

**4. ZONING BY-LAW AMENDMENT FILE Z.11.027
ISLINGTON PALISADES LTD.
WARD 2**

P.2012.13

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.11.027 (Islington Palisades Ltd.) 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 9, 2012
- b) Circulation Area: 150 m, the properties identified on Attachment #2, the Vaughanwood Ratepayers' Association, and all individuals that signed a petition dated October 11, 2011
- c) Comments Received as of March 20, 2012: The Development Planning Department received a petition on October 12, 2011, from neighbouring residents opposing the application with the following comments:

“The proposal will be detrimental to the residing residents in the community. Socially and environmentally, the development will subject existing citizens to an increase in traffic, pollution, noise and visual disturbances day and night. Moreover, the construction of apartment units does not complement the existing landscape and will serve to devalue property of longstanding residents. For homeowners backing directly onto the site, an imposing 3 and 4 storey wall is an enormous visual obstruction which is not only aesthetically displeasing but removes the “open, tranquil and private” environment which has always been an appealing feature of this area. As a consequence of the aforementioned issues, residents feel that the fundamental rights to privacy and a safe environment are infringed by the proposed development.

Packing a small, heretofore agricultural space with a densely populated complex as that proposed, reverses the reality of the existing community and seems to be more of a business venture on the part of the applicant reflecting existing market trends in architectural development than it does to beautify the existing residential neighbourhood left in its surroundings.

A development of 89 units will adversely affect traffic on an already increasingly congested Islington Avenue. The future tenants and visitors of the proposed development will place an increased stress on the flow of traffic and the existing surrounding homeowners will have increased difficulty getting into their homes. The homeowners who now back onto the proposed site and for decades have

enjoyed a beautiful tranquil landscape, will now have their views obstructed with a four storey unit and a parking lot. Surrounding homeowners will also be subjected to ongoing disturbances from incoming vehicles which will create undue noise and visual disturbances at night."

Purpose

The Owner has submitted Zoning By-law Amendment File Z.11.027 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from RR Rural Residential Zone, subject to Exception 9(44), to RA1 Apartment Residential Zone together with the following site-specific zoning exceptions to facilitate the development of the subject lands with a 3-4 storey Apartment Dwelling with a total of 89 units (Attachments #3 to #6) and with a common kitchen, dining room and activity room to be marketed to seniors as rental units:

	By-law Standard	By-law 1-88, RA1 Apartment Residential Zone Requirements	Proposed RA1 Apartment Residential Zone
a.	Minimum Lot Area Per Unit	<ul style="list-style-type: none"> ▪ 170 m² per unit @ 89 units (15,130 m² site area required) 	<ul style="list-style-type: none"> ▪ 86.68 m² per unit (7,715 m² site area/89 units)
b.	Total Required Parking Spaces	<ul style="list-style-type: none"> ▪ 1.5 spaces per unit = 134 spaces ▪ 0.25 visitor spaces per unit = 23 spaces <p>Total Required Parking = 157 spaces</p>	<ul style="list-style-type: none"> ▪ 0.5 spaces per unit for studio and one bedroom units (79 units) = 40 spaces ▪ 0.7 spaces per unit for the 2 bedroom units (10 units) = 7 spaces ▪ Visitor Parking = 4 spaces ▪ Total Parking Provided = 51 spaces
c.	Minimum Interior Side Yard (South)	8.5 m	5.5 m
d.	Minimum Landscaping Width Around the Perimeter of a Parking Area	3.0 m	2.0 m

Other zoning exceptions may be identified through the detailed review of the application, and will be addressed in the technical report.

