

COMMITTEE OF THE WHOLE JUNE 18, 2007

**OFFICIAL PLAN AMENDMENT FILE OP.06.026
ZONING BY-LAW AMENDMENT FILE Z.06.065
MICHAEL ESMAILZADEH AND BIANCA & PASQUALE MARTINIS
REPORT #P.2007.1**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.06.026 (Michael Esmailzadeh and Bianca & Pasquale Martinis) to amend OPA #240 (Woodbridge Community Plan) to redesignate the subject lands shown on Attachment #1 from "Low Density Residential" to "Medium Density Residential", BE REFUSED.
2. THAT Zoning By-law Amendment File Z.06.065 (Michael Esmailzadeh and Bianca & Pasquale Martinis) to amend By-law 1-88 to rezone the subject lands shown on Attachment #1 from R2 Residential Zone to RM2 Multiple Residential Zone, BE REFUSED.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

The Owner has submitted the following applications to facilitate the development of the subject lands on Attachment #1 with an 11 unit townhouse project as shown on Attachment #2:

1. An Official Plan Amendment Application (File OP.06.026) to amend OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Secondary Plan) to redesignate the subject lands shown on Attachment #1 from "Low Density Residential" to "Medium Density Residential"; and,
2. A Zoning By-law Amendment Application (File Z.06.065) to amend By-law 1-88 to rezone the subject lands shown on Attachment #1 from R2 Residential Zone to RM2 Multiple Residential Zone with the necessary zoning exceptions required to implement the final site plan.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the northwest corner of Islington Avenue and Gamble Street, and are comprised of 2 lots being Lots 7 and 8 on Registered Plan M-1106 (8372 and 8382 Islington Avenue, respectively), in Lot 10, Concession 7, City of Vaughan. The subject lands are approximately 0.18 ha in size and each lot is currently developed with a detached residential dwelling, which are proposed to be demolished, if the proposal is supported.

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Secondary Plan), the latter which was approved by the Region of York on May 31, 2006. The subject lands are zoned R2 Residential Zone by By-law 1-88. The surrounding land uses are as follows:

- North - detached residential dwellings (R2 Residential Zone)
- South - Gamble Street; retail plaza including an automobile service station (C3 Local Commercial Zone)
- West - detached residential dwellings (R2 Residential Zone)
- East - Islington Avenue; residential seniors apartment building (RA3 Apartment Residential Zone) and detached dwellings (R2 Residential Zone)

Public Hearing

On December 15, 2006, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands, and to the Islington Woods Community Association. A Public Hearing was held on January 22, 2007. To date, the following comments were provided at the Public Hearing or in writing:

- a) Michael Esmailzadeh, Peter Martinis, and Anthony Coscarella (applicants)
 - The proposal is consistent with other high density in the area.
 - The proposal is consistent with the Regional Official Plan and Provincial Plan policies for residential intensification, mix of housing types and is supportive of transit.
- b) Several persons either spoke at the Public Hearing in opposition of the proposal and related conceptual plan, and/or submitted written letters of concern. Additionally, a petition circulated by Margherita Piersanti, the Owner of 8 Gamble Street, and signed by persons residing in 29 homes also objecting to the proposal in the area was received.

The issues raised at the Public Hearing and within the written correspondence objecting to the proposal include: compatibility; density; design; massing; noise; garbage collection and snow removal; loss of privacy; the lack of amenity and landscape space within the proposal; the lack of visitor parking spaces within the proposal; the inadequacy of the proposed Gamble Street access; light pollution; the loss of the traditional characteristics of the Pine Grove Hamlet; traffic concerns; the impact on Pine Grove Elementary School; and, the need to preserve the Michael O'Rourke house located on 8372 Islington Avenue.

The recommendation of the Committee of the Whole to receive the Public Hearing report dated January 22, 2007, was ratified by Council on January 29, 2007.

