

I, JOHN D. LEACH, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 596 to the Official Plan of the Vaughan Planning Area, which was approved and modified by the Ontario Municipal Board, as per Order #0635, dated March 24, 2004.



JOHN D. LEACH
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 5th day of May, 2004.

ISSUE DATE:

March 24, 2004

DECISION/ORDER NO:

0635



Ontario

Ontario Municipal Board

Commission des affaires municipales de l'Ontario

PL020345

Windleigh Millennium Incorporated has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law 1-88 of the City of Vaughan to rezone lands respecting 8229, 8243 and 8253 Islington Avenue from R2 and OS1 to RA2 to permit the development of a five storey residential apartment building
O.M.B. File No. Z020039

Windleigh Millennium Incorporated has appealed to the Ontario Municipal Board under subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Vaughan to redesignate land at 8229, 8243 and 8253 Islington Avenue from Low Density Residential to High Density Residential to permit the development of a five storey residential apartment building

O.M.B. File No. 0020049

(OP.01.008)

BEFORE:

G.C.P. BISHOP
VICE-CHAIR

) Monday, the 22nd day of
)
) March, 2004

J. de P. SEABORN
VICE-CHAIR

THIS MATTER having come on for public hearing and the Board having withheld its Order until this day to await the filing of the required Official Plan Amendment and Zoning By-law Amendment documents in accordance with Decision/Order No. 0594 issued on May 8, 2003;

➔ **THE BOARD ORDERS** that the appeal with respect to the Official Plan Amendment is allowed and Official Plan Amendment No. 240 to the Official Plan for the City of Vaughan is modified in the manner set out in Attachment "1", and as so modified is hereby approved;

THE BOARD FURTHER ORDERS that the appeal with respect to the Zoning By-law Amendment is allowed, and By-law 1-88 of the City of Vaughan is hereby amended in the manner set out and attached hereto as Attachment "2". The City is authorized to assign a by-law number for record keeping purposes.

A handwritten signature in black ink, appearing to read "Jeanne Hogg". The signature is written in a cursive, flowing style.

ACTING SECRETARY

ATTACHMENT "1"

PL020345

AMENDMENT NUMBER 596

TO THE OFFICIAL PLAN

OF THE VAUGHAN PLANNING AREA

The following text and Schedules "1" and "2" to Amendment Number 596 of the Official Plan of the Vaughan Planning Area constitutes Amendment Number 596.

Also attached hereto, but not constituting part of this Amendment, are Appendices "I" and "II".

I **PURPOSE**

The purpose of this Amendment is to further amend the provisions of the Official Plan of the Vaughan Planning Area as amended by Official Plan Amendment No. 240 by redesignating the subject lands from "Low Density Residential" to "High Density Residential" in order to permit a residential development consisting of a tiered five (5) storey, 160 unit condominium building, with a Floor Space Index ("FSI") of no greater than 1.0.

II **LOCATION**

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No. 596". The Subject Lands are located on Islington Avenue at Willis Road, known municipally as 8229, 8243, 8253 Islington Avenue, being Lots 10, 10A, 11, 12, 12A, 12B, 13, 13A, 13B, and 14 of Registered Plan M-1110, in the City of Vaughan

III **BASIS**

An amendment to the Official Plan to permit the development of the Subject Lands for a five (5) storey, 160 unit condominium building is considered appropriate for the following reasons:

1. The site possesses significant positive attributes which establish it as a higher order site in the Islington Corridor appropriate to accommodate a higher density than other lands within the immediate area. The particular attributes outlined below collectively serve to establish the site for higher density development:
 - a. The site is located at a signalized intersection of an arterial and collector road;
 - b. The site is large, comprising 1.46 ha. with substantial lot depth of up approximately 113 metres and frontage of 170 metres on Islington Ave. Consequently the site can readily accommodate a higher density development;
 - c. The site can provide spacious setbacks and substantial landscaping that will complement the immediate area and its overall setting.
 - d. The site is adjacent to:
 - i. the five lane section of Islington Ave. to the west;
 - ii. the Humber River open space area to the east and south; and,

iii. to the north are lands proposed for medium density redevelopment in planning studies approved by the City.

There are no single detached residential uses which are planned to abut the site. This overall context ensures that the site, appropriately designed, will be compatible with, and will not create any land use impacts on adjacent land use.

2. The proposed development complements the existing similar apartment uses in the area. The building form, with a tiered 3,4 and 5 storey facade is designed to integrate well with the existing character of land uses in the area and the planned redevelopment of lands within the corridor for 3 ½ storey medium density uses.
3. Traffic studies confirm that the development can be readily accommodated by the improvements to Islington Ave. presently under construction and can proceed with minimal impact upon the traffic operations of Islington Ave. and the Willis Rd. intersection;
4. Development at higher densities along arterial roads makes more efficient use of existing City infrastructure, consistent with the Region of York Official Plan and the Provincial Policy Statement;
5. The proposed development is well located with respect to existing commercial and public facilities and is located on a regional transit route.
6. It implements the Provincial Policy Statement to support intensification of the site for higher density use which is compatible with adjacent or planned land use, can be accommodated by both municipal hard services and community services and which will have only a minimal traffic impact on the area road system.
7. The proposed development meets the Urban Design Objectives designed to ensure a physical form of development complementary to the site and the area.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

The Official Plan of the Vaughan Planning Area (OPA #240) is amended as follows:

1. Redesignating the lands subject to this Amendment No. 596 from "Low Density Residential" to "High Density Residential", in the manner shown on Schedule "2", to permit a maximum of 160 residential units in a tiered five storey condominium building.

