

4. **OFFICIAL PLAN AMENDMENT FILE OP.11.004
ZONING BY-LAW AMENDMENT FILE Z.11.014
DRAFT PLAN OF SUBDIVISION FILE 19T-11V001
RAVINES OF ISLINGTON HOLDINGS INC.
WARD 2**

P.2011.23

Recommendation

The Director of Development Planning recommends:

THAT the Public Hearing report for Files OP.11.004, Z.11.014 and 19T-11V001 (Ravines of Islington Holdings 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: May 20, 2011
- b) Circulation Area: 150m and to those individuals that requested notification.
- c) Comments received as of June 7, 2011: None

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of the site with eleven (11), 2-storey freehold townhouse dwelling units served by a private condominium road as shown on Attachment #4:

- 1. Official Plan Amendment File OP.11.004 to amend OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Study), to redesignate the subject lands from "Low Density Residential and "Environmental Protection Area" to "Medium Density Residential" and "Environmental Protection Area".
- 2. Zoning By-law Amendment File Z.11.014 to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone and OS1 Open Space Conservation Zone (as shown on Attachment #2) to RM2 Multiple Residential Zone (Blocks 1,2,3,5,6 and 7) and OS1 Open Space Conservation Zone (Block 4) in the manner shown on Attachment #3.
- 3. Draft Plan of Subdivision File 19T-11V001 to create Blocks 3, 6, and 7 to facilitate 11 freehold parcels of tied land (POTLs) for townhouses, Blocks 1, 2 and 5 for the common elements (private road, visitor parking spaces, landscaped areas), and Block 4 for open space (valleylands) as shown on Attachment #3.

The following site-specific zoning exceptions to Zoning By-law 1-88, specifically the RM2 Multiple Residential Zone standards, are also requested to implement the proposed plan shown on Attachment #4:

	By-law Standard	By-law 1-88, RM2 Multiple Residential Zone Requirements	Proposed Exceptions to RM2 Multiple Residential Zone
a.	Permitted Uses	i) Block Townhouse Dwelling (condominium units and private road)	i) Freehold Townhouse Dwelling on a private common element condominium road.
b.	Minimum Front Yard Setback to a Garage	6.4 m	6.05 m
c.	Minimum Parking and Access Requirements	A minimum 3 m wide landscape strip shall be provided on the subject lands and around the periphery of an outdoor parking area.	A minimum 2 m wide landscape strip on the subject lands shall be provided around the periphery of an outdoor parking area.
d.	Minimum Lot Area Per Unit	230 m ² per unit	148 m ² per unit

Other zoning exceptions may be identified through the detailed review of the applications.

Analysis and Options

Location	<ul style="list-style-type: none"> ▪ East side of Islington Avenue, south of Langstaff Road, being Lot 7 on Registered Plan M-1113, known municipally as 8469 Islington Avenue as shown on Attachments #1 and #2. ▪ The 0.49 ha property has 30.4 m frontage on Islington Avenue and extends 173 m east toward the Humber River with a gradual undulating eastward slope. The parcel is currently developed with one residential dwelling that is proposed to be demolished. ▪ The eastern approximately one third of the site is proposed to be left undeveloped and comprise part of the open space valley.
Official Plan Designation	<ul style="list-style-type: none"> ▪ The property is designated "Low Density Residential" (maximum permitted density of 8.6 uph (gross); 4.2 units) and "Environmental Protection Area" by OPA #597 (Islington Avenue Corridor Secondary Plan), which permits single detached and semi-detached dwelling units and passive use parks, valleylands and woodlots, respectively.