Land Use Status/Planning Considerations

i) Region of York Official Plan

The subject lands are identified as being within the "Urban Area" of the Region of York Official Plan and Islington Avenue is identified as a "Local Corridor". The Region of York has reviewed the Official Plan Amendment Application and advised that it is of local significance and has exempted it from Regional Approval.

ii) City of Vaughan Official Plan

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan), as amended by OPA #597 (Islington Avenue Corridor Plan), which permits single-detached and semi-detached dwelling units at a maximum permitted density of 8.6 units/ha. The applicant's proposal is for an 11 unit townhouse project on an 0.18 ha parcel, as shown on Attachment #2, and therefore, an amendment to the Official Plan is required, as the proposal reflects medium density development.

Land Use Context

The subject lands, comprised of 2 existing residential lots with frontage onto Islington Avenue, are situated at the northwest corner of Islington Avenue and Gamble Street. The built form in the area north of Gamble Street and west of Islington Avenue is comprised almost exclusively of established single family residential land use. The subject lands back onto residential lots with frontage onto Roslyn Court. Approximately 200 metres to the west of the subject lands on Gamble Street exists Pine Grove Public School. Further to the west is the Board of Trade Golf Course.

The subject lands immediately abut residential lots occupied by detached dwellings, which is the built form for the entirety of the area bounded by Islington Avenue to the east, Pine Grove Public School to the west, Hayhoe Lane to the north and Gamble Street to the south. The proposed development would introduce a medium density built form immediately abutting an established low density residential area.

The concept plan shown on Attachment #2 illustrates that the subject lands are insufficient in size and of an irregular configuration to successfully integrate the development as proposed into the surrounding low density residential context. The proposed development utilizes the entire site without the opportunity for appropriate buffer areas and screening opportunities that are typically utilized when different land uses and built form abut each other. A driveway is proposed immediately abutting the entire length of the property to the west with no separation distance or buffering opportunities. The Region of York has advised that a road widening along Islington Avenue and a daylight triangle at the corner of Islington Avenue and Gamble Street is required, which would further reduce the developable portion of the subject lands and opportunities to integrate appropriate buffering and screening with the development concept proposed.

The proposed development concept includes a townhouse block located close to the street, which is not consistent with established front yard setback of existing buildings along this portion of Islington Avenue between Hayhoe Lane and Gamble Street. The proposed development alters the established character of this block with respect to the relationship between the established built form and Islington Avenue and the form of development within the block. The development would also have an impact for the landowner to the immediate north, where the existing front wall of the dwelling is almost in line with the rear wall of the proposed development.

The City Engineering Department has also advised that the proposed driveway is located too close to the intersection of Islington Avenue and Gamble Street to operate safely.

The applications to amend the Official Plan and Zoning By-law for the subject lands to facilitate the townhouse development shown on Attachment #2 would result in a built form that is not in context with the abutting land uses.

Cultural Services/Heritage Vaughan

The subject lands include 8372 Islington Avenue (southerly lot) which is improved with the building known historically as the O'Rourke House. The O'Rourke House is not designated under the Ontario Heritage Act and was not included in the Listing of Significant Heritage Structures approved by Vaughan Council in 2005. The building was, however, included in the City of Vaughan's Inventory of Buildings of Architectural Interest.

Cultural Services has maintained the subject building in the City of Vaughan's Inventory of Buildings of Architectural Interest due to the building's "saltbox" architectural form, its role as a surviving streetscape element of the former hamlet of Pine Grove and its association with a primary and long-standing family in Vaughan Township. Michael O'Rourke had built the original log house there in the mid-19th century.

Cultural Services conducted a Built Heritage Evaluation for 8372 Islington Avenue, in which the building showed a total score of 57 which rates the building at the high end of "Modest Significance". A building must achieve a minimum score of 60 in order for it to be recommended for inclusion in the Listing of Significant Heritage Structures, which must be approved by Vaughan Council.