Background - Analysis and Options

<p style="text-align: center;">Location</p>	<ul style="list-style-type: none"> ▪ 7937 Islington Avenue, located on the east side of Islington Avenue, south of Regional Road 7, shown as "Subject Lands" on Attachments #1 and #2.
<p style="text-align: center;">Official Plan Designation</p>	<ul style="list-style-type: none"> ▪ "Low Density Residential" (majority of site) and "Open Space" (below the valley wall in vicinity of front/west lot line) by in-effect OPA #240 (Woodbridge Community Plan), which includes an Institutional Policy that permits homes for the aged in the vicinity of the commercial core, community commercial and residential areas. The proposed rezoning conforms to the Official Plan, subject to confirmation of the development limits by the TRCA and City. ▪ "Low-Rise Mixed-Use" (majority of site) and "Natural Areas" (below the valley wall in vicinity of front/west lot line) by the new City of Vaughan Official Plan 2010 (VOP 2010), which permits a maximum Floor Space Index (FSI) of 1.5 and a maximum building height of 4-storeys on the subject lands. VOP 2010 was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011) and is pending approval from the Ontario Municipal Board. Confirmation of the development limits by the TRCA and the City will be required. The proposed FSI based on the existing site area is 0.94 (7,275 m² GFA/7,715 m² Lot Area).
<p style="text-align: center;">Zoning</p>	<ul style="list-style-type: none"> ▪ RR Rural Residential Zone by By-law 1-88, subject to Exception 9(44). ▪ An amendment to Zoning By-law 1-88 is required to rezone the tableland portions of the subject lands from RR Rural Residential to RA1 Apartment Residential Zone with site-specific zoning exceptions to facilitate the proposed development and any potential environmental area(s) on the property to an OS1 Open Space Conservation Zone. ▪ The applicant has advised that the proposed units will not be equipped with cooking facilities. Zoning By-law 1-88 does not contain a definition for a market rental unit without cooking facilities. A site-specific definition for the proposed unit type is required to facilitate the development, if approved.
<p style="text-align: center;">Surrounding Land Uses</p>	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of Proposed Rezoning and Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed RA1 Apartment Residential Zone category and the site-specific zoning exceptions required to implement the proposed plan will be reviewed in consideration of the surrounding existing and planned land uses. Consideration will also be given to the appropriate zone category for any potential open space areas on the site.
b.	Related Site Plan Application	<ul style="list-style-type: none"> ▪ A related Site Plan File DA.11.074 has been submitted in support of the Zoning By-law Amendment application. The proposed site plan is shown on Attachment #3, and the building elevations are shown on Attachments #5 and #6. The appropriateness of the proposed development standards required to implement this site plan will be reviewed. The development proposal will be reviewed to address, but not be limited to, the following: <ul style="list-style-type: none"> ▪ protection of the valleylands and appropriate buffers; ▪ the appropriate building height, density, built form and site organization and design; ▪ on-site pedestrian movement, safety and comfort; ▪ on-site amenity area; ▪ achieving an attractive pedestrian streetscape and building design; ▪ pedestrian connections to the valley lands and public sidewalks; ▪ on-site vehicular circulation efficiency and safety; ▪ appropriate on-site circulation and site-servicing (e.g. snow removal and garbage pick-up); ▪ limiting excess paved areas; ▪ sustainable development features; and, ▪ the potential co-ordination of the development of the subject lands with abutting properties (e.g. shared driveway access).
c.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The subject lands are located within the TRCA screening area. Confirmation of the top-of-bank and any required open space(s) buffer, and the associated development limits for the lands must be reviewed and approved to the satisfaction of the City and the TRCA.

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Phase 1 Environmental Report	<ul style="list-style-type: none"> ▪ The Phase 1 ESA (Environmental Site Assessment) submitted in support of the application must be reviewed and approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
e.	Proposed Parking	<ul style="list-style-type: none"> ▪ A total of 51 parking spaces are proposed to serve 89 units. A parking brief was prepared by Mark Engineering in support of the application which must be reviewed and approved by the Vaughan Development/Transportation Engineering Department.
f.	Additional Studies	<ul style="list-style-type: none"> ▪ A Functional Servicing Report and a Stormwater Management Report have been submitted in support of the application which must be reviewed and approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
g.	Sustainable Development	<ul style="list-style-type: none"> • Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan process, if approved.
h.	Tree Inventory Preservation Study	<ul style="list-style-type: none"> • There is significant vegetation, particularly in the southwest quadrant of the site, which may be impacted by the proposed development. A Tree Inventory and Preservation Study must be submitted and approved to the satisfaction of the Vaughan Development Planning Department.
i.	Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the proposed residential units must be identified and allocated by Council, if the application is approved. If servicing capacity is unavailable, the lands may be zoned with the Holding Symbol "(H)" which will be removed upon servicing capacity being identified and allocated to the subject lands by Vaughan Council.

