

**COMMITTEE OF THE WHOLE JUNE 19, 2012**

**ZONING BY-LAW AMENDMENT FILE Z.12.017  
SITE DEVELOPMENT FILE DA.12.039  
RAVINES OF ISLINGTON HOLDINGS INC.  
WARD 2 – VICINITY OF ISLINGTON AVENUE AND LANGSTAFF ROAD**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.12.017 (Ravines of Islington Holdings Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to remove the Holding Symbol "(H)" from the subject lands shown on Attachments #1 and #2, thereby effectively zoning the tableland to RM2 Multiple Residential Zone, subject to Exception 9(1366).
2. THAT Site Development File DA.12.039 (Ravines of Islington Holdings Inc.) BE APPROVED, to facilitate the development of the subject lands shown on Attachments #1 and #2 with 13 freehold townhouse dwelling units accessed by a private condominium road and visitor parking spaces as shown on Attachments #3 and #5 to #9 inclusive, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the Development Planning Department will work with the Owner to upgrade the elevation flanking Islington Avenue and the front elevation for Block 1 to enhance their appearance;
    - ii) the final site plan, building elevations and landscape plan shall be approved by the Vaughan Development Planning Department;
    - iii) the final site servicing and grading plans, and storm water management, traffic and noise reports shall be approved by the Vaughan Development/Transportation Engineering Department;
    - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority, including dedicating the lands zoned OS1 Open Space Conservation Zone to the TRCA, free and clear of encumbrances;
    - v) the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department, including dedicating a road widening;
    - vi) the Owner or future Condominium Corporation shall agree to grant an access easement over the proposed road in favour of the landowner to the north and south when these lands develop, and that the requirement to grant the easement be included in the Condominium Agreement, Condominium Declaration and all Offers of Purchase and Sale or Lease to ensure that the Condominium Corporation and all future Owners are aware of this requirement; and,
    - vii) the Zoning By-law to remove the Holding Symbol "(H)" from the subject lands shall be enacted.
3. THAT the Site Plan Letter of Undertaking include the following provisions:

- a) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment; and,
  - b) the applicant shall agree in the Site Plan Letter of Undertaking to address the environmental comments contained in the Letter from DSC, dated June 11, 2012 to the satisfaction of the City, prior to the issuance of a Building Permit.
4. THAT Council adopt the following resolution with respect to the allocation of servicing capacity:

"IT IS HEREBY RESOLVED THAT Site Development File DA.12.039 (Ravines of Islington Holdings Inc.) be allocated sewage capacity from the York Sewage Servicing System and water supply capacity from the York Water Supply System for a total of 13 residential units, subject to the execution of the Site Plan Letter of Undertaking or Agreement, whichever is in effect, to the satisfaction of the City."

#### **Contribution to Sustainability**

The Owner has advised that the proposed development will incorporate the following sustainable building and site features:

- i) building energy performance will achieve at least EnerGuide 80 energy efficiency through the use of 94% efficient space heating equipment, minimum Energy Factor (EF) 0.67 domestic hot water heater, 60% efficient Heat Recovery Ventilation (HRV), windows with overall coefficient of heat transfer (max. U-Value) of 1.8 and insulation in walls of R-20 and ceilings of R-50;
- ii) Energy Star appliances and air conditioning units;
- iii) low flow toilets and faucets; and,
- iv) permeable pavers.

#### **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 on the subject lands shown on Attachments #1 and #2:

- 1. Zoning By-law Amendment File Z.12.017, to amend Zoning By-law 1-88, specifically to remove the Holding Symbol "(H)" from the subject lands shown on Attachments #1 and #2, thereby effectively zoning the tableland to RM2 Multiple Residential Zone, subject to Exception 9(1366).

2. Site Development File DA.12.039 to permit the development of 13 freehold townhouse dwelling units (Block 1 to be comprised of an 8-unit block and Block 2 with a 5-unit block) accessed by a private condominium road with visitor parking as shown on Attachments #3 and #5 to #9 inclusive.

## **Background - Analysis and Options**

### **Location**

The 0.49 ha subject lands shown on Attachments #1 and #2 are located on the east side of Islington Avenue, south of Langstaff Road, being Lot 7 on Registered Plan M-1113 (8469 Islington Avenue), City of Vaughan as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

### **Official Plan and Zoning**

The subject lands are designated "Medium Density Residential" by in-effect OPA #240 (Woodbridge Community Plan), as amended by site-specific OPA #721. The lands are designated "Low-Rise Residential" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011 and April 17, 2012) and is pending approval from the Ontario Municipal Board. The proposal conforms to the Official Plans.

On November 29, 2011, Vaughan Council approved Zoning By-law Amendment File Z.11.014 to rezone the subject lands from R2 Residential Zone and OS1 Open Space Conservation Zone to RM2 Multiple Residential Zone with the Holding Symbol "(H)" (tableland) and OS1 Open Space Conservation Zone (valleylands) in the manner shown on Attachment #2, together with site-specific zoning exceptions to Zoning By-law 1-88 to facilitate a proposed 13-unit townhouse development. The Holding Symbol "(H)" is to be removed upon servicing capacity being allocated and the approval of a Site Development Application for the property. The implementing zoning by-law (By-law 24-2012) was enacted by Vaughan Council on April 26, 2012. The proposal complies with Zoning By-law 1-88, as amended. Should Council approve this Site Development application and the resolution to allocate servicing capacity to the development included in the recommendation of this report, the Holding Symbol "(H)" can be removed from the property, thereby effectively zoning the tableland to RM2 Multiple Residential Zone, subject to Exception 9(1366).

### **Conceptual Context Plan**

When the related Zoning By-law Amendment Application was considered for the subject lands, the applicant submitted the Conceptual Context Plan shown on Attachment #4, which is intended to demonstrate how the properties on the east side of Islington Avenue in the vicinity of the subject lands could develop in a coordinated manner and limit the number of access driveways on Islington Avenue.

The Conceptual Context Plan proposes a shared road network with the properties to the north and south. To facilitate the plan with respect to parking, access and emergency vehicle movement purposes, reciprocal access easements must be granted by each landowner in the area. The Owner will be required to grant an access easement in favour of the landowners to the north and south. In addition, it is recommended that a clause be included in the Condominium Agreement, Condominium Declaration and in all Offers of Purchase and Sale or Lease to ensure that the future condominium corporation and all purchasers and Lessees are aware of this requirement. The same conditions will be required for the development of the lands to the north and south, should these Owners consider the redevelopment of their respective properties. A condition to this effect is included in the recommendation of this report.

