

**1. OFFICIAL PLAN AMENDMENT FILE OP.08.013
 ZONING BY-LAW AMENDMENT FILE Z.08.048
 VINCE DI TOMMASO**

P.2008.43

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.08.013 and Z.08.048 (Vince Di Tommaso) 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

On October 10, 2008, a Notice of Public Meeting was circulated to all property owners within 120m of the subject lands, and to those individuals requesting notification. As of October 20, 2008, one letter was received by the Development Planning Department from a resident living southwest of Clarence Street and Rutherford Road, expressing opposition to the proposed development based on the following issues (in part):

- the development is next door to a pre-school/elementary school and half a kilometre away from a second elementary school and would impact the school and parental drop-off traffic for the schools;
- the increase in traffic that would be generated by the proposed development will aggravate an already dangerous traffic situation for the school children and area residents;
- the development will change the hamlet character of the area and impact the enjoyment of the existing residents and senior citizens.

Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachment #1, to facilitate the future development of the site with two 4-storey apartment buildings connected by a walkway bridge and comprised of 85 residential units with the main entrance from Islington Avenue, as shown on Attachment #2:

1. An application to amend the Official Plan (File OP.08.013), specifically OPA #597 (Islington Avenue Corridor Secondary Plan), to redesignate the subject lands from "Medium Density Residential" to "High Density Residential", and to increase the maximum permitted density from 1.0 to 1.53 FSI (Floor Space Index), and the maximum permitted building height from 3½-storeys to 4-storeys.
2. An application to amend the Zoning By-law (File Z.08.048), specifically By-law 1-88, to rezone the subject lands from R2 Residential Zone to RA3 Apartment Residential Zone with the following exceptions to implement the concept plan shown on Attachment #2:

- a) permit a minimum lot area of 4,412.94 m² or 51 m²/unit, whereas 5,695 m² or 67m²/unit is required;
- b) permit a minimum front yard, rear yard and interior side yard setbacks of 4.2 m, 2.88 m and 0 m, respectively, whereas 7.5 m is required;
- c) permit a minimum parking standard of 1.35 spaces/unit (including 0.18 spaces/unit for visitor parking), whereas 1.75 spaces per unit (including 0.25 spaces/unit for visitor parking) is required;
- d) permit a minimum amenity area of 2,375.18 m², whereas 2,520 m² is required; and
- e) any other exceptions required to implement the final site plan, if approved.

Background - Analysis and Options

The subject lands shown on Attachment #1 are currently comprised of an assembly of 3 separate lots (8294, 8298 and 8302 Islington Avenue) being Lots 2, 3 and 4 on Plan M-1107 and are located on the west side of Islington Avenue, south of Langstaff Road, in Lot 9, Concession 7, City of Vaughan.

The 0.44 ha parcel is relatively flat with a gradual slope towards the west and abrupt upward slope at the western most part of the site. There are three existing single family dwellings on the site, all of which are planned for demolition. There are mature trees randomly scattered throughout the site, and a heavily treed area in the westerly portion of the site.

The subject lands are designated "Medium Density Residential" by OPA #597 (Islington Avenue Corridor Secondary Plan) and zoned R2 Residential Zone by By-law 1-88. The surrounding land uses are shown on Attachment #1.

Preliminary Review

Following a preliminary review of the 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 Provincial Policy Statement, the Provincial Growth Plan, and Regional and City Official Plan policies;
- ii) the applications will be reviewed in the context of the approved and existing land uses in the area, with particular consideration given to the appropriateness and compatibility of the proposed redesignation and rezoning, floor space index (FSI), building design, building height, and site design, including consideration of the wooded areas, zoning standards, site access and parking, and a fire route must be adequately provided including appropriate overhead clearance for bridge design;
- iii) the proposed zero lot line will be reviewed in the context of the proposed development and the potential development of the abutting lands to the south;
- iv) the applications will be reviewed in the context of the Urban Design Guidelines within OPA #597 and the Islington Avenue Design Guidelines;
- v) the necessary studies (ie. functional servicing brief, parking, traffic, tree inventory and assessment, Phase I Environmental Report, etc.) in support of the applications are required to be submitted and approved to ensure servicing, parking, environmental, and traffic are satisfactorily considered and appropriate to facilitate the proposed development;

