

**3. OFFICIAL PLAN AMENDMENT FILE OP.08.017
RENEE NICOLINI
WARD 2**

P.2009.11

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File OP.08.017 (Renee Nicolini) 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 February 6, 2009, a Notice of a Public Meeting was circulated to all property owners within the polling area identified on Attachment #1, and the West Woodbridge Homeowners' Association. A notice of the Public Meeting was also sent to the Vaughanwood Ratepayers' Association on February 11, 2009. As of February 24, 2009, the Development Planning Department has received letters from the Owners of several homes on Pioneer Lane, Bruce Street, and Islington Avenue in opposition to the proposal. The residents have identified concerns with the proposed building height, increased traffic congestion, and the loss of trees and green space resulting from the proposed development. These concerns and any additional 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 an Official Plan Amendment Application (File OP.08.017) specifically to amend OPA #240 (Woodbridge Community Plan) to redesignate the subject lands shown on Attachment #1 from "Open Space" and "Low Density Residential" to "High Density Residential" to facilitate the development of two 22-storey buildings linked by a 5-storey podium building, with 632 residential units, a Floor Space Index (FSI) of 3.5 and 890 parking spaces as shown on Attachment #2.

Background - Analysis and Options

The subject lands are located on the east side of Islington Avenue, south of Regional Road 7, municipally known as 7553 Islington Avenue and 150 Bruce Street, being Part of Block 88 on Registered Plan 65M-2059, in Lots 4 and 5, Concession 7, City of Vaughan. The surrounding land uses are shown on Attachment #1.

7553 Islington Avenue is designated as "Open Space" under OPA #240 (Woodbridge Community Plan) and zoned A Agricultural and OS1 Open Space Conservation Zone by By-law 1-88. 150 Bruce Street, is designated as "Low Density Residential" under OPA #240 (Woodbridge Community Plan) and zoned R1 Residential Zone by By-law 1-88. The proposal does not conform to the Official Plan or Zoning By-law.

Preliminary Review

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

- i) the application will be reviewed in the context of the Provincial Policy Statement, The Places to Grow Plan and the applicable Regional and City Official Plan policies;
- ii) the appropriateness and compatibility of the proposed development will be reviewed in the context of the site location, the surrounding existing and planned and uses, built form, and environmental considerations;
- iii) the application will be reviewed in the context of the requirements and policies of the Toronto and Region Conservation Authority, including the Valley and Stream Corridors policies;
- iv) the applications, if approved, will require Zoning By-law Amendment, Site Development and Draft Plan of Condominium Applications to be submitted to facilitate the proposed development;
- v) the applicant has submitted a planning justification study, a traffic impact study, and, a geotechnical investigation in support of the application that must be reviewed and approval by the appropriate agencies/departments. Additional supporting studies may be required including, but not limited to, a sun/shadow study, wind study, Functional Servicing Report, Urban Design and Architectural Guidelines, a Landscape Master Plan and, a tree assessment preservation report;
- vi) the availability of water and sanitary servicing capacity for the proposed residential units must identified and allocated by Council, if approved; and,
- vii) the application must be reviewed by the York Region Transportation Services Department with respect to access and traffic considerations respecting Islington Avenue.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, 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 the context of the applicable Provincial, Regional and City policies, the requirements and policies of the Toronto and Region Conservation Authority, the appropriateness of the proposed development, surrounding land uses

environmental considerations, and potential impacts on the surrounding road network and municipal infrastructure.