## Site Plan Review

### Vaughan Development Planning Department

The Development Planning Department has reviewed the proposed site plan, building elevations and landscape plan, as shown on Attachments #3 and #5 to #9 inclusive, and are overall satisfied with the drawings. However, the Development Planning Department recommends that the front elevations and westerly side elevation facing Islington Avenue, for Block 1, be enhanced. The Development Planning Department will work with the Owner to finalize these elevations. A condition to this effect is included in the recommendation of this report. The final site plan, building elevations and landscape plan must be approved to the satisfaction of the Development Planning Department.

The Vaughan Development Planning Department, together with other relevant City Departments, will continue to work with the Owner to finalize the details of the proposal.

The Owner will need to submit a Draft Plan Condominium and Part Lot Control (PLC) applications in order to facilitate the condominium tenure (private road and visitor parking), and the creation of the individual lots for review and consideration by City of Vaughan Departments and Vaughan Council.

### Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department is generally satisfied with the servicing and grading plans, and storm water management, environmental site assessment and noise reports. The Development/Transportation Engineering Department has reviewed the traffic report prepared by Cole Engineering and is generally satisfied with the recommendations and findings.

Decommissioning Consulting Services Limited (DCS) has peer reviewed the environmental site assessment report and advised that it is generally satisfied with the report, subject to the applicant addressing a number of comments contained in their letter, dated June 11, 2012. Accordingly, the Development/Transportation Engineering Department has no objection to the approval of the site plan application, subject to the applicant agreeing in the Site Plan Letter of Undertaking to address the comments contained in the Letter from DSC, dated June 11, 2012 to the satisfaction of the City, prior to the issuance of a building permit.

The final site servicing and grading plans, and storm water management, traffic and noise reports must be approved by the Vaughan Development/Transportation Engineering Department.

### Vaughan Real Estate Division

The Vaughan Real Estate Division has indicated that the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

### Toronto and Region Conservation Authority (TRCA)

The application and supporting material have been circulated to the Toronto and Region Conservation Authority (TRCA) for review and comment. The Owner shall address any comments to the satisfaction of the TRCA. A condition to this effect is included in the

recommendation of this report. In addition, the TRCA has noted that the lands zoned OS1 Open Space Conservation Zone shall be dedicated to the TRCA, free and clear of encumbrances.

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

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

### **Regional Implications**

The application and supporting material have been circulated to the Region of York Transportation and Community Planning Department for review and comment. The Owner is required to dedicate a 1.5 metre wide road widening along the entire frontage of the site on Islington Avenue to the Region of York, which is incorporated into the proposed site plan shown on Attachment #3. The Owner will be required to satisfy all conditions of the Region of York.

### **Conclusion**

Zoning By-law Amendment File Z.12.017 to remove the Holding Symbol "(H)" from the tablelands, and Site Development File DA.12.039, have been reviewed in accordance with OPA #240 as amended by OPA #721, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context. The conditions for removing the Holding Symbol "(H)" will be satisfied with the approval of the subject Site Development application and the allocation of servicing to the subject lands, and therefore, the Vaughan Development Planning Department can support the removal of the Holding Symbol "(H)", thereby effectively zoning the tableland to RM2 Multiple Residential Zone. The Development Planning Department can also support the approval of the proposed development for 13 freehold townhouse dwelling units, which is considered to be appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan and complies with Zoning By-law 1-88, subject to the comments in this report. Accordingly, the Development Planning Department can support the approval of both the Zoning By-law Amendment and Site Development Applications, subject to the conditions in this report.

### **Attachments**

1. Context Location Map
2. Location Map
3. Proposed Site Plan
4. Conceptual Context Plan
5. Landscape Plan
6. Townhouse Elevations – Block 1
7. Townhouse Side Elevations – Block 1
8. Townhouse Elevations – Block 2
9. Townhouse Side Elevations– Block 2

**Report prepared by:**

Mark Johnson, Planner, ext. 8353

Carmela Marrelli, Senior Planner, ext. 8791

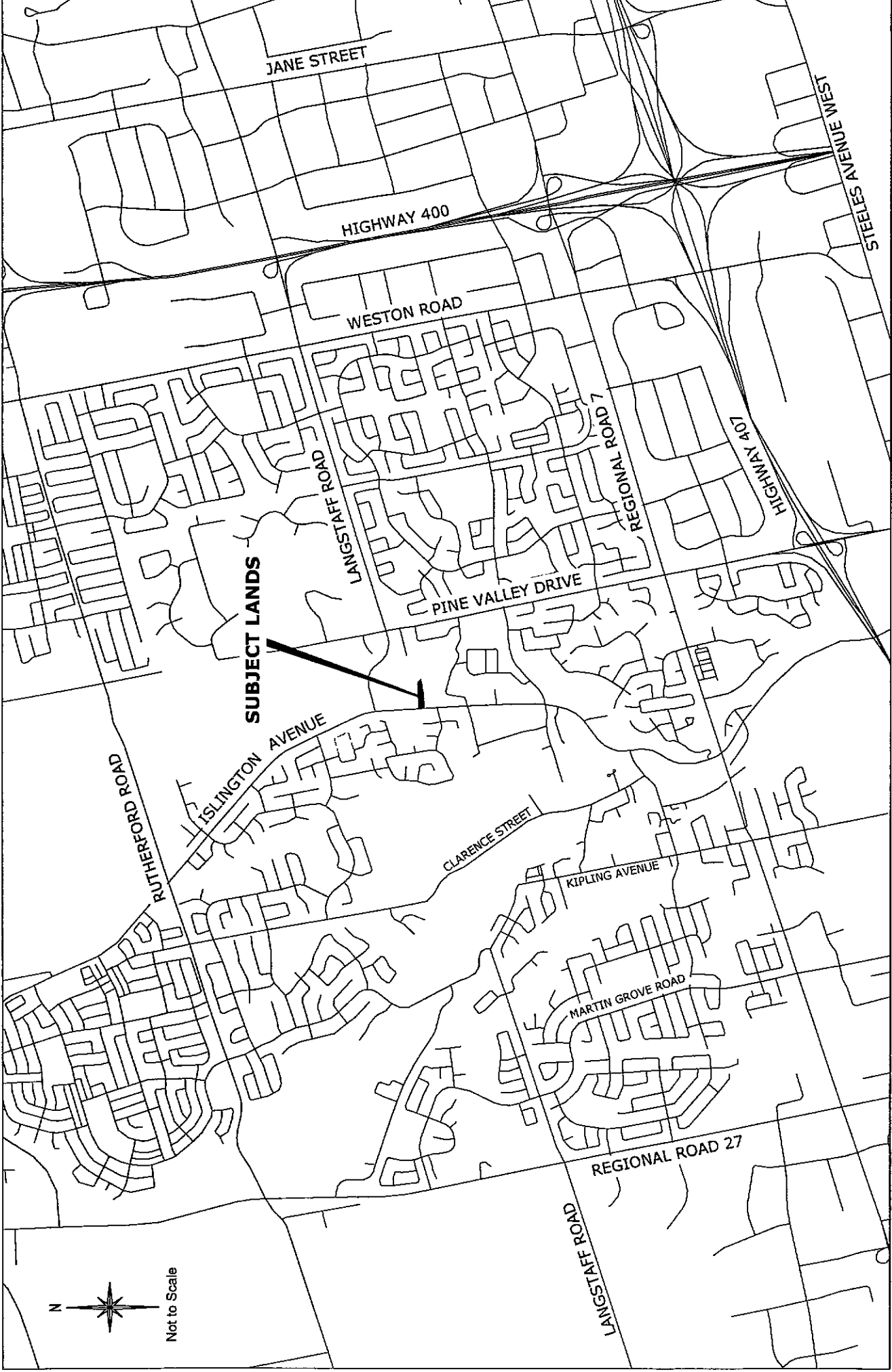
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/CM



