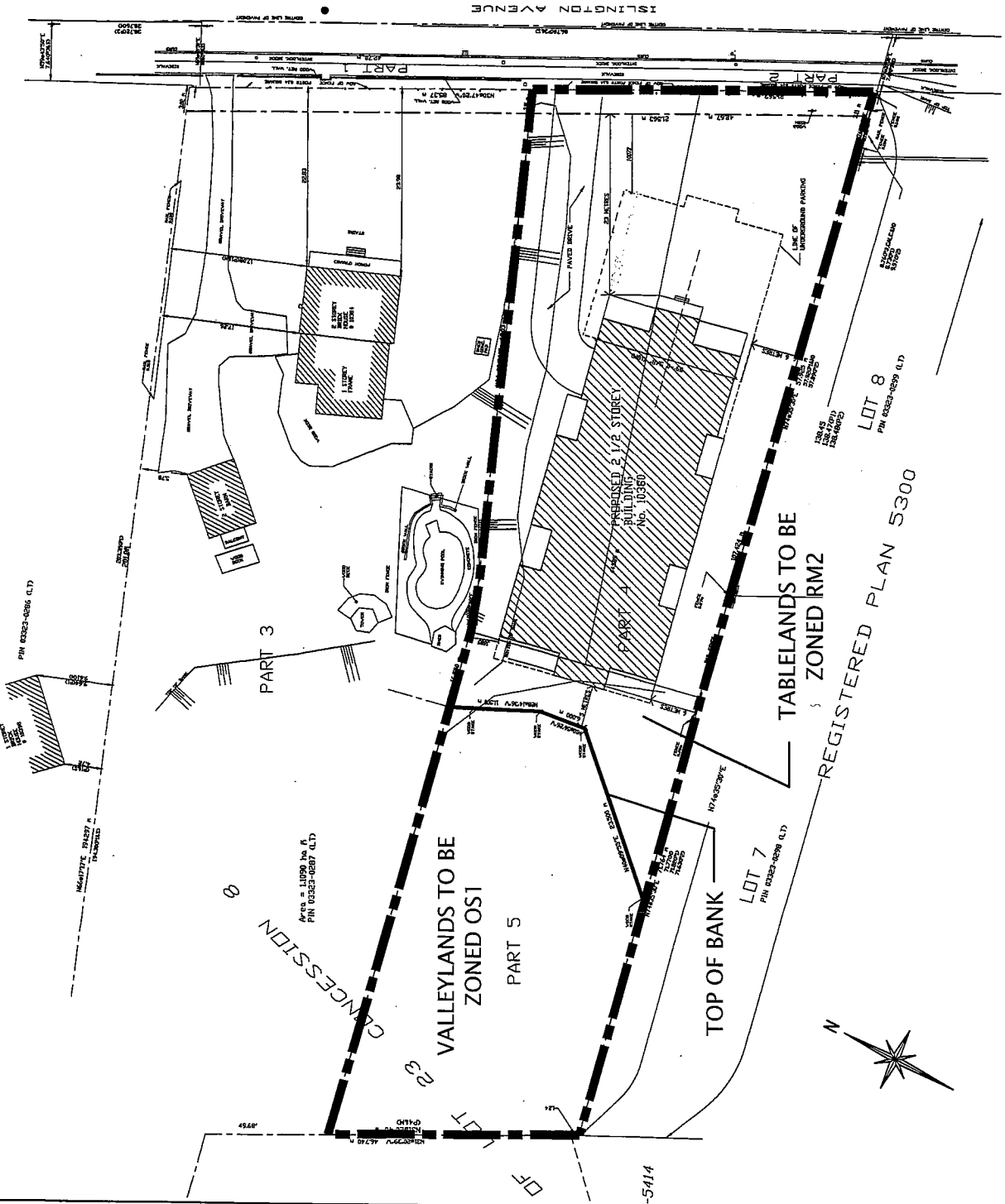
CITY OF Vaughan
The City Above Toronto
 Development Planning Department

Previously Approved Site Plan for 10360 Islington Avenue (DA.03.055)
 APPLICANT: 10360 ISLINGTON AVENUE INC. & JOSIE & FABIO ALVIANI
 Part of Lot 23, Concession 8
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SITE STATISTICS

LOT AREA:	50916 S.F. (4730 m ²)
GROUND FL. FOOTPRINT:	90611 S.F. (8418 m ²) - 17.8%
GROUND FL. AREA:	77451 S.F. (7195 m ²)
RESIDENTIAL AREA:	1316.0 S.F. (122.2 m ²)
AMENITY AREA:	90611 S.F. (8417 m ²)
TOTAL GROUND FL. AREA:	83151 S.F. (7729.4 m ²)
SECOND FL. AREA:	651.4 S.F. (70.1 m ²)
RESIDENTIAL AREA:	9166.5 S.F. (8423.0 m ²)
AMENITY AREA:	66990 S.F. (622.9 m ²)
TOTAL SECOND FL. AREA:	9814 S.F. (701.1 m ²)
THIRD FL. AREA:	22759.2 S.F. (2114.3 m ²)
RESIDENTIAL AREA:	3018.8 S.F. (282.4 m ²)
AMENITY AREA:	25278.0 S.F. (2376.6 m ²)
TOTAL THIRD FL. AREA:	27597.2 S.F. (2558.9 m ²)
TOTAL FL. AREA:	110458.4 S.F. (10202.7 m ²)
RESIDENTIAL AREA:	15390.8 S.F. (1424.5 m ²)
AMENITY AREA:	95067.6 S.F. (8778.2 m ²)
TOTAL BUILDING FL. AREA:	110458.4 S.F. (10202.7 m ²)
NO. OF UNITS (8-2bedr+den, 7-2bedr+m)	TOTAL: 15 UNITS
COVERAGE:	17.8%
F.S.I.	50.2%
LANDSCAPED AREA:	3674.7 m ² - 77.7%
PAVED AREA:	2135 m ² - 4.5%
PARKING REQUIRED:	RESIDENTIAL: (15 UNITS @ 1.75) = 26.25
PARKING PROVIDED:	UNDERGROUND PARKING: 31 SPACES

--- SUBJECT LANDS



ISLINGTON AVE



-5414