

**4.    OFFICIAL PLAN AMENDMENT FILE OP.10.003  
      ZONING BY-LAW AMENDMENT FILE Z.10.009  
      BUNGALOFT INC.  
      WARD 2**

**P.2010.20**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.10.003 and Z.10.009 (Bungaloft Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)     Date the Notice of a Public Meeting was circulated: March 26, 2010
- b)     Circulation Area: Minimum 150 m
- c)     Comments Received as of April 6, 2010: None

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to permit the development of 12 duplex dwelling units (each building includes a garage on the ground floor, and one residential unit on each of the second and third floors) on 6 lots within an existing plan of subdivision, as shown on Attachments #3 and #4:

- 1.     An Official Plan Amendment Application (File OP.10.003) to amend OPA #240 (Woodbridge Community Plan), as amended by OPA #597 (Islington Avenue Corridor Plan), to redesignate the subject lands from "Low Density Residential" to "Medium Density Residential".
- 2.     A Zoning By-law Amendment Application (File Z.10.009) to amend Zoning By-law 1-88 to rezone the subject lands from R3 Residential Zone to R5 Residential Zone with the following zoning exception:

	<b>By-law Standard</b>	<b>By-law 1-88 R5 Zone Requirements</b>	<b>Proposed Exception to R5 Zone</b>
a.	Minimum Side Yard	1.5m	1.2m

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ West side of Islington Avenue, south of Langstaff Road and north of Hayhoe Lane, municipally known as 8450 - 8472 Islington Avenue, being Part of Block 19 on Registered Plan 65M-3883, and Lots 7-12 on Registered Plan 65M-4051, as shown on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ "Low Density Residential" by OPA #240, as amended by OPA #597 (Islington Avenue Corridor Secondary Plan).</li> <li>▪ "Low Density Residential" designation permits single detached and semi-detached units at a maximum density of 8.6 units per gross hectare.</li> <li>▪ Application to facilitate the proposed residential development for 12 duplex units with a density of 23 units per hectare does not conform to the Official Plan.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ R3 Residential Zone by Zoning By-law 1-88, which permits single detached and semi-detached dwelling units on minimum 12 m frontages.</li> <li>▪ Application to facilitate the proposed residential duplex development does not comply with Zoning By-law 1-88.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.</li> </ul>
b.	Appropriateness of Proposed Use and Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of permitting the proposed 12 duplex units on the subject lands will be reviewed in consideration of, but not limited to, the compatibility with the surrounding uses, built form, urban design, environmental sustainability, parking, and traffic.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed “Medium Density Residential” designation and associated increase in density, and the proposed rezoning of the subject lands from R3 Residential Zone to R5 Residential Zone with the site-specific zoning exception that is required to implement the development proposal, will be reviewed in consideration of the conceptual site plan and building elevations for the subject lands, as shown on Attachments #3 and #4.</li> </ul>
c.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement and roof-top treatment to address the “heat Island” effect, will be reviewed and implemented through the site plan approval process, if approved.</li> </ul>
d.	Future Site Plan Application	<ul style="list-style-type: none"> <li>▪ Any Site Development Application submitted to facilitate the proposed development will be reviewed to ensure appropriate building and site design, access, servicing and grading, and sustainable development features.</li> </ul>
e.	Existing Subdivision Agreement	<ul style="list-style-type: none"> <li>▪ The subject lands are within a registered plan of subdivision (Anland Woodbridge Inc., File 19T-04V16 and registered as Plan 65M-4051) for which a subdivision agreement has been executed. The Owner will be required to satisfy all requirements of the Engineering Department with respect to the development of the subject lands in the context of the existing subdivision agreement.</li> </ul>
f.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>▪ The applications must be reviewed to the satisfaction of the Toronto and Region Conservation Authority.</li> </ul>

**Relationship to Vaughan Vision 2020 / Strategic Plan**

The applicability of the 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. Any issues will be addressed when the technical report is considered.

**Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the applications 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Conceptual Elevation Plan

**Report prepared by:**

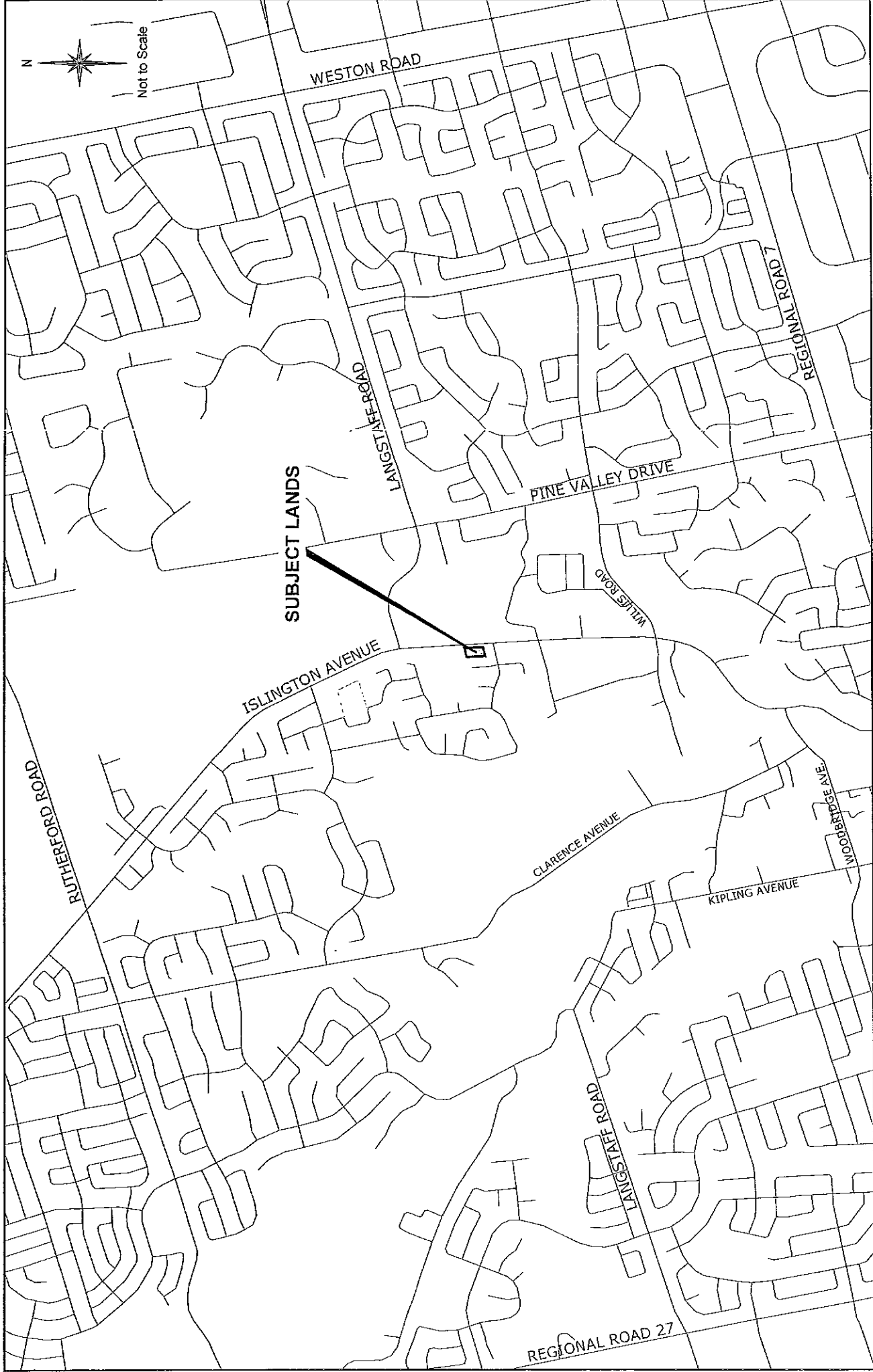
Clement Messere, Planner, ext. 8409  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/LG



# Context Location Map

Location: Part of Lot 10,  
Concession 7

Applicant:  
**Burgalbit Inc.**

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*The City Above Toronto*

Development Planning Department

# Attachment

Files: OP.10.003  
& Z.10.009

Date:  
March 17, 2010

**1**



Not to Scale

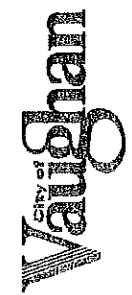
**Legend**

- 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
- RM2 - MULTIPLE RESIDENTIAL ZONE
- (H) - HOLDING PROVISION
- SUBJECT LANDS

# Location Map

Location: Part of Lot 10,  
Concession 7

Applicant:  
Bungaloft Inc.