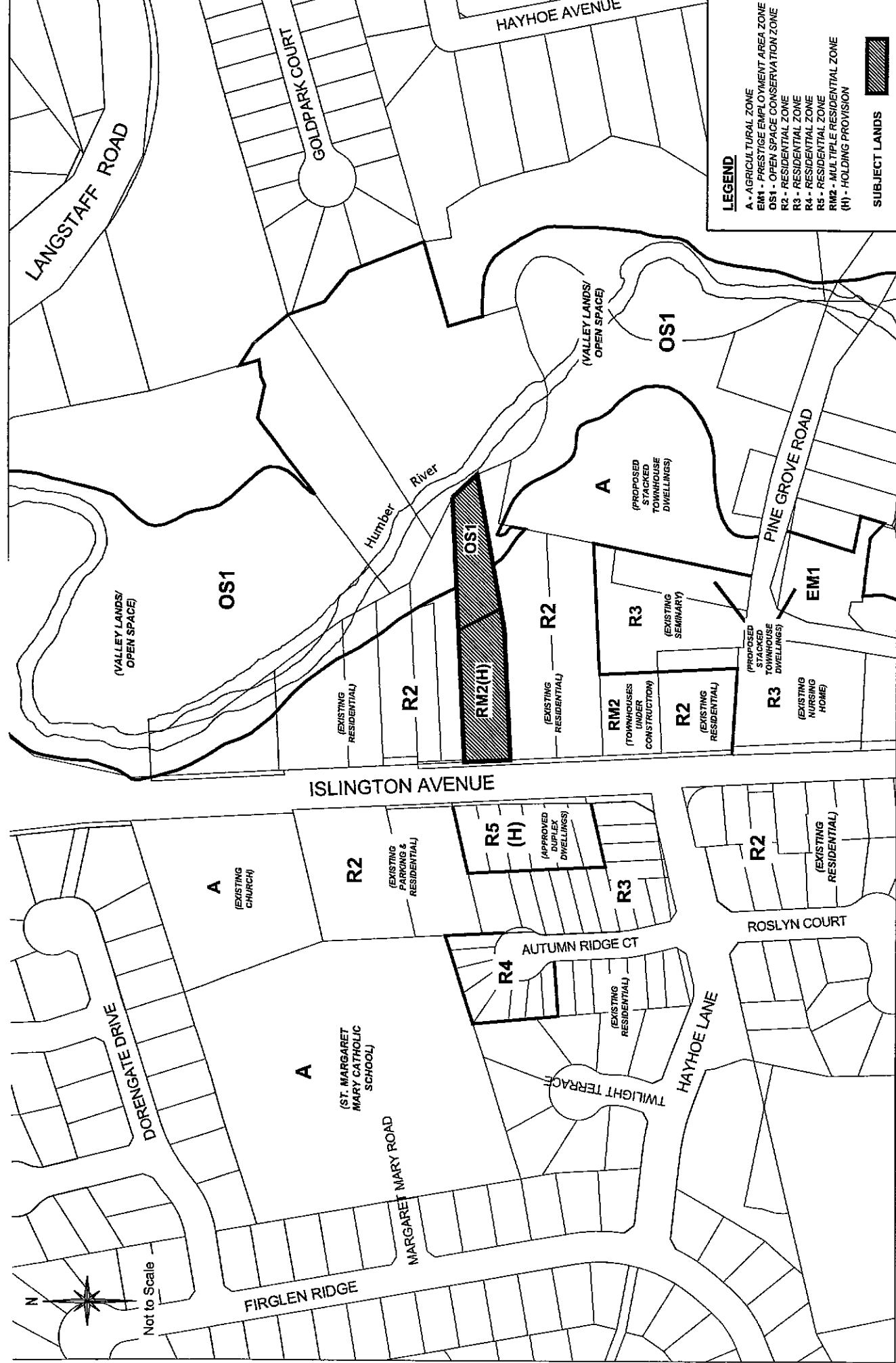
# Attachment 1

File: Z.12.017; DA.12.039  
 Related Files: OP.11.004 &  
 Z.11.014  
 Date: June 19, 2012



# Context Location Map

Part of Lot 10,  
 Concession 7  
 Applicant:  
 RAVINES OF ISLINGTON HOLDINGS INC.  
 H:\DPT1 ATTACHMENTS\DA\da.12.039.dwg



**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**

# Attachment 2

File: Z.12.017; DA.12.039  
 Related Files: OP.11.004 &  
 Z.11.014

Date: June 19, 2012



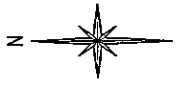
# Location Map

Part of Lot 10,  
 Concession 7  
 Applicant:  
 RAVINES OF ISLINGTON HOLDINGS INC.  
 N:\DFT\1 ATTACHMENTS\DA\da.12.039.dwg