Attachments

1. Location Map
2. Site Plan
3. North Elevation
4. West Elevation
5. Section

Report prepared by:

Clement Messere, Planner, ext. 8409

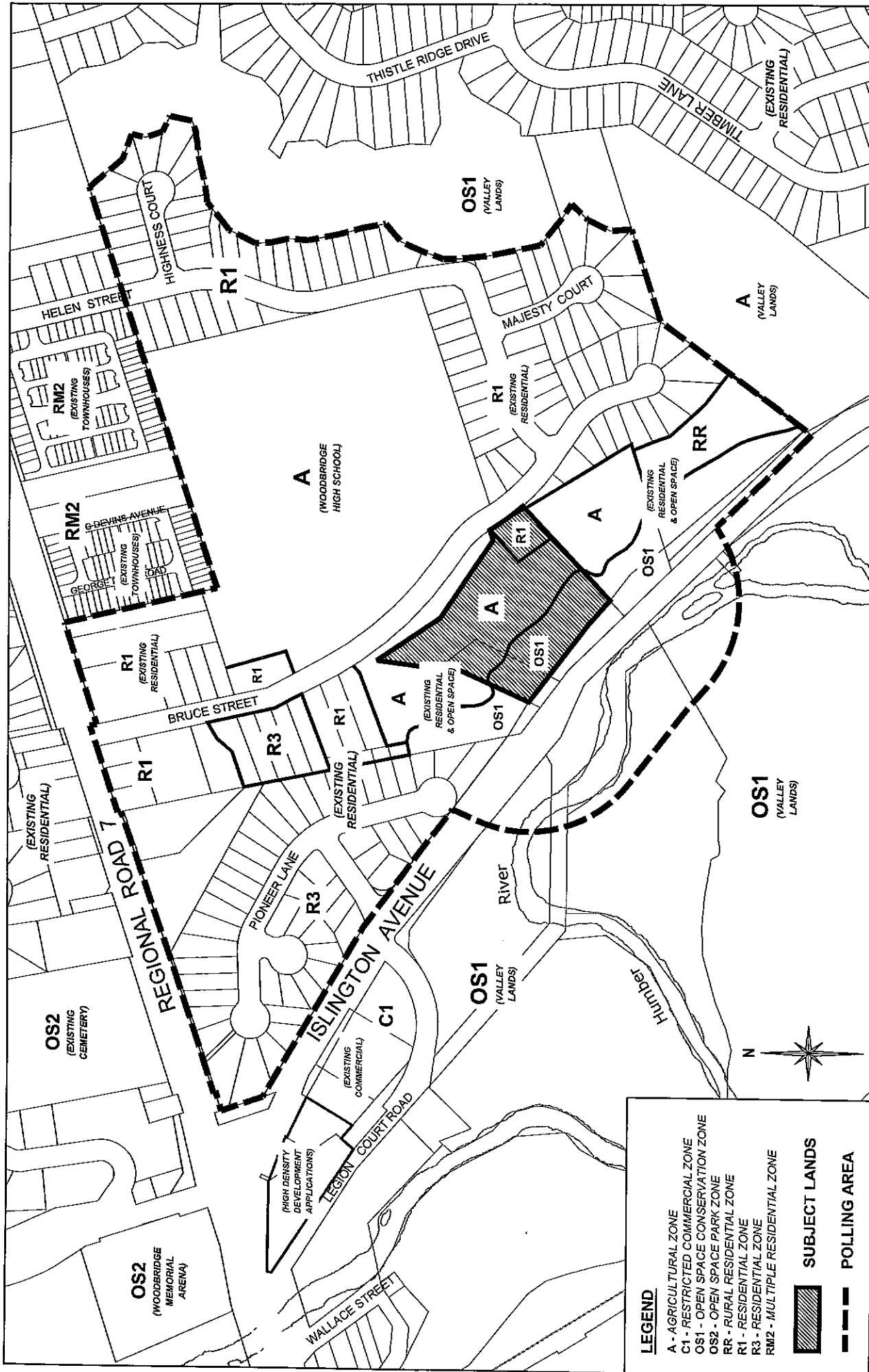
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Location Map