The City Above Toronto

Development Planning Department

# Attachment

Files: OP.10.003  
& Z.10.009

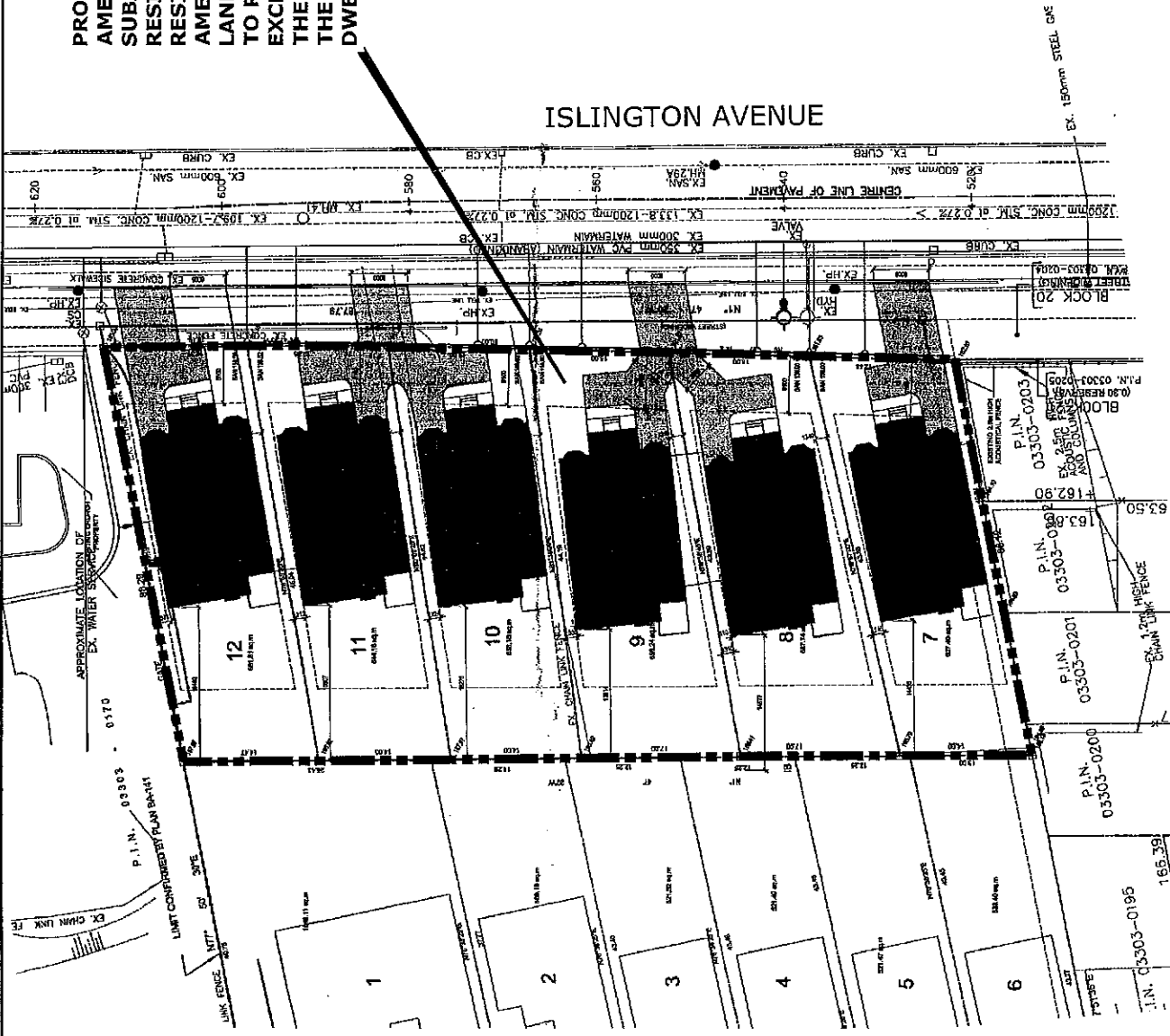
Date:  
March 17, 2010

# 2

PROPOSED OFFICIAL PLAN AMENDMENT TO REDESIGNATE THE SUBJECT LANDS FROM "LOW DENSITY RESIDENTIAL" TO "MEDIUM DENSITY RESIDENTIAL" AND ZONING BY-LAW AMENDMENT TO REZONE THE SUBJECT LANDS FROM R3 RESIDENTIAL ZONE TO R5 RESIDENTIAL ZONE WITH AN EXCEPTION FOR 1.2m SIDE YARDS. THE APPLICATIONS WILL FACILITATE THE DEVELOPMENT OF 12 DUPLEX DWELLING UNITS ON 6 LOTS.

SUBJECT LANDS

ISLINGTON AVENUE



Not to Scale

# Conceptual Site Plan

Location: Part of Lot 10,  
Concession 7

Applicant:  
Bungaloft Inc.

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The City Above Toronto