Not to Scale

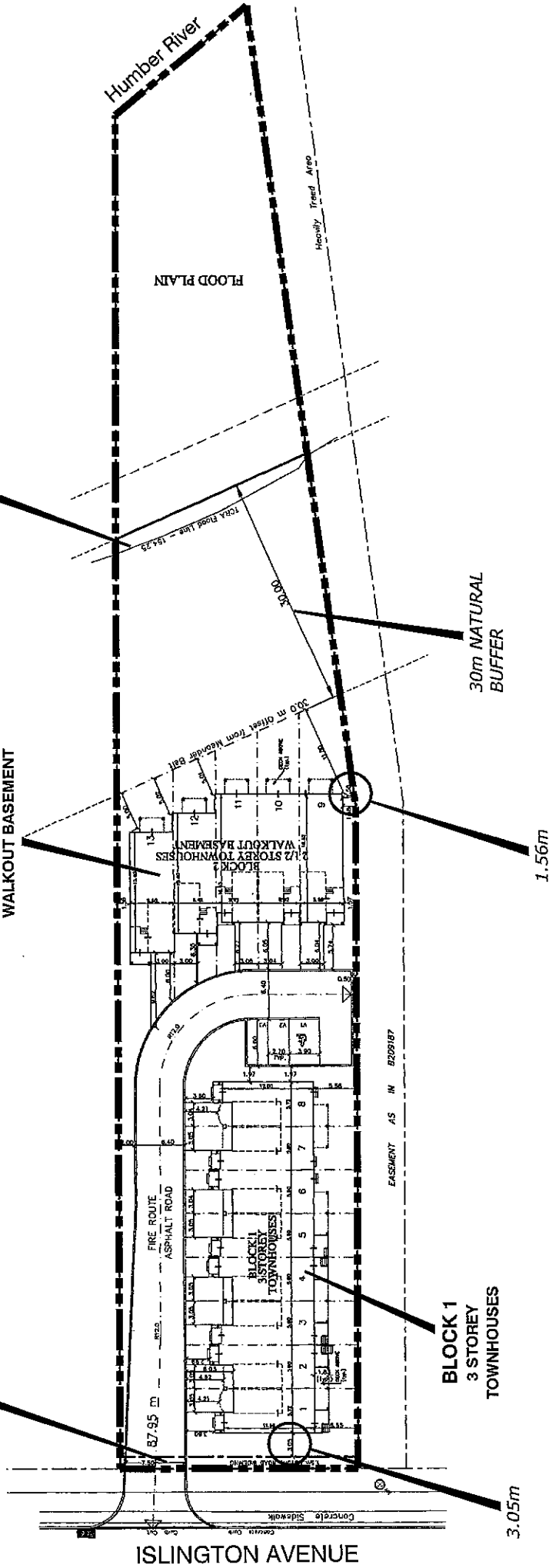




Not to Scale

1.5m FUTURE ROAD WIDENING

BLOCK 2  
2 1/2 STOREY TOWNHOUSES  
WALKOUT BASEMENT



ISLINGTON AVENUE

### ZONING AMENDMENT

AMEND ZONING BY-LAW 1-88 TO REMOVE THE HOLDING SYMBOL FROM THE SUBJECT LANDS, THEREBY EFFECTIVELY ZONING THE SUBJECT LANDS RM2 MULTIPLE RESIDENTIAL ZONE, SUBJECT TO EXCEPTION 9(1366).

--- SUBJECT LANDS

# Proposed Site Plan

Part of Lot 10,  
Concession 7  
Applicant:  
RAYNES OF ISLINGTON HOLDINGS INC.  
N:\DFTV ATTACHMENTS\DA\ra.12.D35.dwg

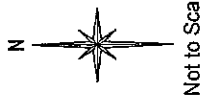
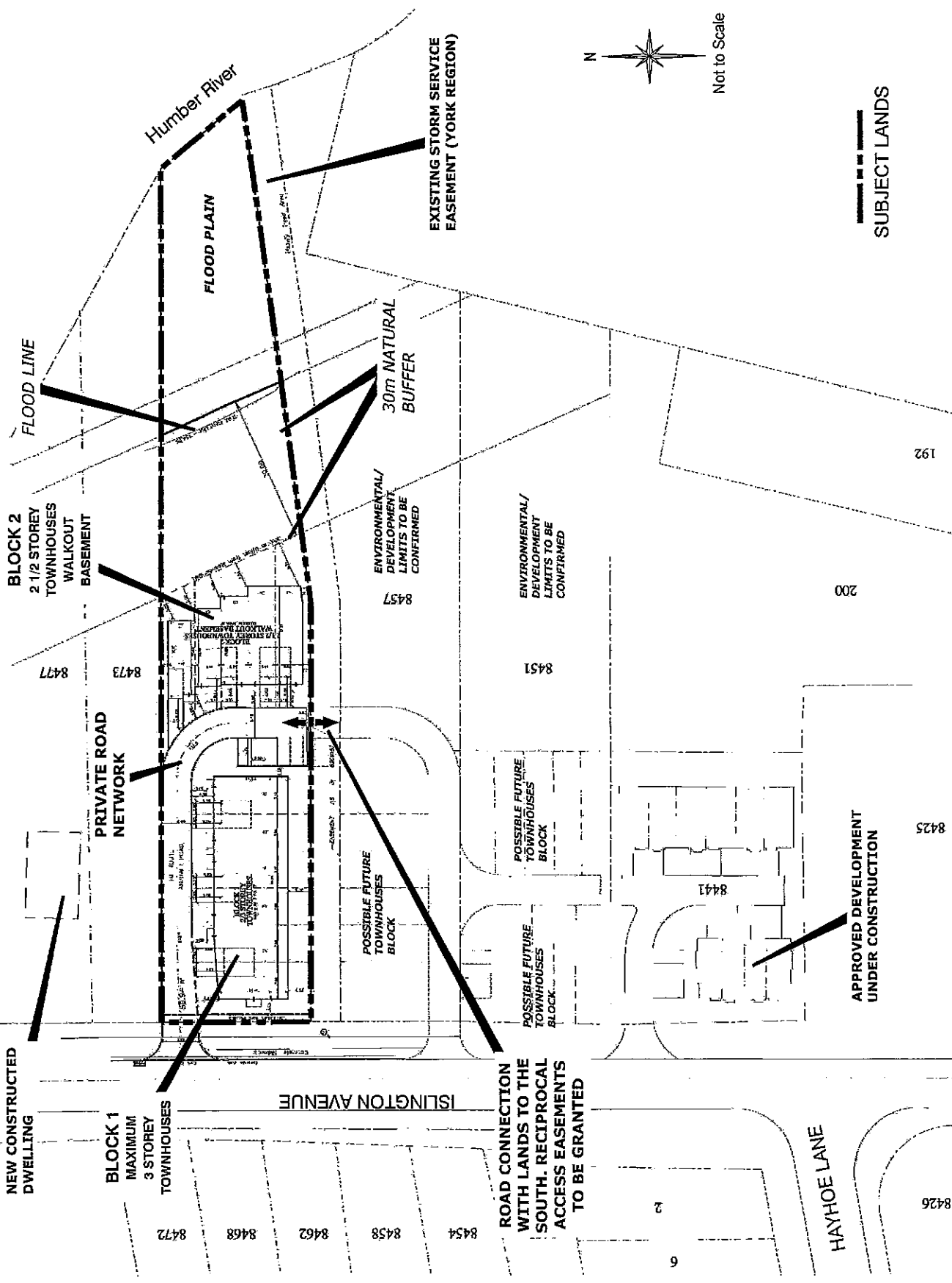