Part of Lots 4 & 5,
Concession 7

APPLICANT:
RENEE NICOLINI

MR.DFA1 ATTACHMENTS.OPA.08.09.017



The City Above Toronto

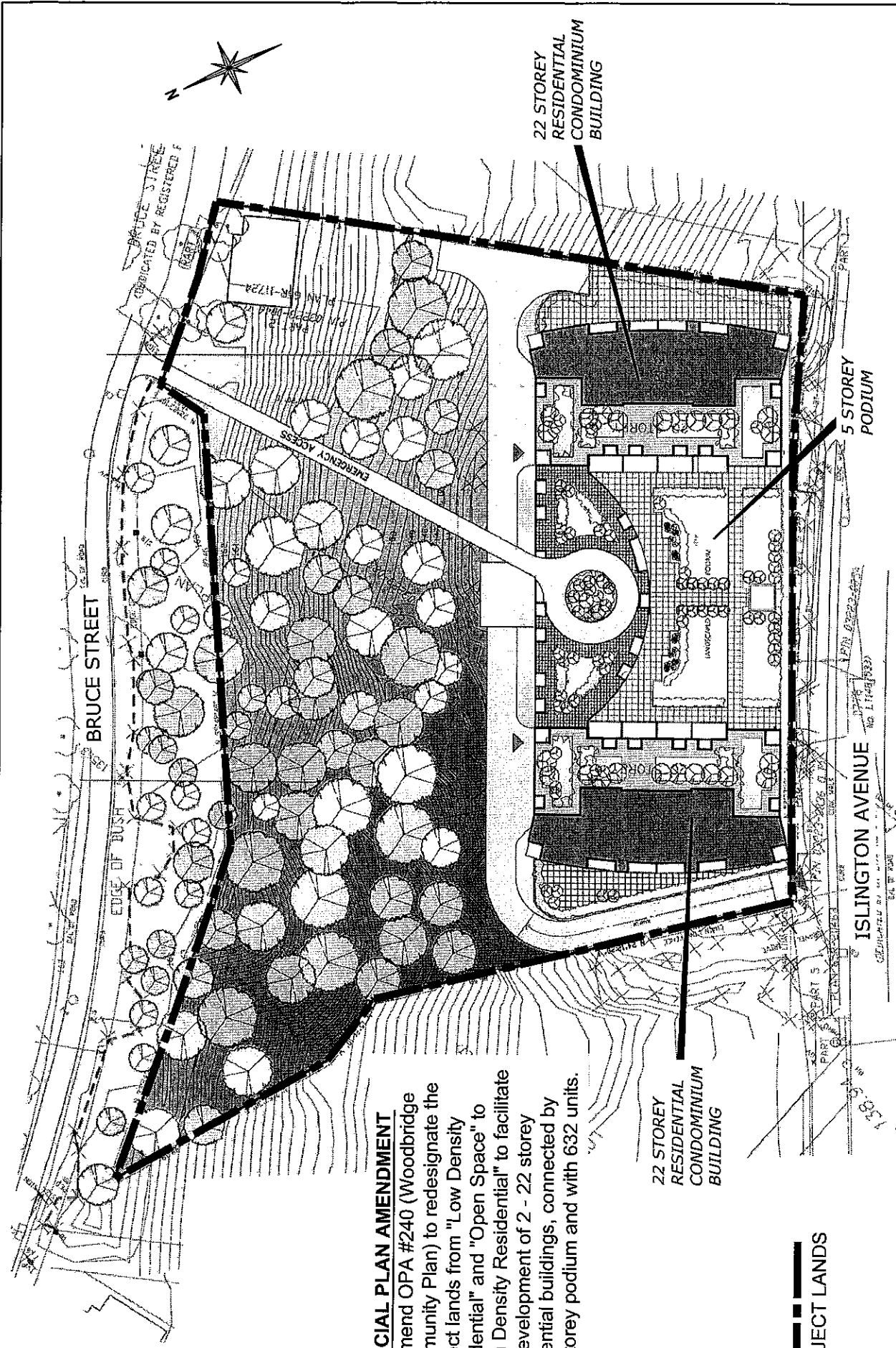
Development Planning Department

Attachment 1

FILE No.:
OP.08.017

Not to Scale

February 19, 2009



OFFICIAL PLAN AMENDMENT

To amend OPA #240 (Woodbridge Community Plan) to redesignate the subject lands from "Low Density Residential" and "Open Space" to "High Density Residential" to facilitate the development of 2 - 22 storey residential buildings, connected by a 5 storey podium and with 632 units.

