



C. <u>5</u>
Communication
CW: <u>MAY 3/16</u>
Item: <u>11</u>

TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, DEPUTY CITY MANAGER, PLANNING & GROWTH MANAGEMENT

DATE: May 3, 2016

SUBJECT: COMMUNICATION

ITEM #11, COMMITTEE OF THE WHOLE –MAY 3, 2016

ZONING BY-LAW AMENDMENT FILE Z.11.027
7397 ISLINGTON DEVELOPMENT INC. (PREVIOUSLY CONSIDERED AS ISLINGTON PALISADES LTD.)
WARD 2 – VINCINTY OF ISLINGTON AVENUE AND HIGHWAY 407

Recommendation

The Deputy City Manager, Planning & Growth Management recommends:

1. THAT this Communication, BE RECEIVED, as information.

Background

A Notice of the subject Committee of the Whole meeting was mailed and/or emailed on April 18, 2016 to those individuals that appeared as Participants at the OMB Hearing. Soon after the Notices were provided to those individuals, the Development Planning Department received written and oral communication with regard to the proposal from residents on Timber Lane to the east, and related to the following:

- The location of the bocce court in the rear yard (east side of the property);
- The location of a balcony in the rear yard (east side of the property); and,
- The location of the garbage/waste area.

Response:

In a Decision dated May 10, 2013, the Ontario Municipal Board (OMB) approved the zoning by-law and site plan applications in principle for the subject property. The OMB reserved the right to make modifications to the zoning and site plan in light of further revisions as the parties agreed to and the OMB felt appropriate. Further, the OMB withheld its Order until advised that the Site Plan Agreement had been duly executed.

Throughout the previous original processing of the development applications, the residents to the east identified a number of concerns with the proposal, including the removal of the bocce court in the rear yard as well as requesting specific tree species abutting their residences. During the OMB process and subsequent thereto, City staff have made the past and present applicant aware of these requests and will continue to ask for these, and other appropriate revisions, as part of finalizing the site plan approval and site plan agreement, consistent with the OMB Decision.

The recent architectural package submitted in support of the proposed revised zoning by-law did include a balcony on the east elevation, which was not included in the original drawings, and would face the rear yards

of the residents located on Timber Lane. However, a balcony is not being pursued in this area and will be removed.

The 15 m rear yard setback of the main building has not changed since approval at the OMB. Balconies have been introduced on the south elevation (which were not on the original plan). Zoning By-law 1-88 permits balconies to encroach 1.8m into a yard. Additionally, 7 residential units are included in the P1 Level that walk-out onto a terrace, which were not shown previously. These modifications are considered to be appropriate and are consistent with the OMB decision.

The current site plan, which is not yet fully approved, illustrates an enclosed area to store waste within the ground floor of the building. The bins are proposed to be transported outside on the day of collection. The area is located on the north side of the building.

In accordance with the OMB Decision, City of Vaughan staff will continue to work with the current Owner to improve upon and refine the details required to implement site plan approval, including but not limited to the above noted issues identified by the residents. The Owner will be required to submit a comprehensive package of architectural, landscaping and engineering drawings and reports in order to finalize site plan approval. Staff will be reporting back to a future Committee of the Whole meeting with the final site plan details, prior to final approval by the OMB.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'John Mackenzie', with a stylized flourish extending to the right.

JOHN MACKENZIE
Deputy City Manager, Planning & Growth Management

Copy to: Jeffrey A. Abrams, City Clerk
Claudia Storto, Deputy City Manager, Legal & Human Resources
Grant Uyeyama, Director of Development Planning