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

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. North and South Building Elevations
6. East and West Building Elevations

Report prepared by:

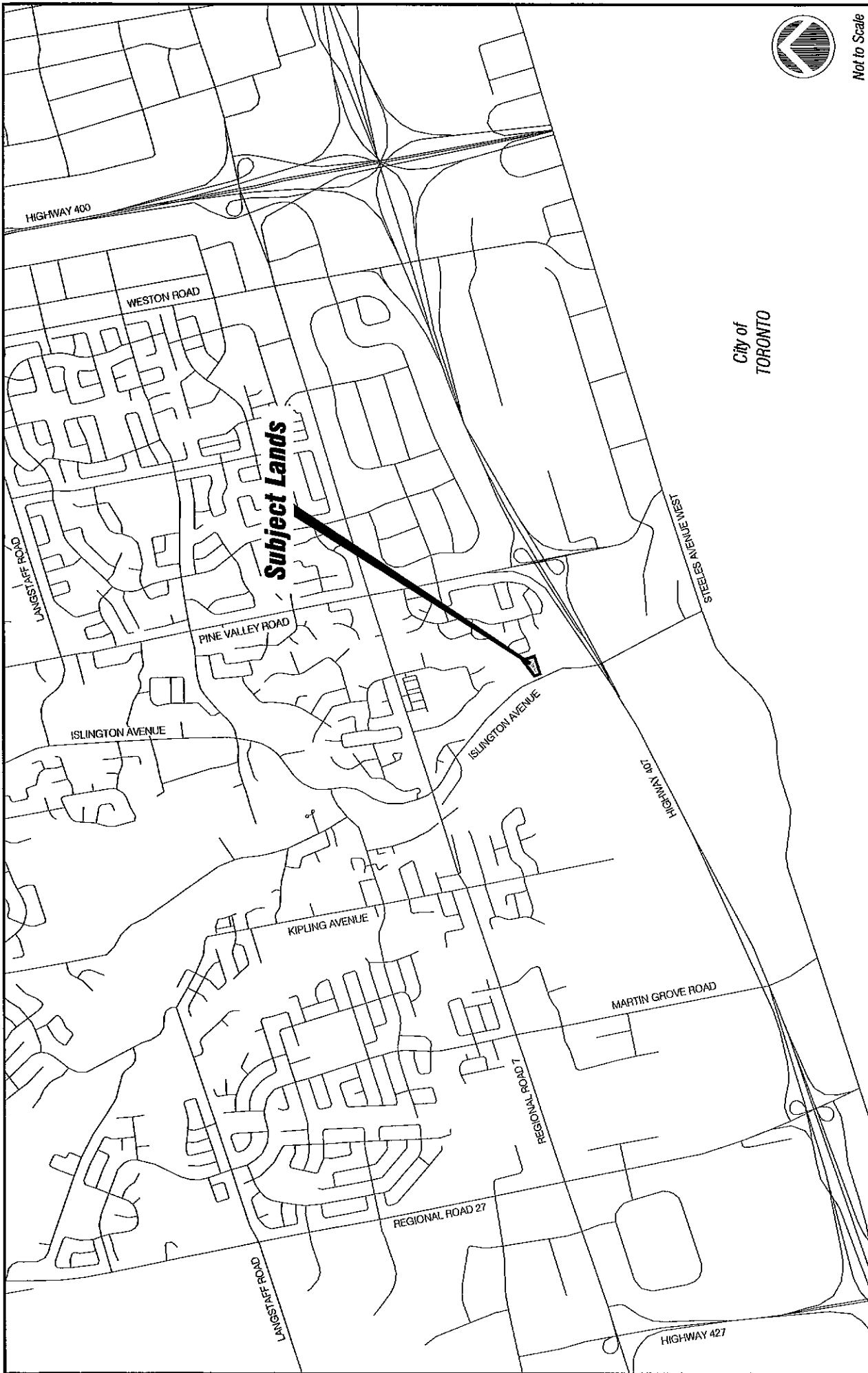
Clement Messere, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext.8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Not to Scale

Attachment

FILE: Z:11.027
 RELATED FILE: DA:11.074
 DATE:
 March 2, 2012



Context Location Map

LOCATION:
 Part of Lots 3 & 4, Concession 7
 APPLICANT:
 Islington Palisades Ltd.
 N:\DFT\1 ATTACHMENTS\Z\z:11.027.dwg