A Meeting of Heritage Vaughan was held on Wednesday, January 17, 2007, at which 8372 Islington Avenue was considered. At this meeting, Heritage Vaughan carried the recommendation of Cultural Services, which was as follows:

1. That the owner of 8372 Islington Avenue (O'Rourke House) be encouraged to explore reasonable alternatives that afford sympathetic incorporation of the O'Rourke House into any redevelopment proposal for the property.
2. That if, through due diligence, the existing house at 8372 Islington Avenue cannot be preserved on site, that it be relocated to a suitable property within the heritage area of the former hamlet of Pine Grove to the satisfaction of Cultural Services and Heritage Vaughan.
3. That, if no practical solution is found that would preserve the subject building, that Cultural Services be given the authority by Heritage Vaughan to approve a demolition permit."

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Regional Implications

The subject lands are comprised of two separate single detached lots, each with an existing access onto Islington Avenue, which is a Regional Road. The Region of York Transportation and Works Department has reviewed the conceptual plan shown on Attachment #2 and has indicated that the Region is protecting for a 30 m right-of-way in this section of Islington Avenue, and as the subject lands are a corner lot, the Region is also protecting for a 7.5 m by 7.5 m daylight triangle. As such, a minimum 3.0 m road widening must be conveyed to the Region.

Conclusion

The Development Planning Department has reviewed the applications to amend the Official Plan to redesignate the subject lands from "Low Density Residential" to "Medium Density Residential", and to amend the Zoning By-law to rezone the subject lands from R2 Residential Zone to RM2 Multiple Residential Zone to facilitate the proposed development shown on Attachment #2. The applications have been reviewed in the context of the City Official Plan policies and the surrounding area context. This proposal involves the intensification of two existing single lots located at the northwest corner of the intersection of Islington Avenue and Gamble Street utilizing a built form on an irregular shaped site that does not appropriately integrate into the surrounding context. Accordingly, the Development Planning Department cannot support the proposal and recommends that the applications be refused.