# Attachment

File: Z.12.017; DA.12.039  
Related Files: OP.11.004 &  
Z.11.014

# 3

Date: June 19, 2012



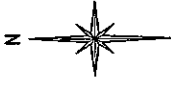
**Conceptual Context Plan - Committee of the Whole November 15, 2011**

Applicant: RAVINES OF ISLINGTON HOLDINGS INC.  
 Part of Lot 10, Concession 7  
 K:\DFTV1 ATTACHMENTS\DA\via.12.039-4.dwg

APPROVED DEVELOPMENT UNDER CONSTRUCTION

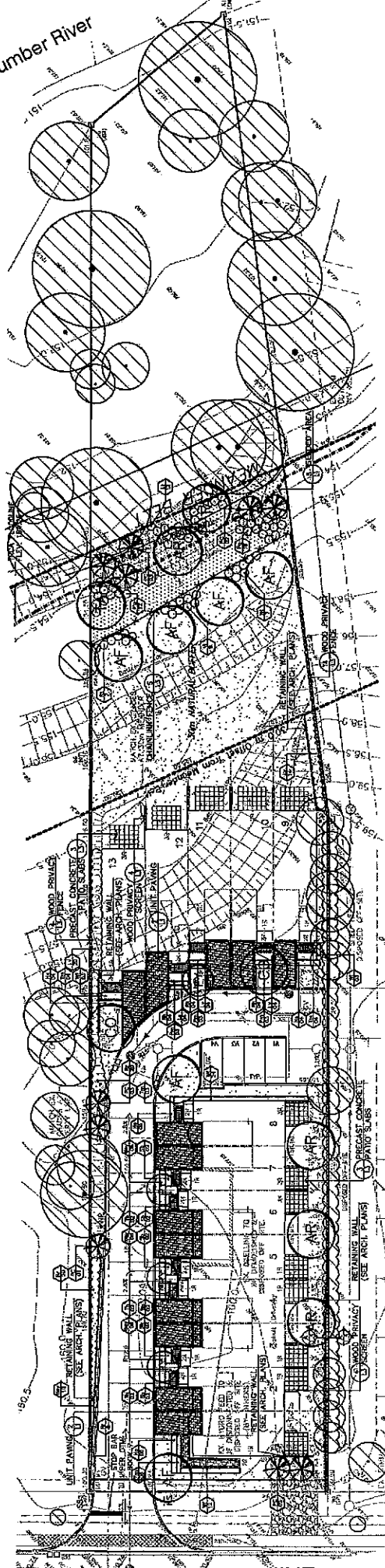
ROAD CONNECTION WITH LANDS TO THE SOUTH. RECIPROCAL ACCESS EASEMENTS TO BE GRANTED