- vi) the applications will be reviewed with respect to the inclusion of the applicable sustainable development policies in the implementing Official Plan Amendment and subsequently at the site plan approval stage, if approved;
- vii) the subject lands are located entirely within the regulation limit as defined by the Toronto and Region Conservation Authority (TRCA) and therefore, the requirements and approval of the TRCA will be required;
- viii) the rear portion of the site may be within the Regional Forest and Greenland Systems in the Regional Official Plan; accordingly, the applications will be reviewed with respect to the applicable Regional policies and confirmed with the Region of York;
- ix) review will be given to the road widenings that may be required by the Region of York along Islington Avenue and may affect the site design; and,
- x) the availability of water and sanitary servicing capacity must be identified and allocated by Council, if approved.

Relationship to Vaughan Vision 2020

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. The subject lands are designated "Urban Area" and identified as an Urban Corridor by the Region of York Official Plan. Any issues will be addressed when the technical report is considered. The Owner has applied for an exemption from Regional approval of the Official Plan Amendment, which has been granted by the Region.

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 applicable Provincial policies, Regional and City Official Plan policies, the appropriateness and compatibility of the proposed development in the context of the surrounding land uses, built form, environmental considerations, land use, and the proposed zoning exceptions required to implement the proposed development.

Attachments

1. Location Map
2. Proposed Site Plan
3. Elevations - North & East
4. Elevations - South & West

Report prepared by:

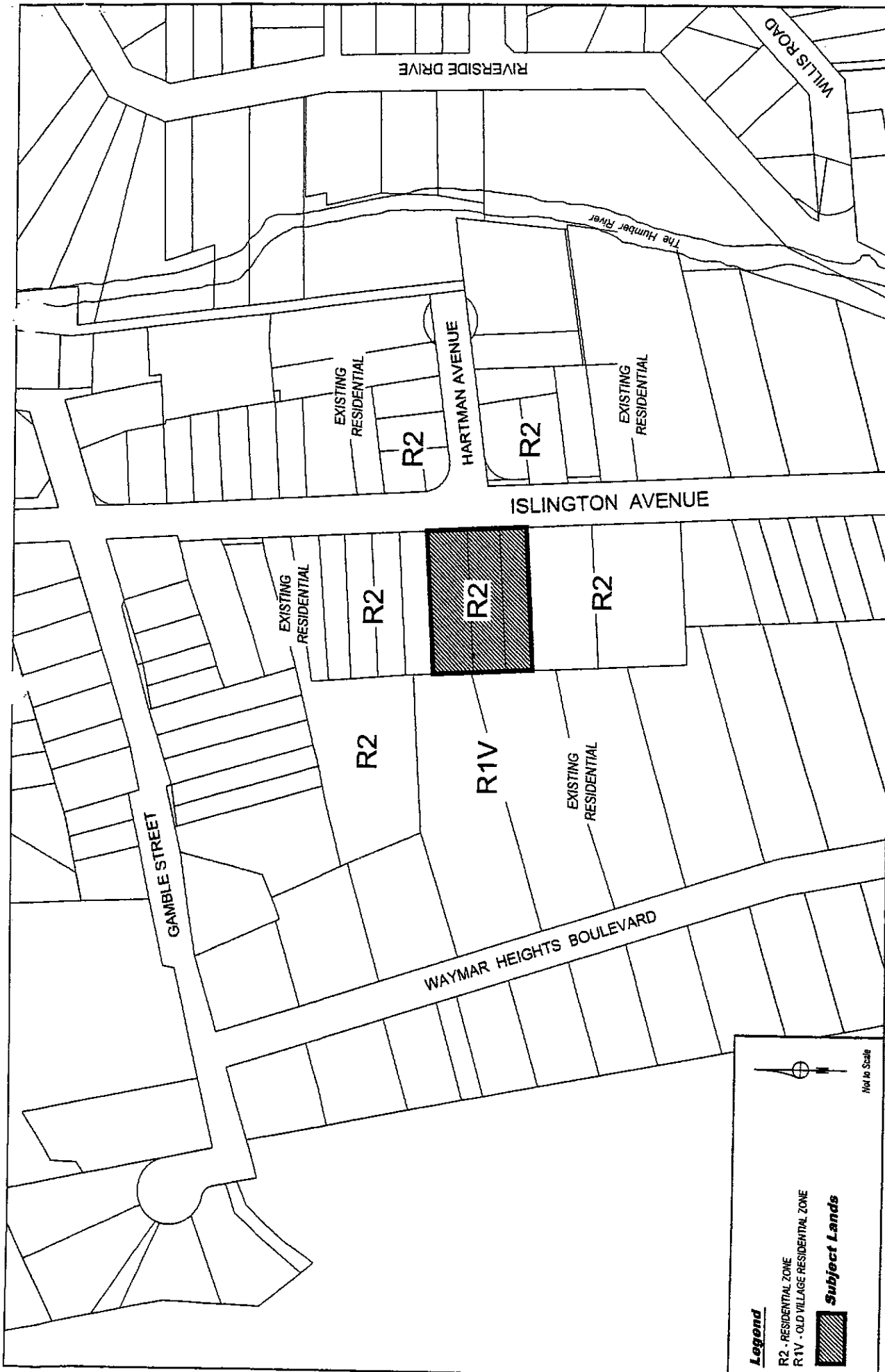
Eugene Fera, Planner, ext. 8064
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Legend