City of
 TORONTO

Subject Lands

HIGHWAY 400

WESTON ROAD

LANSINGFORD ROAD

PINE VALLEY ROAD

ISLINGTON AVENUE

ISLINGTON AVENUE

155M JENNIFER STREET WEST

HIGHWAY 427

KIPLING AVENUE

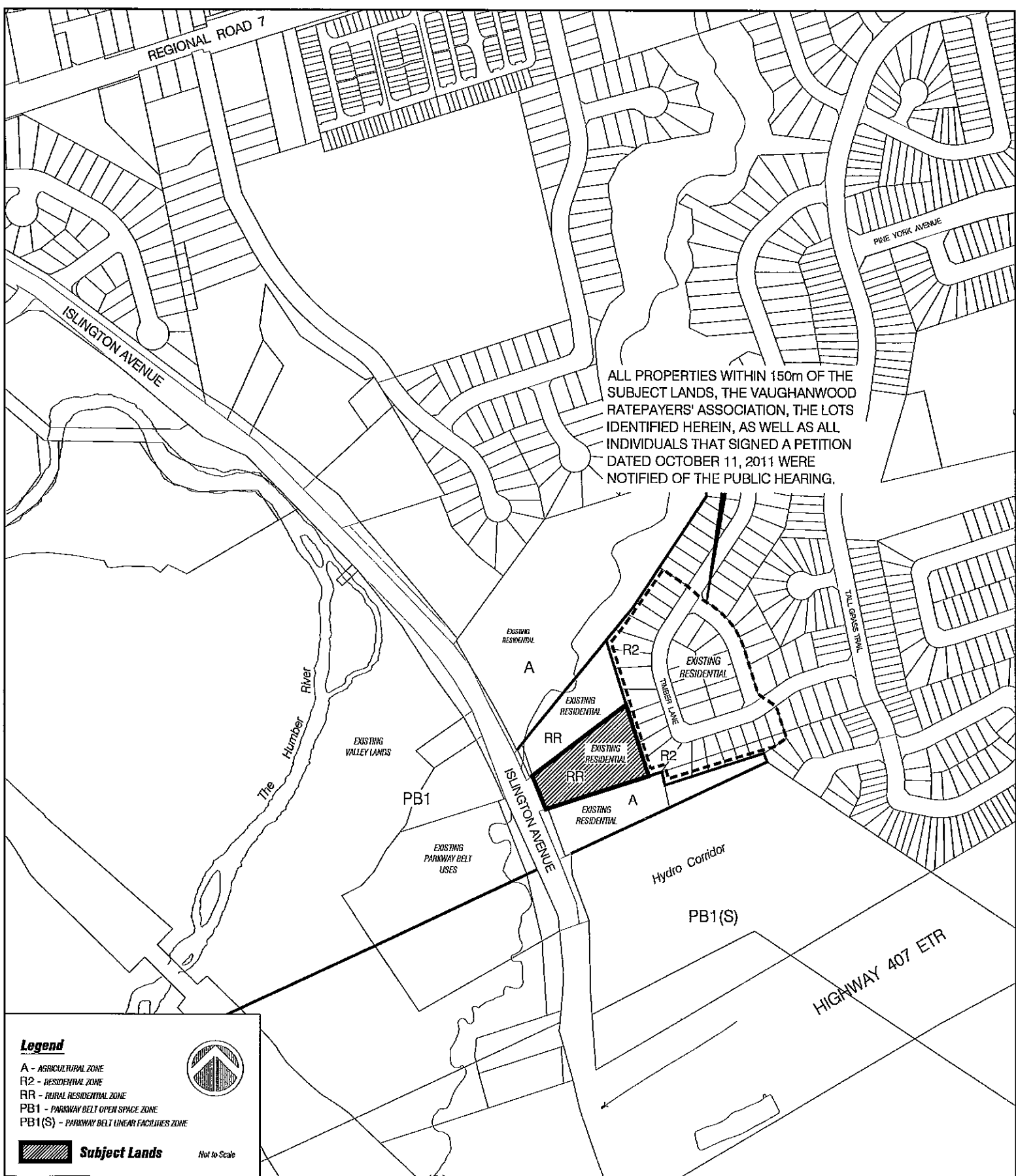
MARTIN GROVE ROAD

REGIONAL ROAD 7

REGIONAL ROAD 27

LANSINGFORD ROAD

HIGHWAY 427



Location Map

LOCATION:
Part of Lots 3 & 4, Concession 7

APPLICANT:
Islington Palisades Ltd.