SUBJECT LANDS



Not to Scale

Humber River

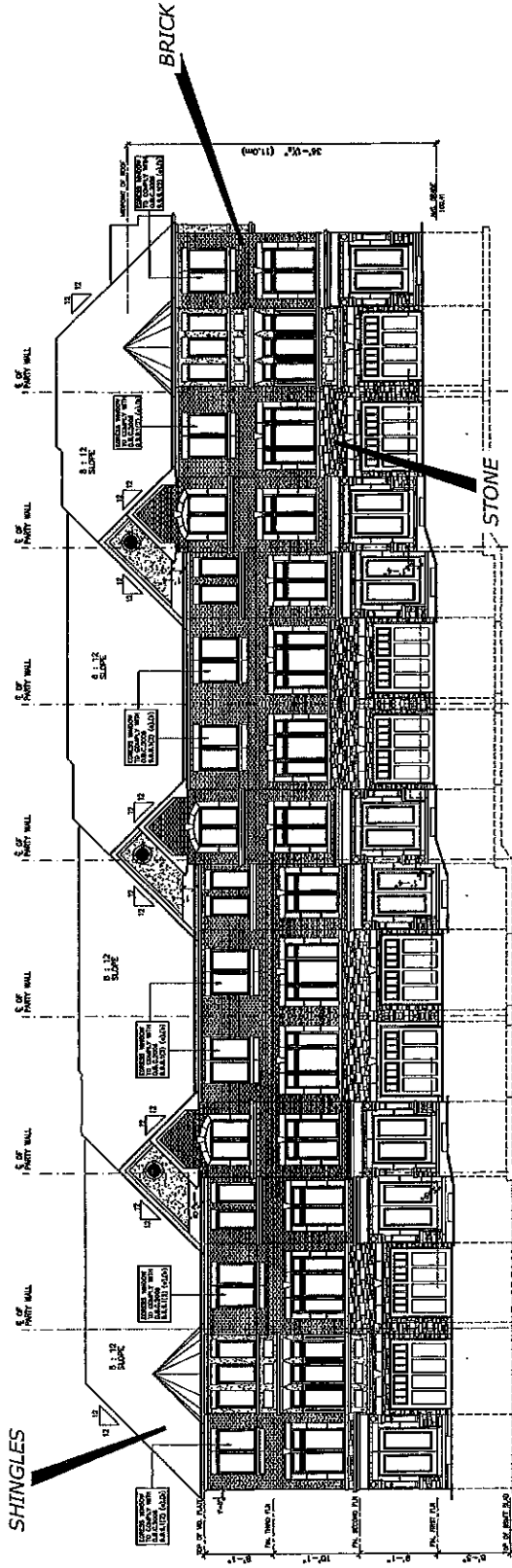


ISLINGTON AVENUE



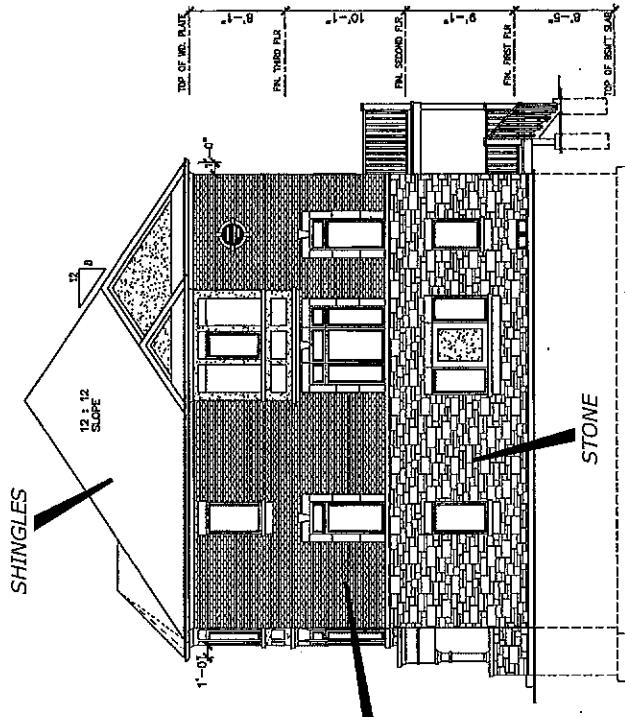
# Landscape Plan

Part of Lot 10,  
Concession 7  
Applicant:  
RAYNES OF ISLINGTON HOLDINGS INC.  
M:\DFY1 ATTACHMENTS\DA\da.12.039.dwg



- LOT 8 MODEL A-END (STD.) ELEVATION A
- LOT 7 MODEL A-INT. (REV.) ELEVATION B
- LOT 6 MODEL A-INT. (STD.) ELEVATION A
- LOT 5 MODEL A-INT. (REV.) ELEVATION B
- LOT 4 MODEL A-INT. (STD.) ELEVATION A
- LOT 3 MODEL A-INT. (REV.) ELEVATION B
- LOT 2 MODEL A-INT. (STD.) ELEVATION A
- LOT 1 MODEL A-CORNER (REV.) ELEVATION A

TYPICAL FRONT ELEVATION -  
3 STOREY TOWNHOUSES



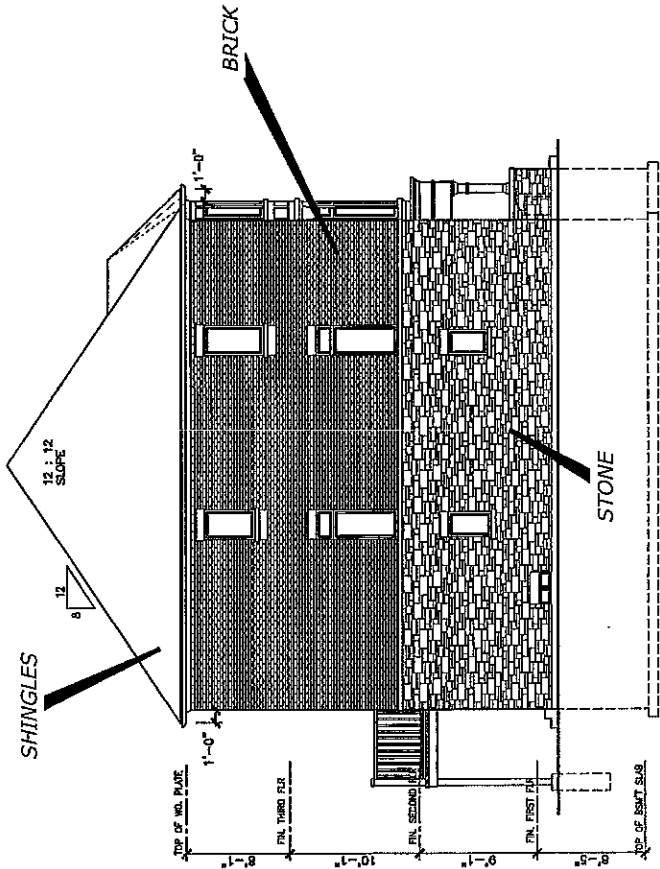
LOT 1 - CORNER (FACING ISLINGTON AVENUE)