- R2 - RESIDENTIAL ZONE
- R1V - OLD VILLAGE RESIDENTIAL ZONE



Subject Lands



Not to Scale

Location Map

Part of Lot 9,
Concession 7

APPLICANT: VINCE DITOMMASO/
217824 ONTARIO INC.

MURPHY ATTACHMENT 1000121824.013.dwg



Development Planning Department

Attachment 1

FILE No.: OP.08.013
& Z.08.048

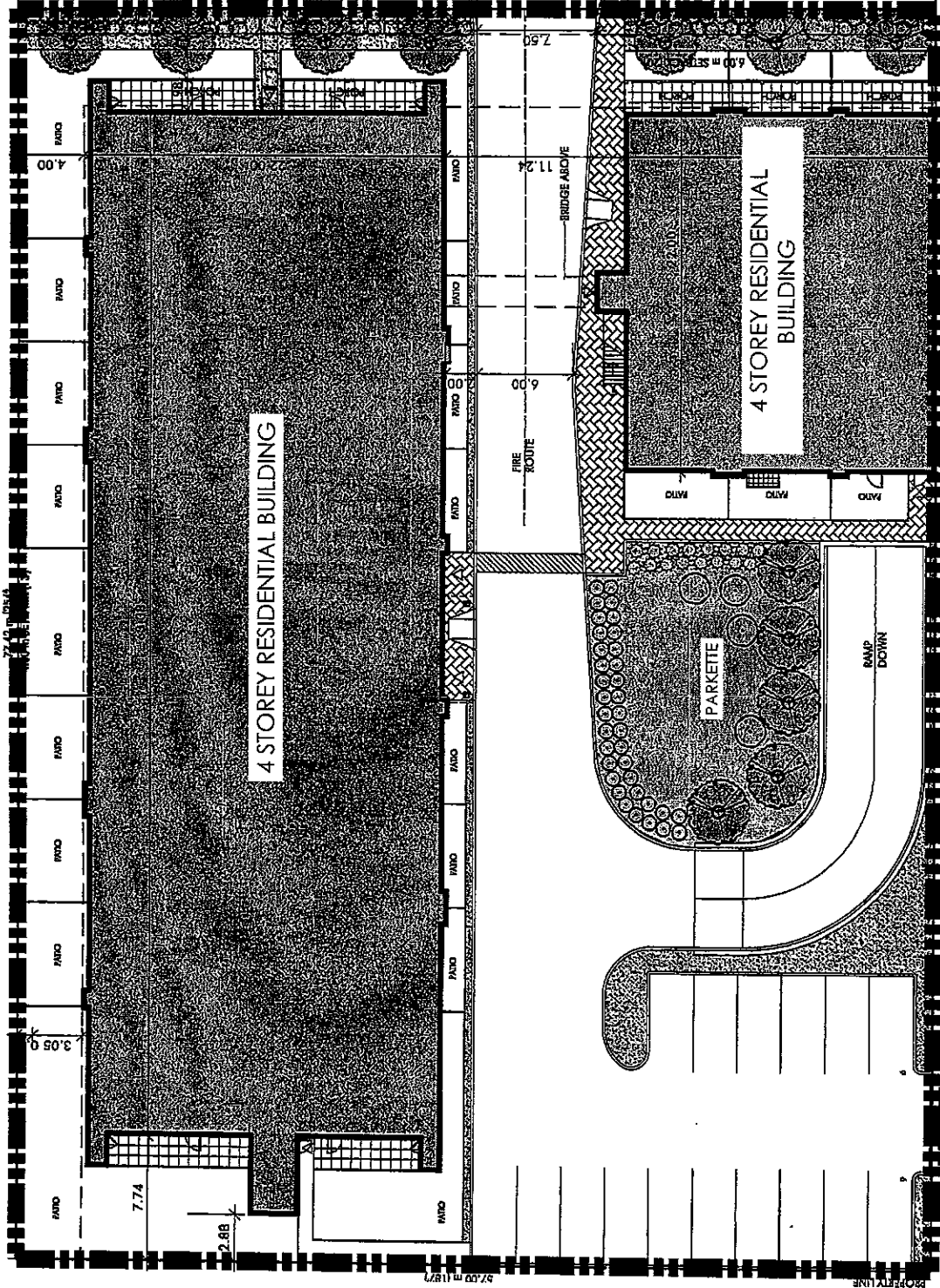
August 28, 2008

Official Plan Amendment

1. To redesignate the Subject Lands from Medium Density Residential to High Density Residential
2. Increase the maximum permitted FSI from 1.0 to 1.53; and
3. Increase the maximum building height from 3 1/2 to 4 storeys

Zoning By-Law Amendment

To rezone the Subject Lands from R2-Residential Zone to RA3-Apartment Residential Zone with site specific zoning standards for a total of 85 residential units



SITE PLAN

Subject Lands

Not to Scale

Proposed Site Plan

Part of Lot 9,
Concession 7
APPLICANT: VINCE DITOMMASO/
217824 ONTARIO INC.



Development Planning Department

Attachment

FILE No.: OP.08.013
& Z.08.048

August 28, 2008

2

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BRICK VENEER

STUCCO

CLEAR VISION GLASS

GLAZING RAILING

STUCCO

STONE BASE

NORTH ELEVATION

100	100	100	100	100	100	100
100	100	100	100	100	100	100
100	100	100	100	100	100	100
100	100	100	100	100	100	100
100	100	100	100	100	100	100
100	100	100	100	100	100	100
100	100	100	100	100	100	100

STUCCO

STUCCO

WATER FALL

CLEAR VISION GLASS

BRICK VENEER

GLAZING RAILING

STONE BASE

EAST ELEVATION (ISLINGTON AVENUE)

Elevations - North & East

Part of Lot 9,
Concession 7

APPLICANT: VINCE DITOMMASO/
217824 ONTARIO INC.

NOT TO SCALE



The City Above Toronto

Development Planning Department

Attachment 3

FILE No.: OP.08.013
& Z.08.048

August 28, 2008