	<ul style="list-style-type: none"> ▪ The subject lands are proposed to be redesignated to "Medium Density Residential" (maximum permitted net density of 35 uph) and to "Environmental Protection Area" to permit the 11 unit townhouse development (proposed 32.4 uph) and open space block (valleylands). An Official Plan Amendment is required to redesignate the property, which would conform to the "Medium Density" provisions of the Official Plan, should the redesignation be considered to be appropriate. ▪ The subject lands are designated "Low-Rise Residential" by City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010, and is pending approval by the Region of York. The "Low-Rise Residential" designation permits townhouse dwellings at a maximum permitted net density of 0.3 FSI. The proposed townhouse development (0.51 FSI) does not conform to the new Official Plan with respect to density, however, the applications are being proposed under the current in-effect Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ The property is zoned R2 Residential Zone and OS1 Open Space Conservation Zone by By-law 1-88. The applicant is proposing to rezone the site to RM2 Multiple Residential Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #3, to facilitate the proposed townhouse development. The R2 Residential Zone does not permit townhouse dwellings and the site-specific zoning exceptions that are requested to implement the processed plan. An amendment to Zoning By-law 1-88 is required.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Provincial Policies and Regional and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Appropriateness of Proposed Uses and Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed uses and zoning exceptions will be reviewed in the context of the surrounding existing and planned land uses, with particular consideration given to land use and built form compatibility.
c.	Conceptual Neighbourhood Plan	<ul style="list-style-type: none"> ▪ The Owner should submit a conceptual Neighbourhood Plan to demonstrate how the development of the subject lands could be co-ordinated with potential future developments on the surrounding lands to the north and south if this form of development is considered to be appropriate for this area. The concept plan should consider an internal road system that limits the number of access driveways/roads onto Islington Avenue.
d.	Traffic, Road Widening	<ul style="list-style-type: none"> ▪ Access improvements and any required road widening along Islington Avenue must be identified by the Region of York. ▪ The location and number of driveways (4) proposed onto Islington Avenue must be reviewed and approved by the Region of York. ▪ A Transportation/Access Study should be submitted in support of the proposed number of driveway access points onto Islington Avenue to the satisfaction of the Region of York and the Vaughan Development/Transportation Engineering Department.
e.	Conceptual Site Plan/Future Site Plan Application	<p>A future Site Development Application is required to facilitate the conceptual site plan shown on Attachment #4. The following will be considered through the review of the conceptual site plan (and in a future site plan application):</p> <ul style="list-style-type: none"> ▪ Pedestrian accessibility into the site including a sidewalk. ▪ Proper vehicular (including service vehicles such as fire and garbage trucks) turning movements on the proposed road. ▪ Built form and site design. ▪ Accessibility of the proposed parking spaces. ▪ Proper vehicle turning movements into the proposed driveways. ▪ Snow storage areas. ▪ Sustainable site and development features.
f.	Additional Studies	<ul style="list-style-type: none"> ▪ Review will be given to determine if additional studies are required to support the proposed development, including but not limited to, a Phase 1 Environmental Site Assessment Report, which is required for review and approval by the appropriate agencies/departments.

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Environmental Impact	<ul style="list-style-type: none"> ▪ A Natural Heritage Analysis Report prepared by Beacon Environmental summarizing the vegetation conditions for the site was submitted in support of the applications. The Report must be approved by the Toronto and Region Conservation Authority (TRCA) to ensure that forest communities and species breeding grounds are not impacted by the proposed development. ▪ Development limits and any required buffer must be established to the satisfaction of the City and TRCA. ▪ The lands are located within the built up valleylands along the Humber River. The applications must be reviewed by the TRCA to ensure the proposed development meets TRCA requirements.
h.	Slope Stability	<ul style="list-style-type: none"> ▪ The site has an undulating grade towards the Humber River's edge and is in some areas physically characterized by steep slopes along the eastern third of the site, which must be reviewed by the City and TRCA. ▪ This area is regulated by the Toronto and Region Conservation Authority. Geotechnical slope stability must be reviewed and approved by the City and TRCA.
i.	Allocation	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the applications are approved.
j.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ The appropriateness of the layout of the Draft Plan of Subdivision shown on Attachment #3 will be reviewed in consideration of the conceptual site plan shown on Attachment #4.

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 Draft Plan of Subdivision and Proposed Zoning
4. Conceptual Site Plan
5. Block 1 - Front Elevation

Report prepared by:

