



memorandum

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Communication
CW: <u>Feb 5/13</u>
Item: <u>2</u>

TO: MAYOR & MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING

DATE: FEBRUARY 1, 2013

**SUBJECT: COMMUNICATION
ITEM #2, COMMITTEE OF THE WHOLE – FEBRUARY 5, 2013**

**ZONING BY-LAW AMENDMENT FILE Z.11.027
SITE DEVELOPMENT FILE DA.11.074
ISLINGTON PALISADES LTD.
WARD 2 – VINCINTY OF ISLINGTON AVENUE AND HIGHWAY 407**

Recommendation

The Commissioner of Planning recommends:

1. THAT this Communication, BE RECEIVED, as information.
2. THAT Vaughan Council DEFER consideration of Zoning By-law Amendment File Z.11.027 and Site Development File DA.11.074 (Islington Palisades Ltd.) to the Committee of the Whole meeting on April 9, 2013.

Background

On January 15, 2013, the Committee of the Whole resolved the following Motion, which was ratified by Vaughan Council on January 29, 2013:

"THAT consideration of this matter be deferred to the Committee of the Whole Meeting of February 5, 2013, to permit the applicant, City staff, deputants, and other interested parties sufficient time to resolve outstanding issues."

The following events have occurred since January 15, 2013:

1. On January 21, 2013, Development Planning and Development/Transportation Engineering staff met with representatives of the applicant and Regional Transportation staff to discuss the outstanding issues with the development proposal, plans and studies to be submitted, and the timing of submission of these documents, as follows:
 - Comparable parking surveys of at least two other similar seniors facilities in support of their Parking Impact Study.
 - Phase 2 Environmental Site Assessment Report.
 - Transportation Demand Management Plan (has since been submitted by the applicant to the Vaughan Development/Transportation Engineering Department and Region of York).
 - Sight-line Analysis Study for the access/egress location on Islington Avenue (the Region indicated that this study was not required, however, they are re-evaluating if the need to require this study exists. The same situation with the Traffic Impact Report, which was not originally required by the Region, however, they are re-evaluating if the need to require this study exists).

- Improvements to the Landscape Plan including providing privacy fencing along the east and $\frac{3}{4}$ length along the north and south lot lines; providing an increased and mature amount of tree planting (including coniferous) in the east and south areas of the property; undertake re-grading and provision of retaining walls adjacent to the outdoor parking area and the northwest area of the property to address the slope of the property to facilitate barrier-free pedestrian movement on-site.
 - The Molok Waste system (not permitted by the City's Waste Management Policy for residential developments) to be replaced with an internal garbage/recycling room within the main building, which will require modifications to the site plan and building elevations.
 - Toronto and Region Conservation Authority requires a grading plan and revisions to the Stormwater Management Report to be submitted for their review.
 - Region of York requirements for the extension of services to the subject property.
2. On January 29, 2013, a meeting was held and attended by the Local Ward 2 Councillor, representatives of the applicant, Development Planning and Development/Transportation Engineering staff, and 14 residents in attendance, to discuss the outstanding issues with the development proposal, plans and studies to be submitted, and the timing of submission of these documents. The applicant indicated that the requested plans and supporting reports will be submitted within the next 2-4 weeks. Although the residents made it known through their comments that they generally did not like the seniors project, there were some suggestions made, which the applicant agreed to review further, including: extending the privacy fence along the entire length of the north lot line, all perimeter privacy fencing being extended from 6 feet to 8 feet in height, planting of mature coniferous trees, and an adjustment to the height of the building adjacent to the east property line. The Local Councillor and residents have expressed an interest to meet again during the first week of March 2013, once the outstanding information has been submitted by the applicant and reviewed by staff, and staff are agreeable to such a meeting, if so directed by Council.

In light of the timing of the outstanding materials to be submitted by the applicant and reviewed by City staff and external public agencies, and the suggested community meeting for early March, the Development Planning Department recommends that further consideration of the development applications be deferred to the Committee of the Whole Meeting on April 9, 2013.

Respectfully submitted,



JOHN MACKENZIE
Commissioner of Planning

CM/GU

Copy to: Clayton Harris, City Manager
Jeffrey A. Abrams, City Clerk
Grant Uyeyama, Director of Development Planning