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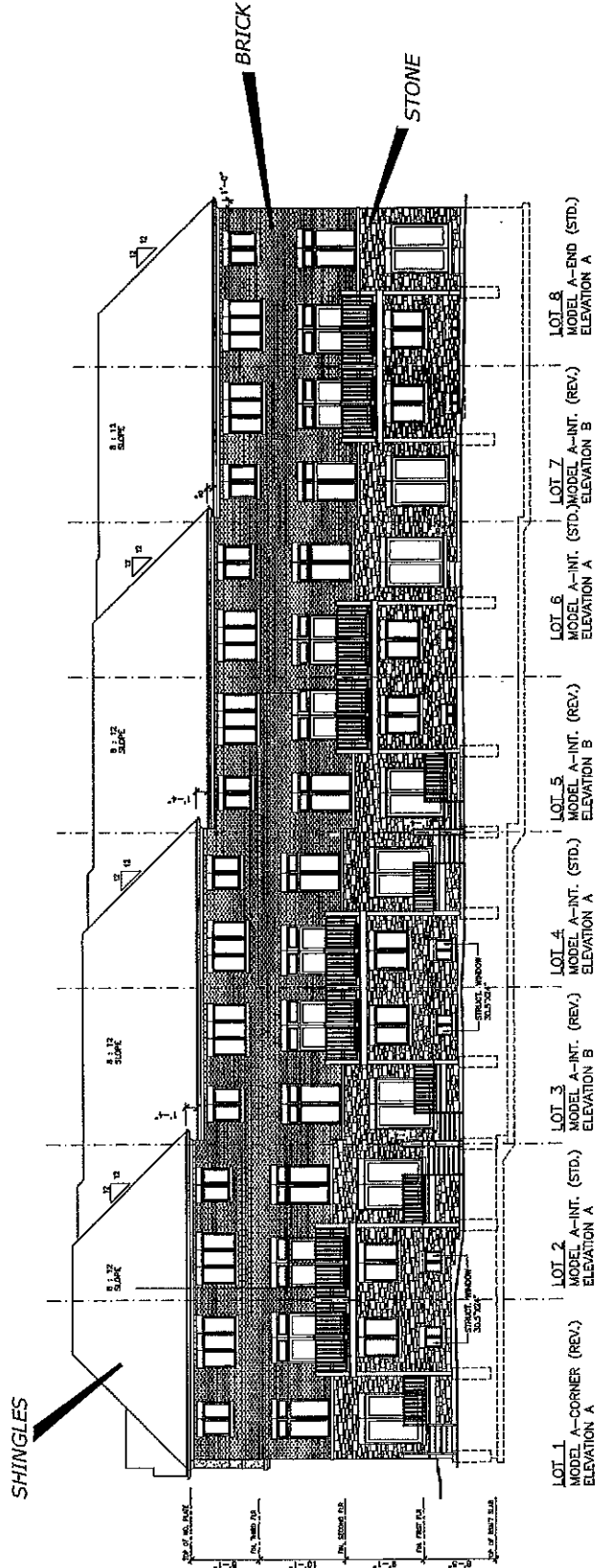
# Townhouse Elevations - Block 1

Applicant:  
RAYNES OF ISLINGTON HOLDINGS INC.  
N:\ADF\1 ATTACHMENTS\DA\da\_12\_035.dwg  
Part of Lot 10,  
Concession 7





LOT 8 - END



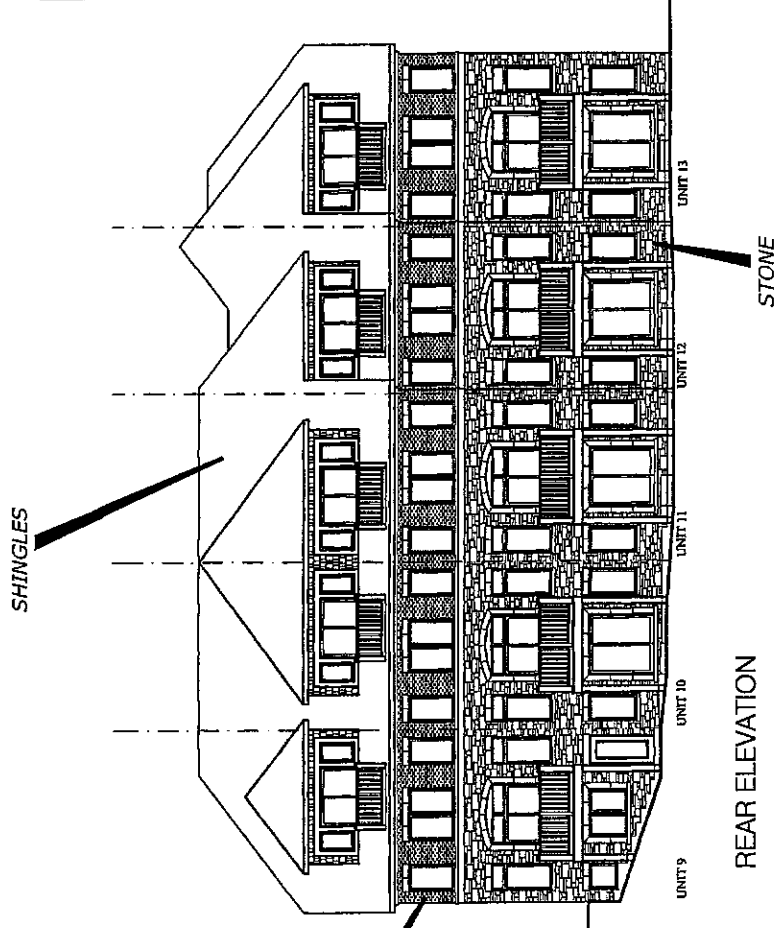
LOT 1 - CORNER (FACING ISLINGTON AVENUE)

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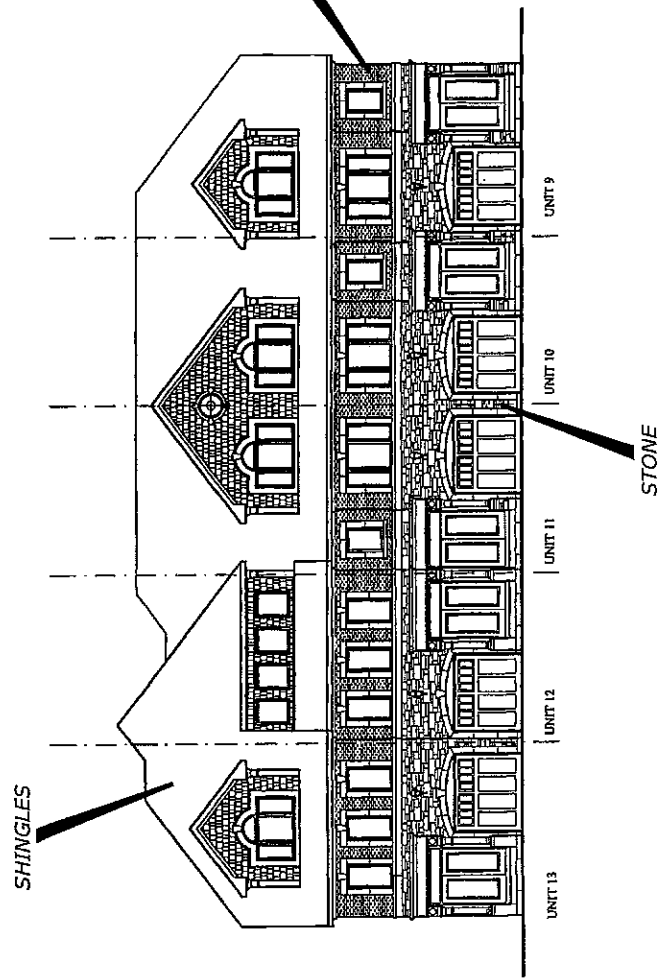
# Townhouse Side Elevations - Block 1