—
SUBJECT LANDS

Site Plan

Part of Lots 4 & 5,
Concession 7
APPLICANT:
RENEE NICOLINI

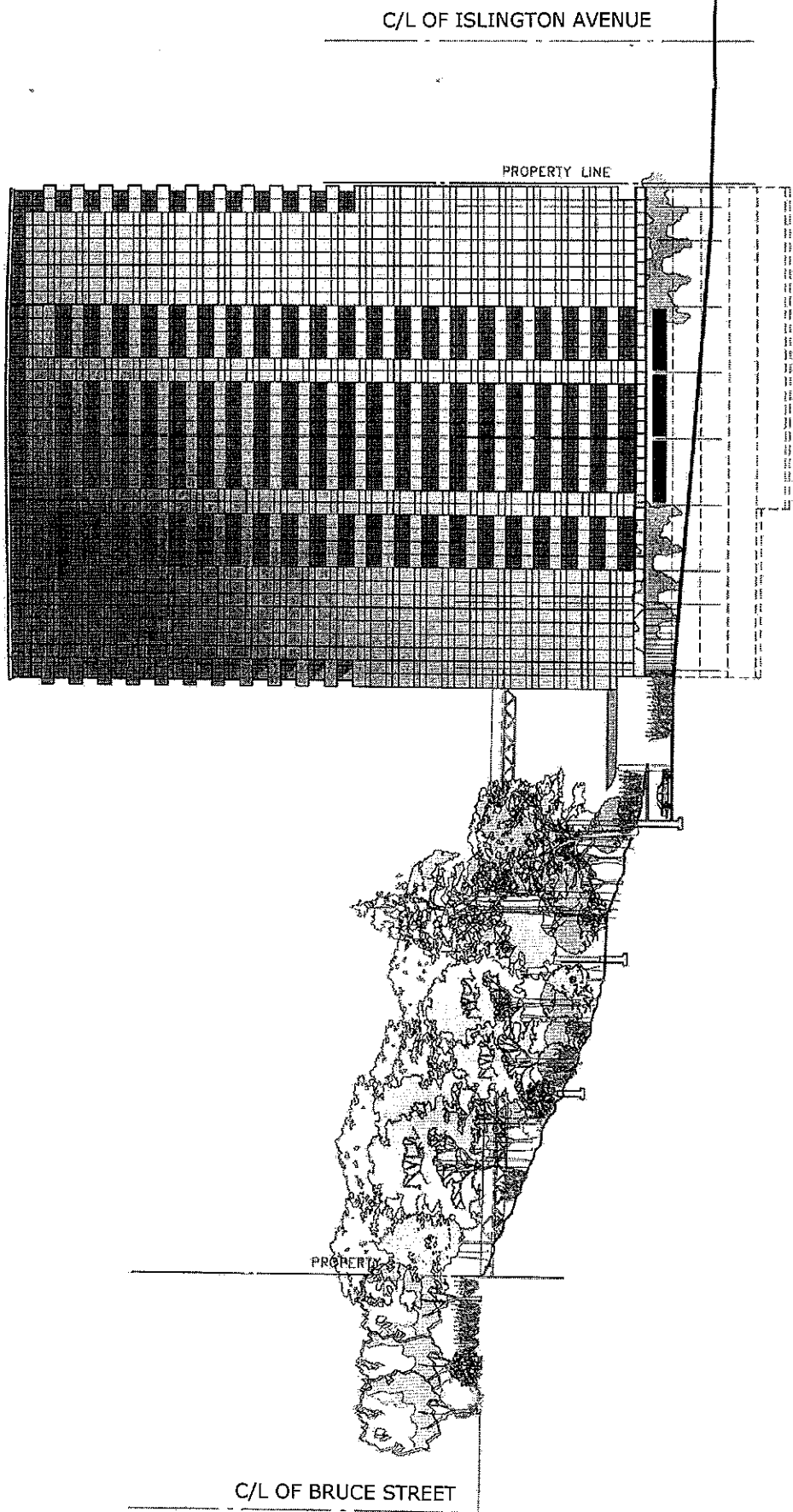
MAP#1 ATTACHMENTS/OPA/08.017



The City Above Toronto

Development Planning Department

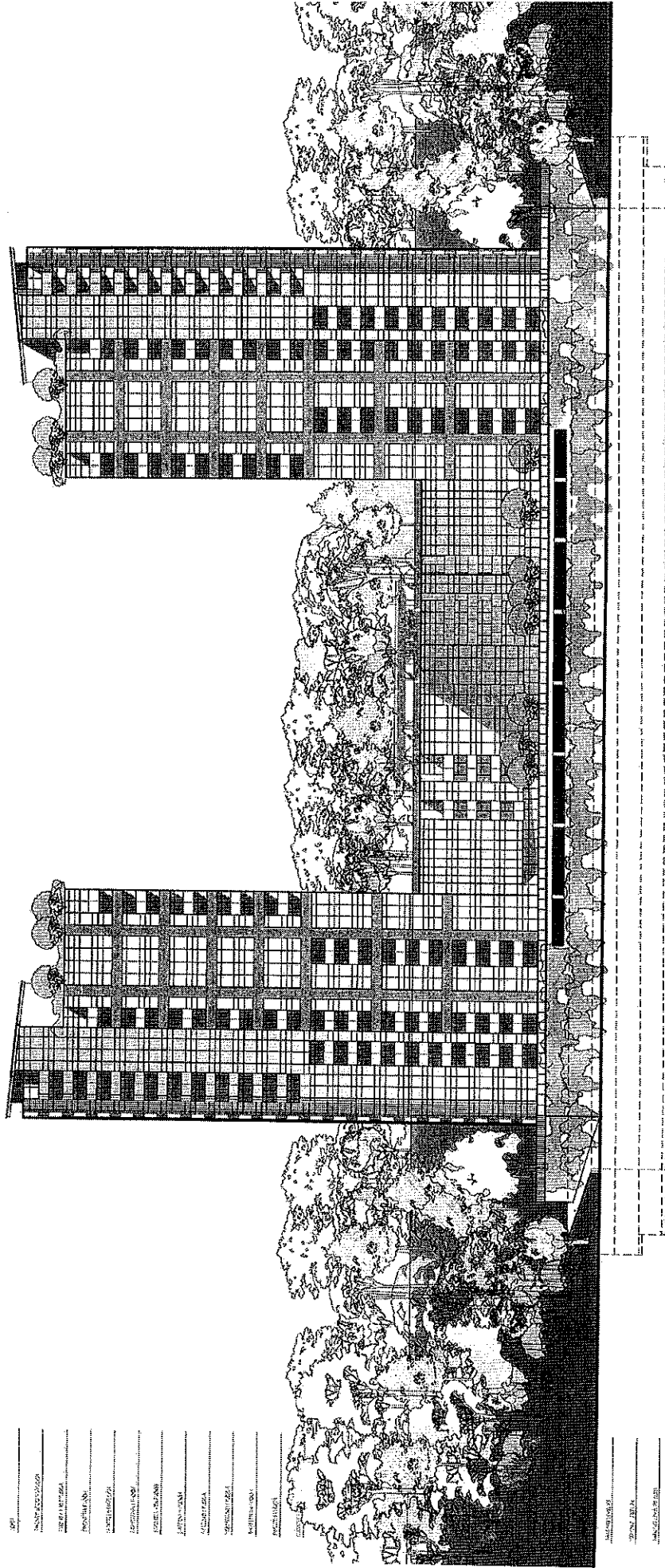
NO. 1	DATE
NO. 2	DATE
NO. 3	DATE
NO. 4	DATE
NO. 5	DATE
NO. 6	DATE
NO. 7	DATE
NO. 8	DATE
NO. 9	DATE
NO. 10	DATE
NO. 11	DATE
NO. 12	DATE
NO. 13	DATE
NO. 14	DATE
NO. 15	DATE
NO. 16	DATE
NO. 17	DATE
NO. 18	DATE
NO. 19	DATE
NO. 20	DATE