Attachments

1. Location Map
2. Conceptual Site Plan
3. Proposed Elevations

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Attachment

FILE No(s):
OP.06.026, Z.06.065



June 7, 2007



The City Above Toronto

Development Planning Department

Location Map

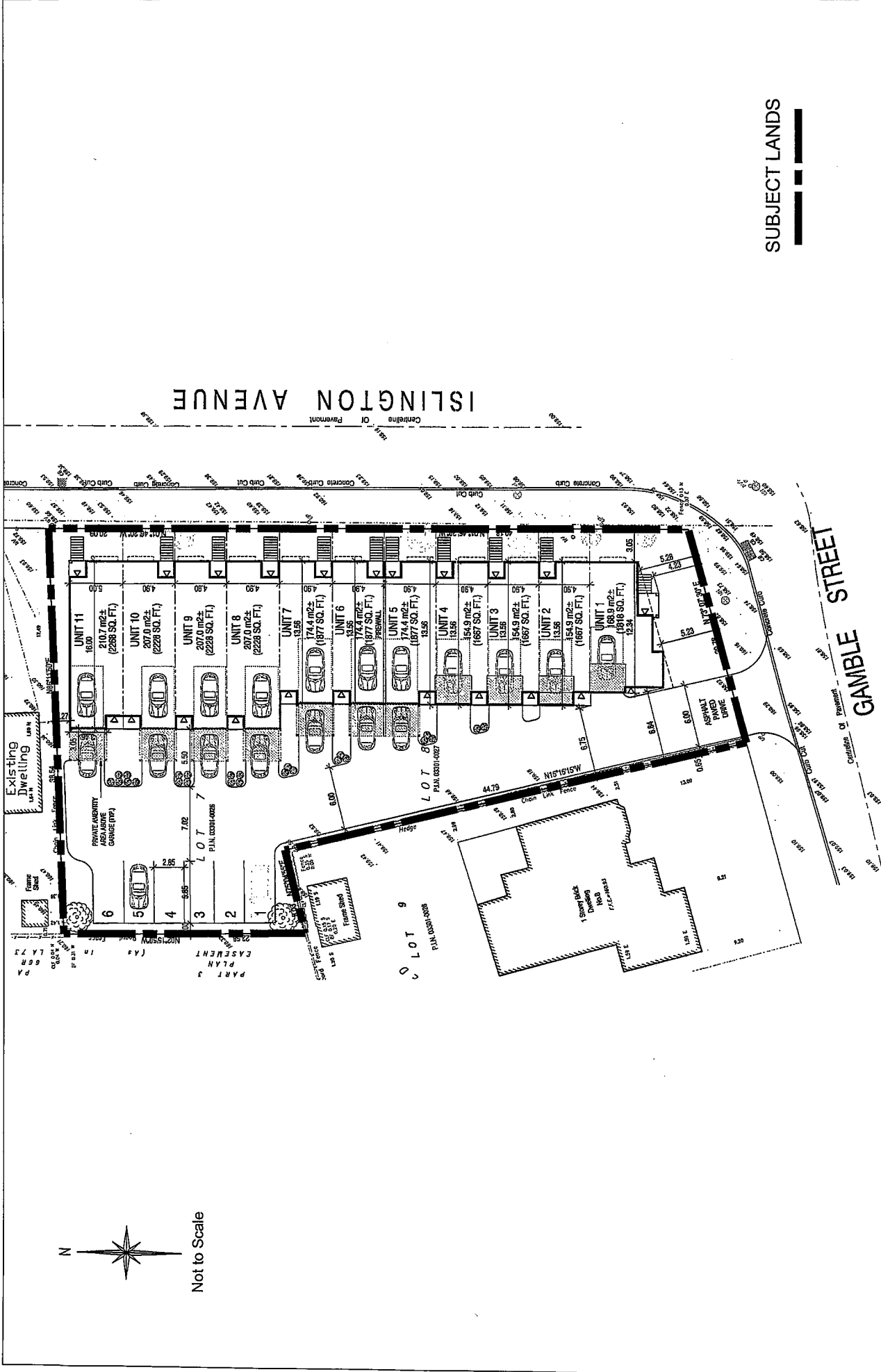
Part of Lot 10,
Concession 7

APPLICANT: MICHAEL ESMAILZADEH &
BIANCA AND PASQUALE MARTINIS

LEGEND

- A - AGRICULTURAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- R1 - RESIDENTIAL ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE