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Attachment

FILE: Z.11.027
RELATED FILE: DA.11.074

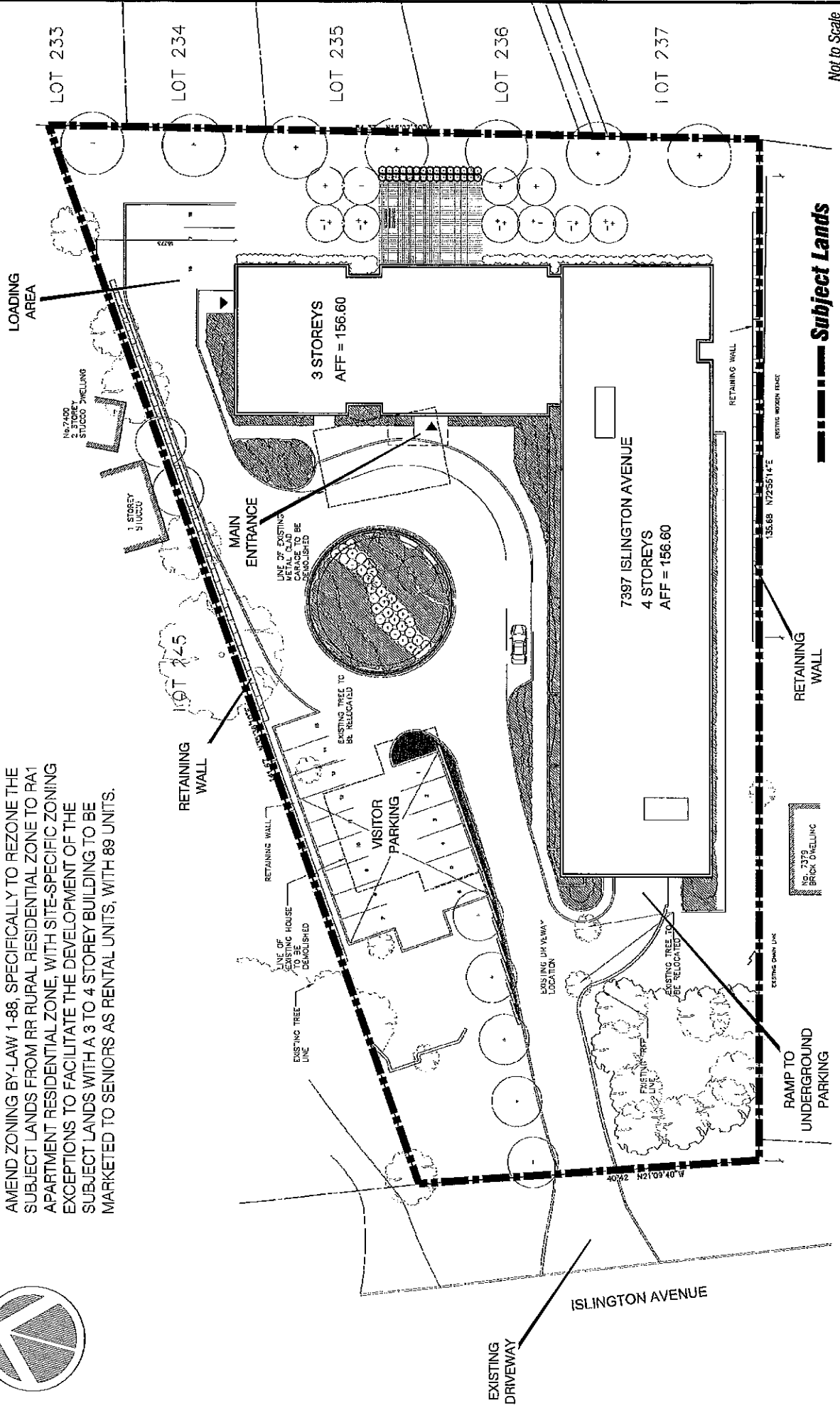
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March 13, 2012

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ZONING BY-LAW AMENDMENT APPLICATION (Z.11.027)

AMEND ZONING BY-LAW 1-88, SPECIFICALLY TO REZONE THE SUBJECT LANDS FROM RR RURAL RESIDENTIAL ZONE TO RA1 APARTMENT RESIDENTIAL ZONE, WITH SITE-SPECIFIC ZONING EXCEPTIONS TO FACILITATE THE DEVELOPMENT OF THE SUBJECT LANDS WITH A 3 TO 4 STOREY BUILDING TO BE MARKETED TO SENIORS AS RENTAL UNITS, WITH 89 UNITS.



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Site Plan

LOCATION:
Part of Lots 3 & 4, Concession 7

APPLICANT:
Islington Palisades Ltd.

N:\DFT\1 ATTACHMENTS\Z.11.027.dwg



Attachment

FILE: Z.11.027
RELATED FILE: DA.11.074

DATE:
March 15, 2012

3

Landscape Plan

LOCATION:
Part of Lots 3 & 4, Concession 7

APPLICANT:
Islington Palisades Ltd.