NO. 21	DATE
NO. 22	DATE
NO. 23	DATE
NO. 24	DATE
NO. 25	DATE
NO. 26	DATE
NO. 27	DATE
NO. 28	DATE
NO. 29	DATE
NO. 30	DATE
NO. 31	DATE
NO. 32	DATE
NO. 33	DATE
NO. 34	DATE
NO. 35	DATE
NO. 36	DATE
NO. 37	DATE
NO. 38	DATE
NO. 39	DATE
NO. 40	DATE
NO. 41	DATE
NO. 42	DATE
NO. 43	DATE
NO. 44	DATE
NO. 45	DATE
NO. 46	DATE
NO. 47	DATE
NO. 48	DATE
NO. 49	DATE
NO. 50	DATE
NO. 51	DATE
NO. 52	DATE
NO. 53	DATE
NO. 54	DATE
NO. 55	DATE
NO. 56	DATE
NO. 57	DATE
NO. 58	DATE
NO. 59	DATE
NO. 60	DATE
NO. 61	DATE
NO. 62	DATE
NO. 63	DATE
NO. 64	DATE
NO. 65	DATE
NO. 66	DATE
NO. 67	DATE
NO. 68	DATE
NO. 69	DATE
NO. 70	DATE
NO. 71	DATE
NO. 72	DATE
NO. 73	DATE
NO. 74	DATE
NO. 75	DATE
NO. 76	DATE
NO. 77	DATE
NO. 78	DATE
NO. 79	DATE
NO. 80	DATE
NO. 81	DATE
NO. 82	DATE
NO. 83	DATE
NO. 84	DATE
NO. 85	DATE
NO. 86	DATE
NO. 87	DATE
NO. 88	DATE
NO. 89	DATE
NO. 90	DATE
NO. 91	DATE
NO. 92	DATE
NO. 93	DATE
NO. 94	DATE
NO. 95	DATE
NO. 96	DATE
NO. 97	DATE
NO. 98	DATE
NO. 99	DATE
NO. 100	DATE