Eugene Fera, Planner, ext. 8064

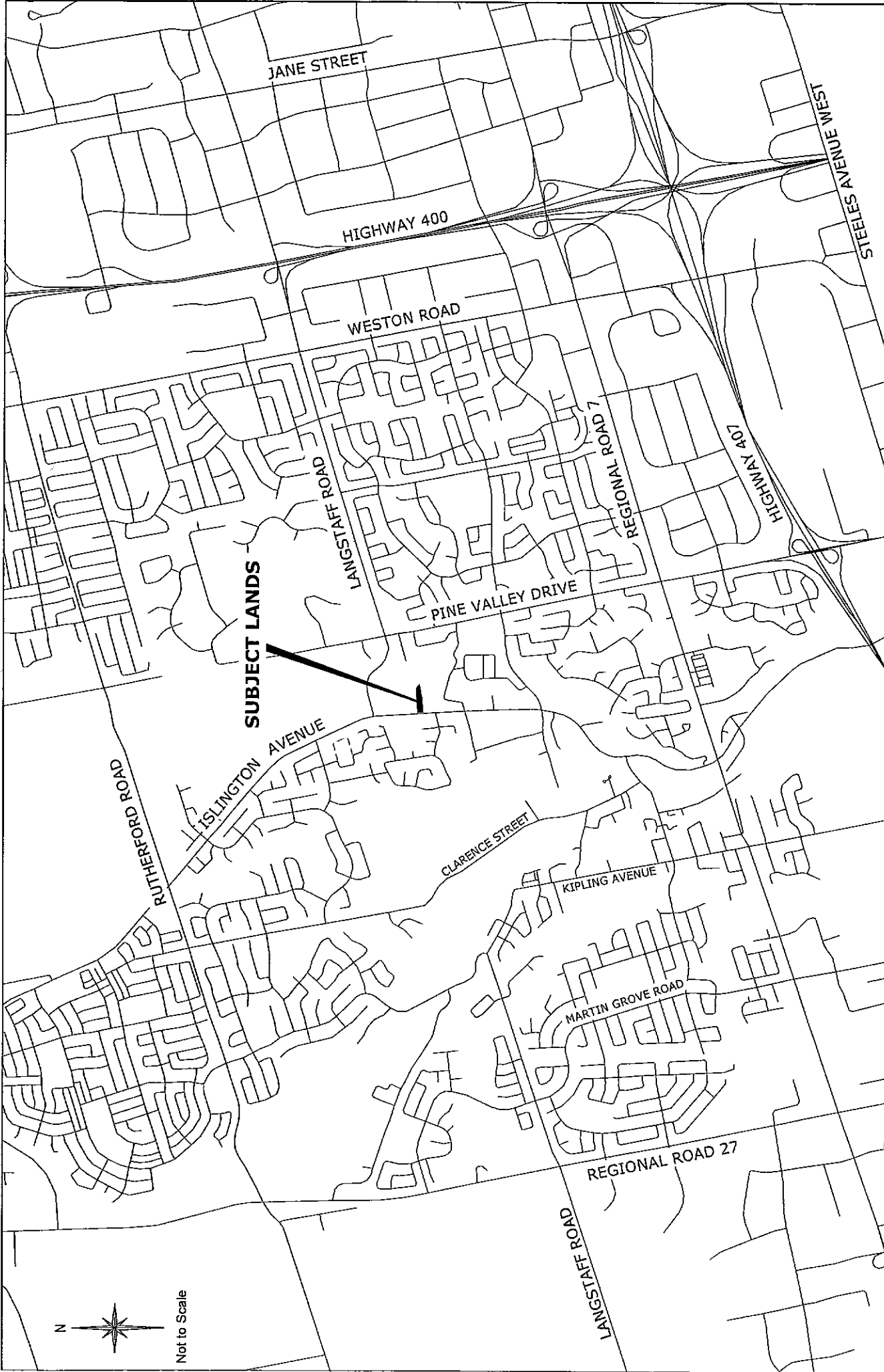
Carmela Marrelli, Senior Planner, ext. 8791

Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

GRANT UYEVAMA
Director of Development Planning

/LG



Context Location Map



LEGEND

- A - AGRICULTURAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- R4 - RESIDENTIAL ZONE
- R5 - RESIDENTIAL ZONE
- RM2 - MULTIPLE RESIDENTIAL ZONE
- (H) - HOLDING PROVISION

SUBJECT LANDS

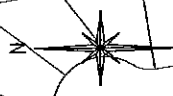
Location Map

Part of Lot 10,
Concession 7
Applicant:
RAVINES OF ISLINGTON HOLDINGS INC.
N:\DFT1 ATTACHMENTS\OP\ep.11.004z.11.014etal.dwg

Attachment

Files:
OP.11.004, Z.11.014 &
19T-11V001

Date: May 12, 2011



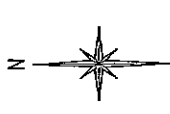
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OFFICIAL PLAN AMENDMENT (File OP.11.004)

AMEND OPA #240 (WOODBIDGE COMMUNITY PLAN) AS AMENDED BY OPA #597 (ISLINGTON AVENUE CORRIDOR SECONDARY PLAN) TO REDESIGNATE THE SUBJECT LANDS FROM "LOW DENSITY RESIDENTIAL" AND "ENVIRONMENTAL PROTECTION AREA" TO "MEDIUM DENSITY RESIDENTIAL" (BLOCKS 1, 2, 3, 5 and 7) AND "ENVIRONMENTAL PROTECTION AREA" (BLOCK 4).