Applicant:  
 RAYNES OF ISLINGTON HOLDINGS INC.  
 Part of Lot 10,  
 Concession 7  
 W:\DFT1 ATTACHMENTS\DA\12.039.dwg





REAR ELEVATION



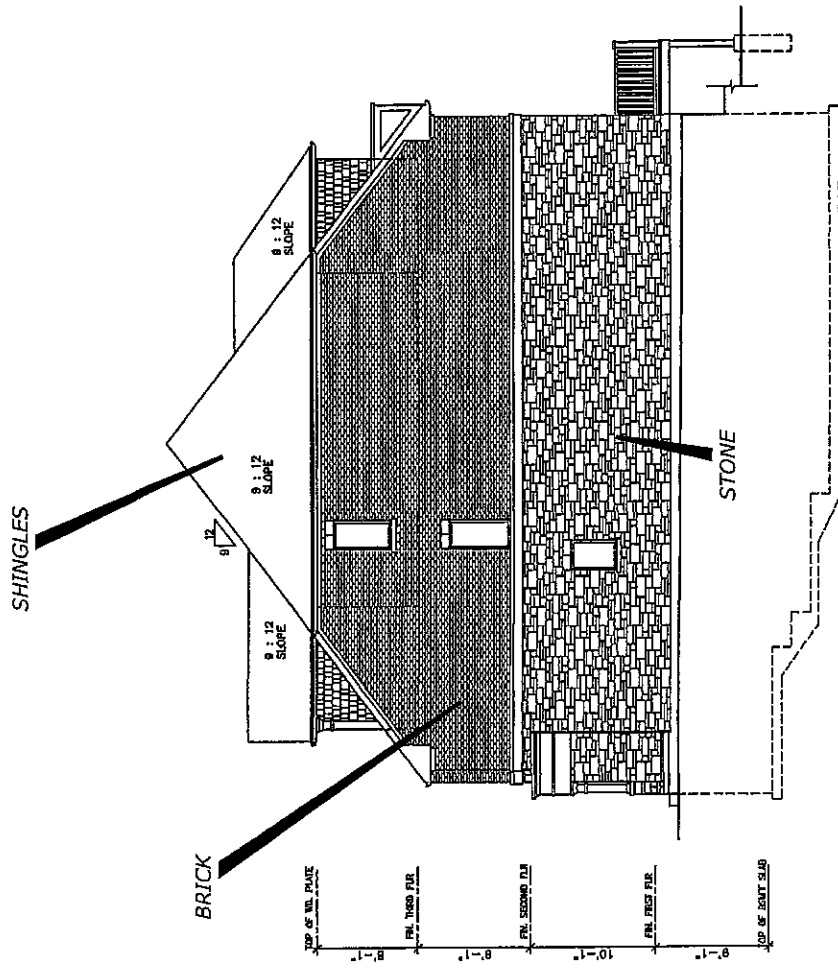
FRONT ELEVATION

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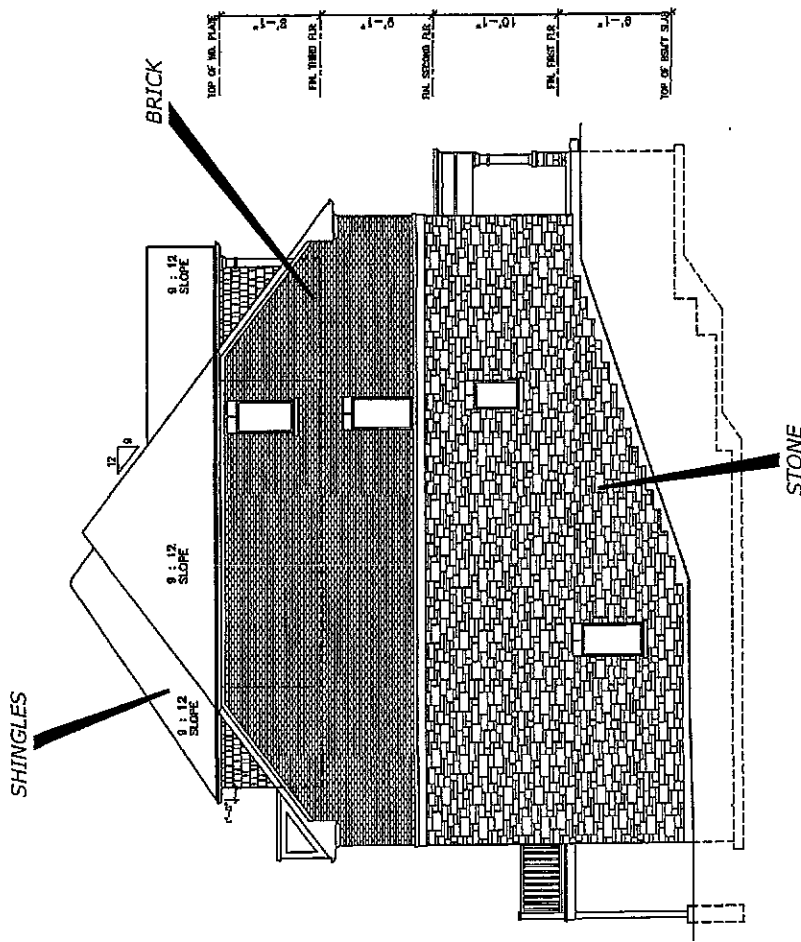
# Townhouse Elevations - Block 2

Applicant:  
RAVINES OF ISLINGTON HOLDINGS INC.  
N:\DFY1 ATTACHMENTS\DA\da.12.039.dwg  
Part of Lot 10,  
Concession 7





LOT 9 - END (SOUTH ELEVATION)



LOT 13 - END (NORTH ELEVATION)

Not to Scale

# Townhouse Side Elevations - Block 2

Applicant:  
 RAVINES OF ISLINGTON HOLDINGS INC.  
 Part of Lot 10,  
 Concession 7  
 MADEBY1 ATTACHMENTS\DA\via.12.035.dwg



# Attachment

**9**  
 File: Z.12.017; DA.12.039  
 Related Files: OP.11.004 &  
 Z.11.014  
 Date: June 19, 2012