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Attachment

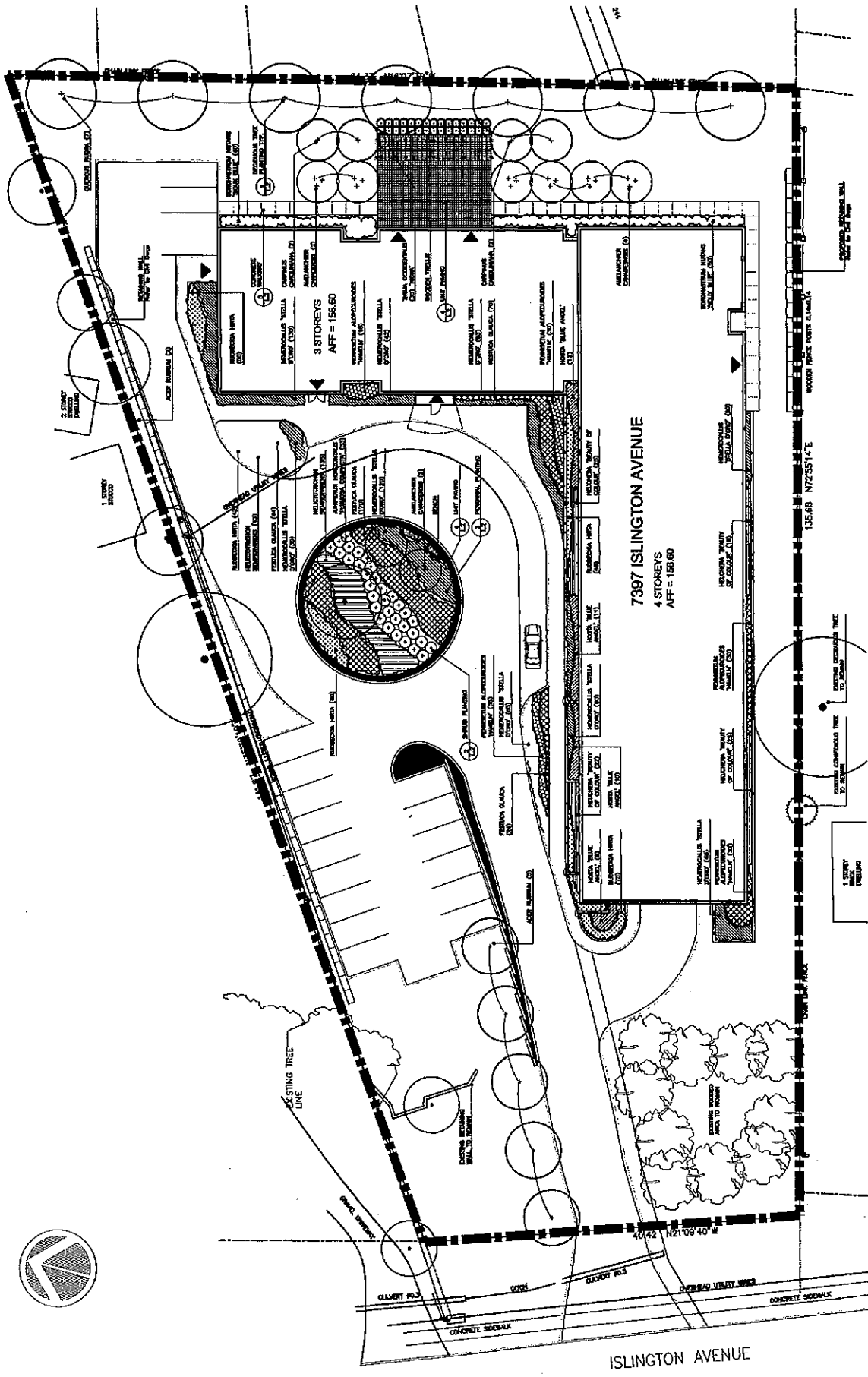
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RELATED FILE: DA.11.074