Attachment 3
 FILE No.: OP.08.017
 Not to Scale
 February 19, 2009

City of Vaughan
The City Above Toronto
 Development Planning Department

North Elevation
 Part of Lots 4 & 5,
 Concession 7
 APPLICANT:
 RENEE NICOLINI
 N:\DFT\1 ATTACHMENTS\OP\08.08.017



FACING ISLINGTON AVENUE

West Elevation

Part of Lots 4 & 5,
Concession 7

APPLICANT:
RENEE NICOLINI

NA\DP\1 ATTACHMENTS\DP\08.08.017

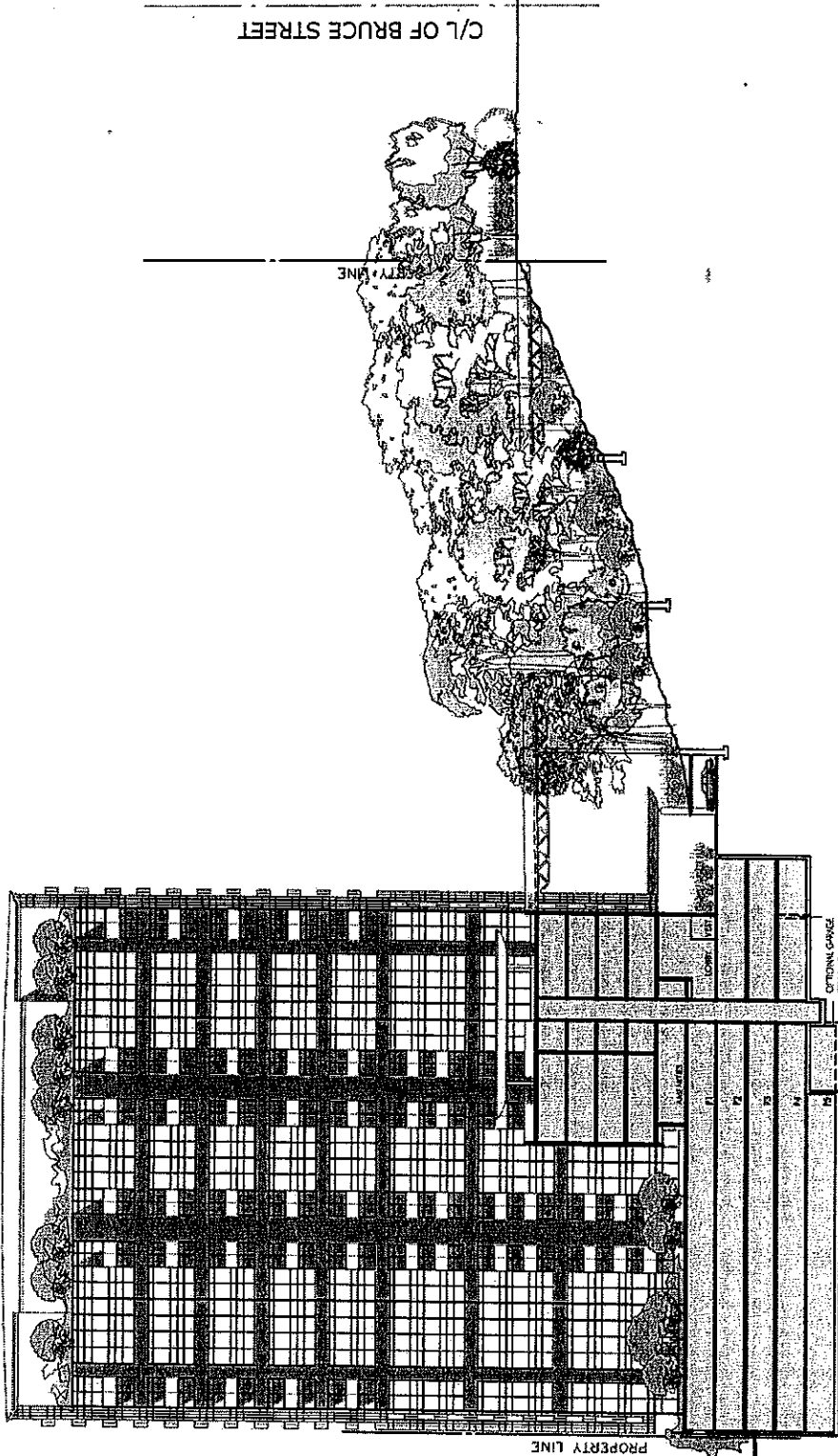


Development Planning Department

Attachment 4

FILE No.:
OP.08.017
Not to Scale
February 19, 2009

2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
2032
2033
2034
2035
2036
2037
2038
2039
2040
2041
2042
2043
2044
2045
2046
2047
2048
2049
2050
2051
2052
2053
2054
2055
2056
2057
2058
2059
2060
2061
2062
2063
2064
2065
2066
2067
2068
2069
2070
2071
2072
2073
2074
2075
2076
2077
2078
2079
2080
2081
2082
2083
2084
2085
2086
2087
2088
2089
2090
2091
2092
2093
2094
2095
2096
2097
2098
2099
2100



Section
 Part of Lots 4 & 5,
 Concession 7
 APPLICANT:
 RENEE NICOLINI
 N:\UPT\1 ATTACHMENTS\OP\op.08.017

City of Vaughan
The City Above Toronto
 Development Planning Department

Attachment 5
 FILE No.:
 OP.08.017
 Not to Scale
 November 28, 2008