ZONING AMENDMENT (File Z.11.014)

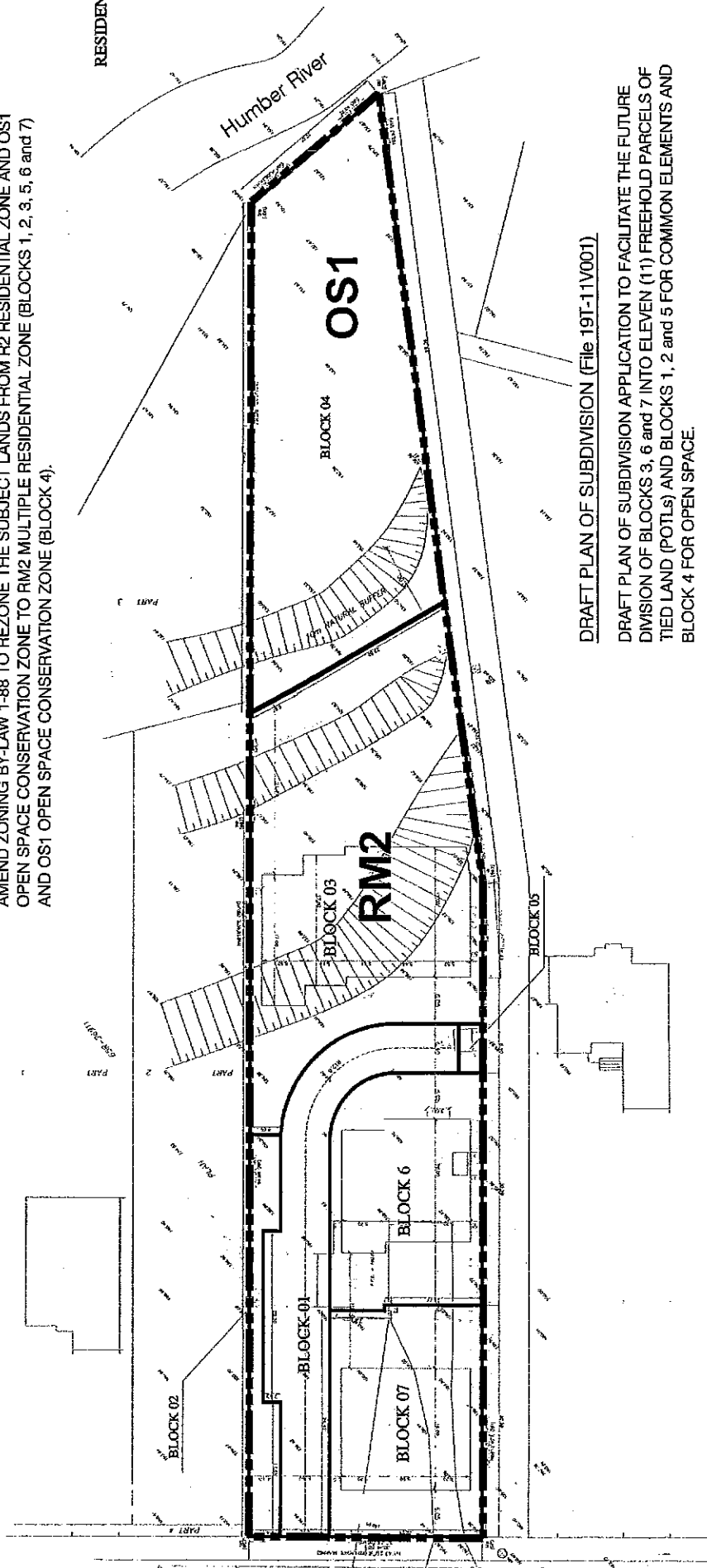
AMEND ZONING BY-LAW 1-88 TO REZONE THE SUBJECT LANDS FROM R2 RESIDENTIAL ZONE AND OS1 OPEN SPACE CONSERVATION ZONE TO RM2 MULTIPLE RESIDENTIAL ZONE (BLOCKS 1, 2, 3, 5, 6 and 7) AND OS1 OPEN SPACE CONSERVATION ZONE (BLOCK 4).