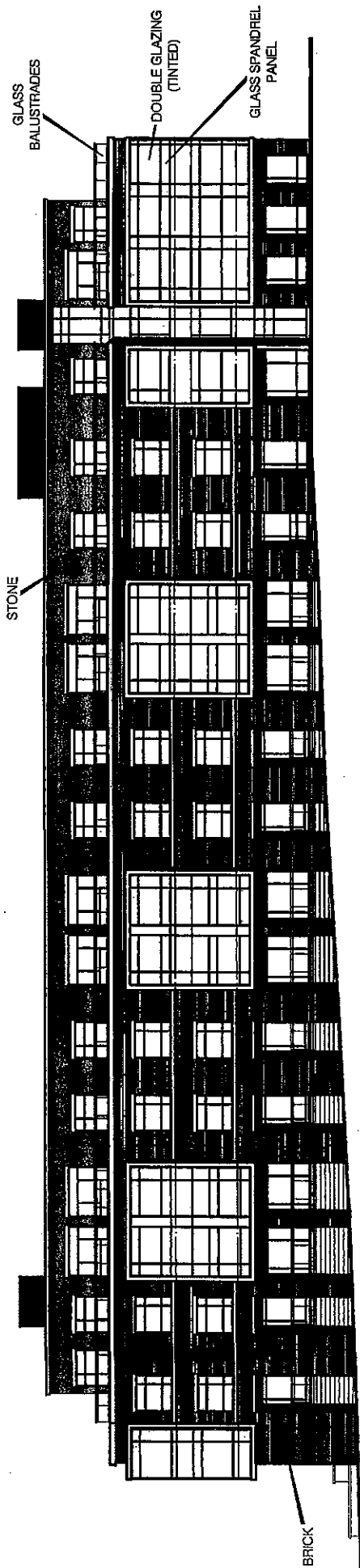
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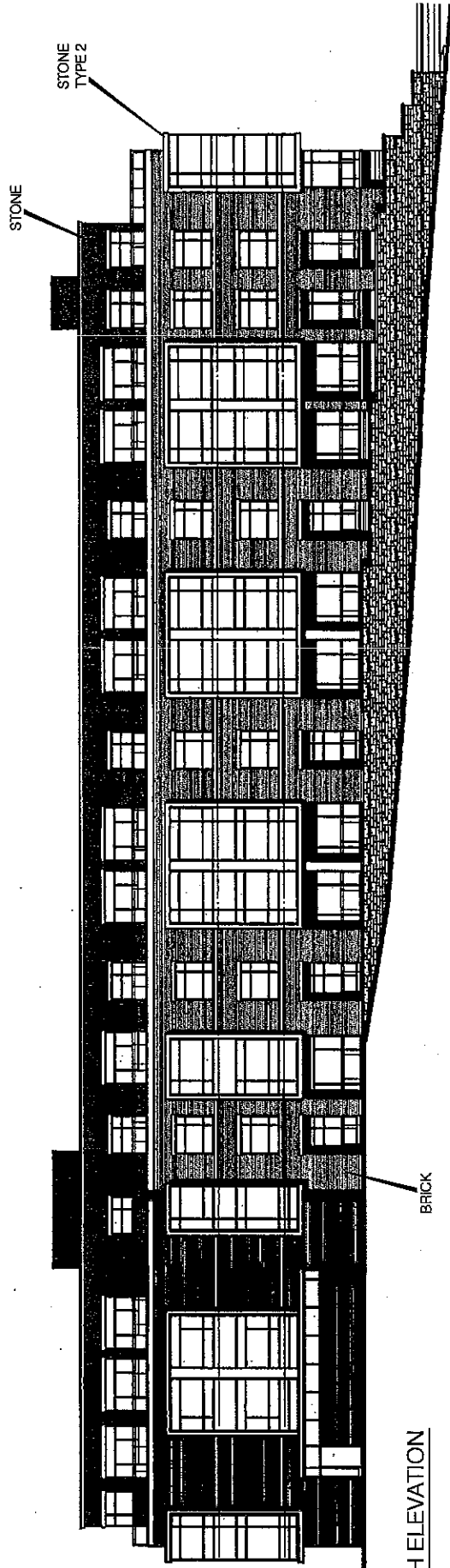
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----- Subject Lands





SOUTH ELEVATION



NORTH ELEVATION

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North and South Building Elevations