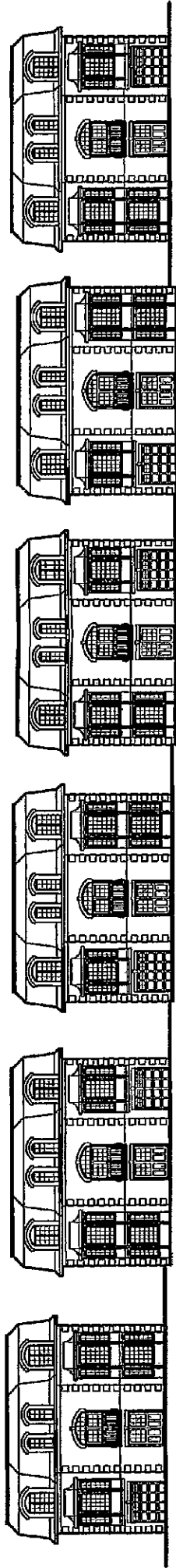
Development Planning Department

# Attachment

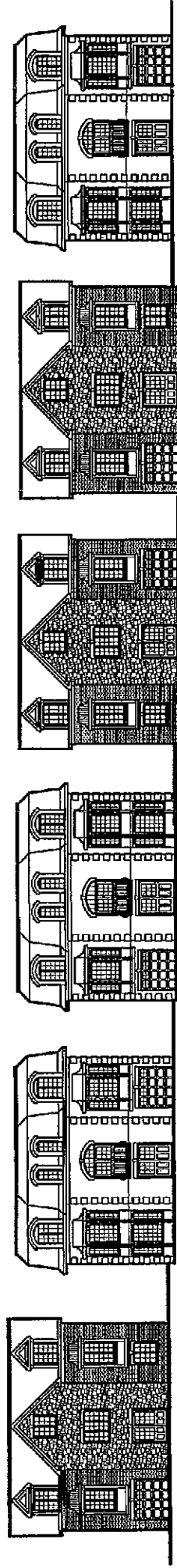
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March 17, 2010

# 3

# ISLINGTON AVENUE STREETSCAPE



**Option 1**



**Option 2**

**Note:**

- 1) Each duplex building includes:
  - ground floor parking
  - 2nd floor residential unit
  - 3rd floor residential unit
- 2) Total of 12 residential dwelling units on 6 lots.

Not to Scale

## Conceptual Elevation Plan

Location: Part of Lot 10,  
Concession 7

Applicant:  
Bungaloft Inc.

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Development Planning Department

## Attachment

Files: OP.10.003  
& Z.10.009

Date:  
March 17, 2010

# 4