Not to Scale

RESIDENTIAL

RESIDENTIAL



ISLINGTON AVENUE

RESIDENTIAL

--- SUBJECT LANDS

DRAFT PLAN OF SUBDIVISION (File 19T-11V001)

DRAFT PLAN OF SUBDIVISION APPLICATION TO FACILITATE THE FUTURE DIVISION OF BLOCKS 3, 6 and 7 INTO ELEVEN (11) FREEHOLD PARCELS OF TIED LAND (POTLs) AND BLOCKS 1, 2 and 5 FOR COMMON ELEMENTS AND BLOCK 4 FOR OPEN SPACE.

Conceptual Draft Plan of Subdivision & Proposed Zoning

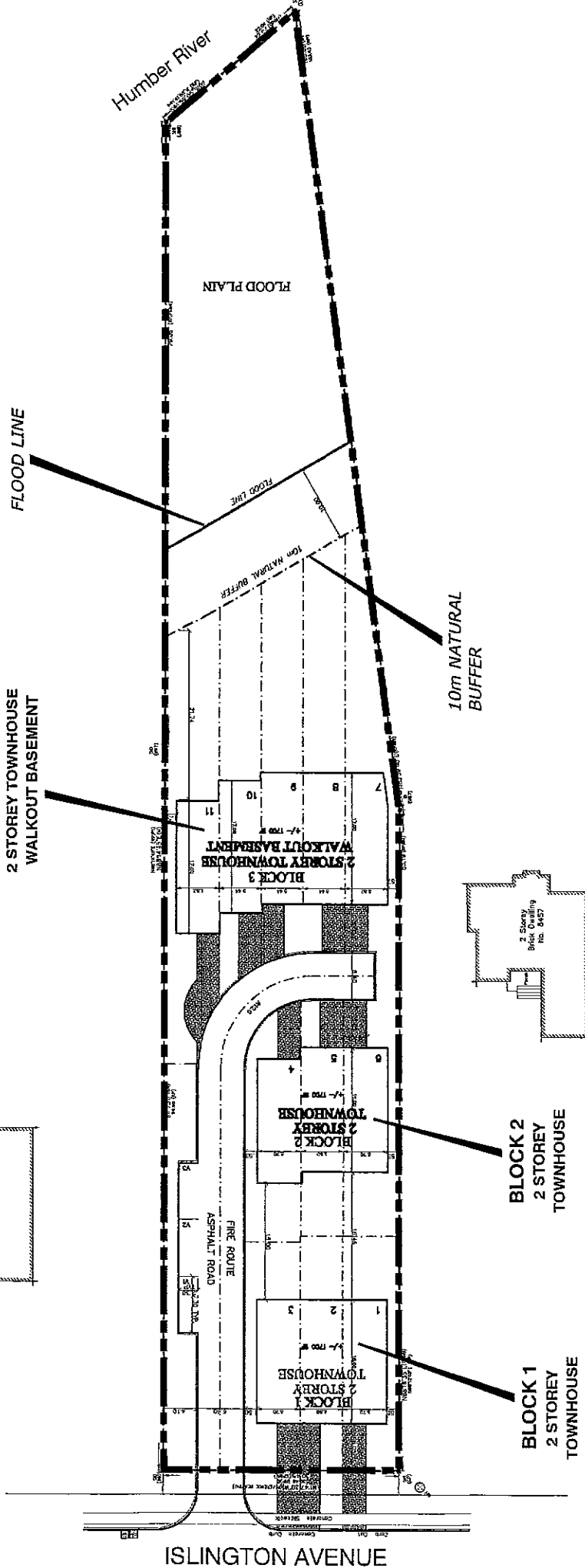


Applicant:
 RAVINES OF ISLINGTON HOLDINGS INC.
 Part of Lot 10,
 Concession 7

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Not to Scale



Humber River

FLOOD PLAIN

FLOOD LINE

FLOOD LINE

10m NATURAL BUFFER

BLOCK 3
2 STOREY TOWNHOUSE
WALKOUT BASEMENT

BLOCK 3
2 STOREY TOWNHOUSE
WALKOUT BASEMENT

BLOCK 2
2 STOREY
TOWNHOUSE

BLOCK 2
2 STOREY
TOWNHOUSE

BLOCK 1
2 STOREY
TOWNHOUSE

BLOCK 1
2 STOREY
TOWNHOUSE

ISLINGTON AVENUE

SUBJECT LANDS

Conceptual Site Plan

Attachment

Part of Lot 10,
Concession 7
Applicant:
RAVINLS OF ISLINGTON HOLDINGS INC.
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Files:
OP.11.004, Z.11.014 &
19T-11V001
Date: May 12, 2011

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Block 1 - Front Elevation

Not to Scale