APPLICANT: Islington Palisades Ltd. LOCATION: Part of Lots 3 & 4, Concession 7

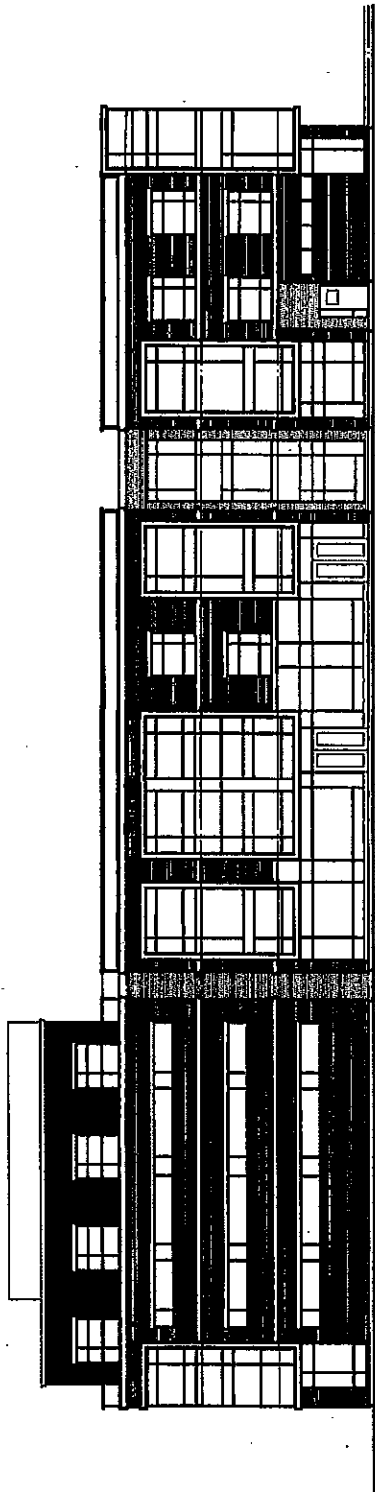


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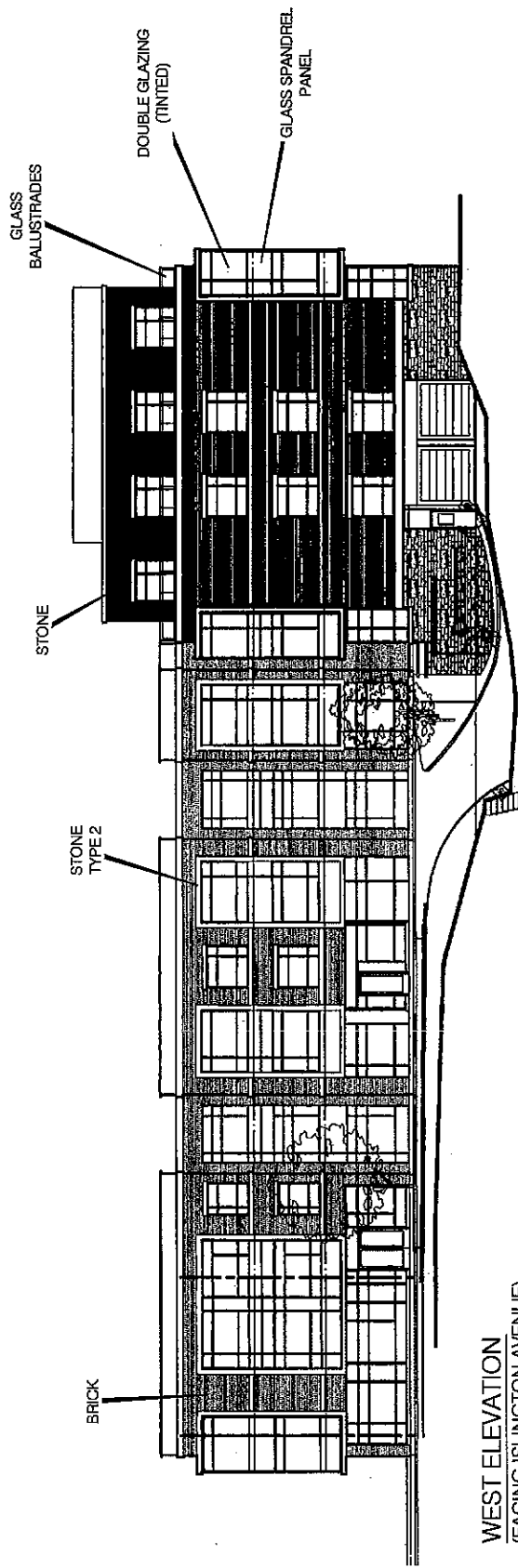
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FILE: Z.11.027
RELATED FILE: DA.11.074

DATE:
March 2, 2012



EAST ELEVATION



WEST ELEVATION
(FACING ISLINGTON AVENUE)

Not to Scale

East and West Building Elevations

APPLICANT: Islington Palisades Ltd. LOCATION: Part of
Lots 3 & 4, Concession 7

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Attachment

FILE: Z.11.027
RELATED FILE: DA.11.074

DATE:
March 2, 2012

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