SUBJECT LANDS



SUBJECT LANDS

Attachment 2

FILE No(s):
OP.06.026, Z.06.065

June 5, 2007



The City Above Toronto

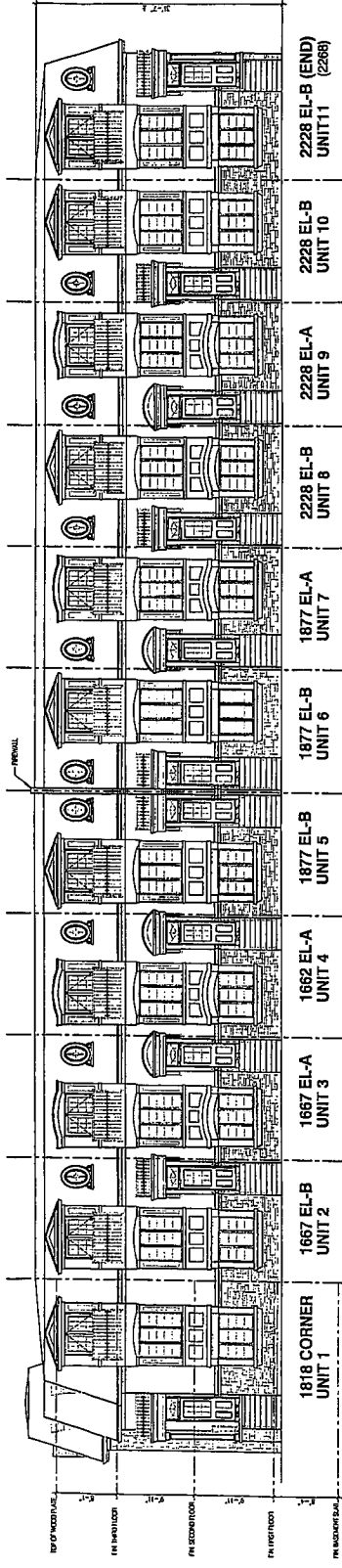
Development Planning Department

Conceptual Site Plan

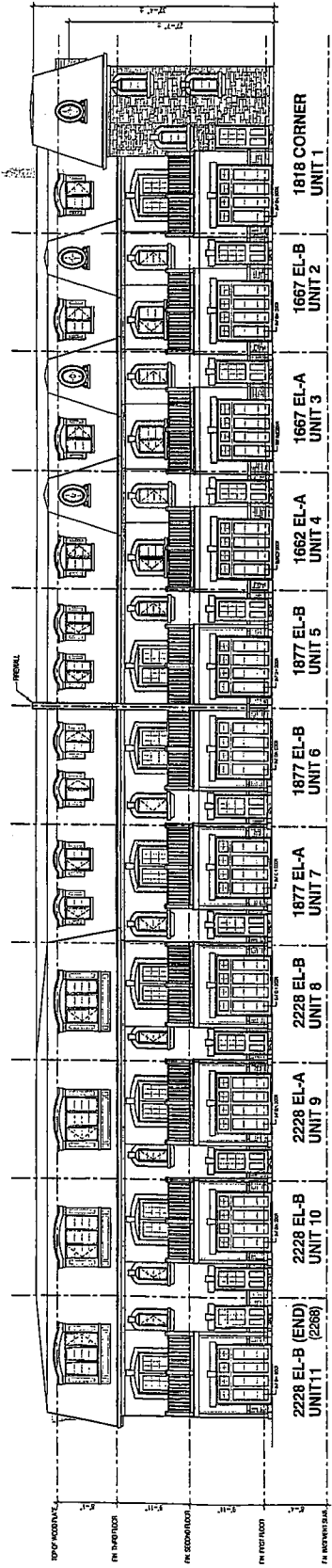
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APPLICANT: MICHAEL ESMAILZADEH &
BIANCA AND PASQUALE MARTINS

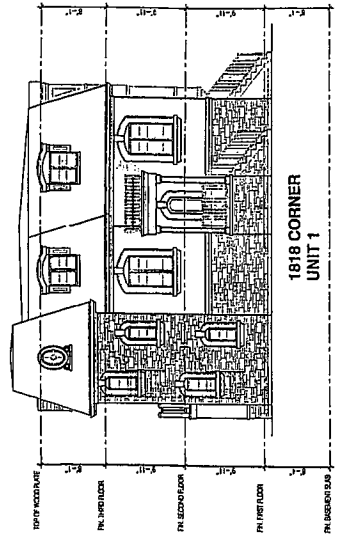
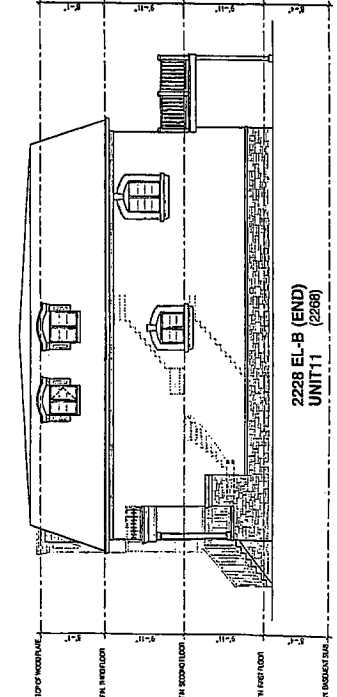
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FRONT ELEVATION
ISLINGTON AVENUE



REAR ELEVATION



Not to Scale

Proposed Elevations

Part of Lot 10,
Concession 7
APPLICANT: MICHAEL ESMAILZADEH &
BIANCA AND PASQUALE MARTINIS



The City Above Toronto

Development Planning Department

Attachment 3

FILE No(s):
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June 5, 2007

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