2. Adding the following paragraph to Section 3.4 "Residential Specific Policies":

3.4(q) "Lands designated High Density Residential and located east of Islington Avenue, north of Willis Road, known municipally as 8229, 8243, 8253 Islington Avenue, being Lots 10, 10A, 11, 12, 12A, 12B, 13, 13A, 13B, 14 of Registered Plan M-1110, in the City of Vaughan may be developed in accordance with the following policies;

- a) The maximum number of units permitted on the subject lands shall not exceed 160 units;
- b) The maximum building height shall be 5 storeys and shall include tiering of 3 and 4 storey elements. The tiering shall be defined in the implementing zoning bylaw.
- c) Notwithstanding the provisions of paragraph 3.3 (b) of OPA #240, in regard to Neighbourhood 1 the permitted density for High Density Residential development on the lands east of Islington Avenue, south of Pine Grove Road, known municipally as 8229, 8243, 8253 Islington Avenue, being Lots 10, 10A, 11, 12, 12A, 12B, 13, 13A, 13B, 14 of Registered Plan M-1110, in the City of Vaughan, shall be based on a Floor Space Index which shall not exceed 1.0 of the lot area (1.42 hectares). For the purposes of calculating density, the F.S.I. means the ratio of gross floor area to the lot area. The gross floor area means the total of all floors in a building above or below grade, measured from the outside of the exterior walls but excluding vehicular parking areas within the building.
- d) Notwithstanding the maximum FSI permitted on the land, additional bonus density of up to 10% of the maximum may be permitted, subject to the criteria identified below:
 - i) Landscaping
 - 1. Provision of linkages from public streets to open space and parkland areas by way of interconnecting walkways and trails.
 - 2. Landscape areas in excess of the normal minimum required and landscape material in excess of the City's standard requirements.
 - ii) Provision of Public Facilities.
 - iii) Provision of additional parkland or cash-in-lieu of parkland in excess of the required parkland dedication.
 - iv) Provision of Senior Citizen Housing, where the development includes a central dining facility, with limited

en-suite kitchen facilities, and unit size is appropriate for seniors oriented housing.

- v) Provision of energy conservation facilities beyond such provided in typical apartment development.
- e) Development shall have regard for the following urban design objectives:

(a) General

1. New development shall be designed in a manner which is complementary to the low rise pedestrian scale character of the neighbourhood;
2. New development adjacent to existing low density residential areas must provide an appropriate transition in scale and building form to minimize visual impact and overshadowing of adjacent properties;
3. Built form should be setback to a line that is generally consistent with the front yard of existing development;
4. The front yard setback should contain major areas of landscaping which effectively screen service and parking areas and complement the building form;

(b) Willis Rd. and Islington Ave;

1. Development at Willis Rd. and Islington Ave. should contribute to the natural character of the area by:
 - i. Ensuring substantial landscape opportunities along the Islington Ave;
 - ii. Contributing to the pedestrian environment along Islington Ave. through appropriate plantings and street furniture at the street edge;
 - iii. Maintaining and enhance the landscape open space at Islington Ave. and Willis Rd. by ensuring substantial setbacks;
 - iv. Establishing substantial setbacks from the Humber River corridor in order to accommodate a vegetative buffer and provide opportunities to establish a pedestrian corridor;

- v. Including provision for public access and visibility to the adjacent Humber River open space corridor;
 - vi. Establishing a tree preservation plan for those trees which can be retained through the development process;
 - vii. Enhancing the vegetation to be retained on site through the provision of a high quality landscape plan.
 - viii. Containing design elements responsive to the planned development on adjacent property;
2. Built form of buildings at Willis Rd. and Islington Ave. should contribute to the Islington Ave. streetscape by:
- i. Provide tiering of development to integrate with the adjacent open space and street system;
 - ii. Ensure a high quality of design including building articulation, tiering, fenestration and architectural detailing on all facades given its public visibility from the surrounding open space and street system;
 - iii. Perception of building length should be minimized through articulation, overall building design, varying architectural treatment and use of complementary colour and building material.
 - iv. Building height should be scaled down through articulated massing and roofline treatments including tiering.
 - v. Building design should incorporate provision for outdoor common areas such as courtyards or gazebos;
 - vi. All yards should be extensively landscaped to screen parking and service areas and to complement the surrounding open space area and Islington Ave. corridor;
3. Development at Willis Rd. and Islington Ave. should include sensitive treatment of functional areas by:

- i. Limiting outdoor parking to only a portion of the required visitor parking. All other parking shall be located below grade;
 - ii. Ensuring that any above ground parking shall be landscaped and screened from view from adjacent public streets and public open space areas;
 - iii. Ensuring that service and delivery areas and underground parking entrances shall be screened from view by landscape features;
 - iv. Providing indoor garbage facilities;
4. Building Design should include considerations of:
- i. Building materials preferably utilizing combinations of brick, stone, stucco and glass;
 - ii. Clearly defined, well lit building entries;
 - iii. Natural earth tone colours are preferred;
 - iv. Lighting shall be designed to complement the landscape design and not cast glare onto adjacent properties;
 - v. Incorporate energy conservation features where possible.
5. The city shall establish a coordinated plan for the Islington Ave. streetscape through the provision of:
- i. Coordinated street tree planting with native species;
 - ii. Coordinated paving patterns/detail strips that are permeable and allow for groundwater infiltration;
 - iii. Continuous tree canopy where possible to visually narrow the width of the corridor;
 - iv. Street lighting; and,
 - v. Street furniture.

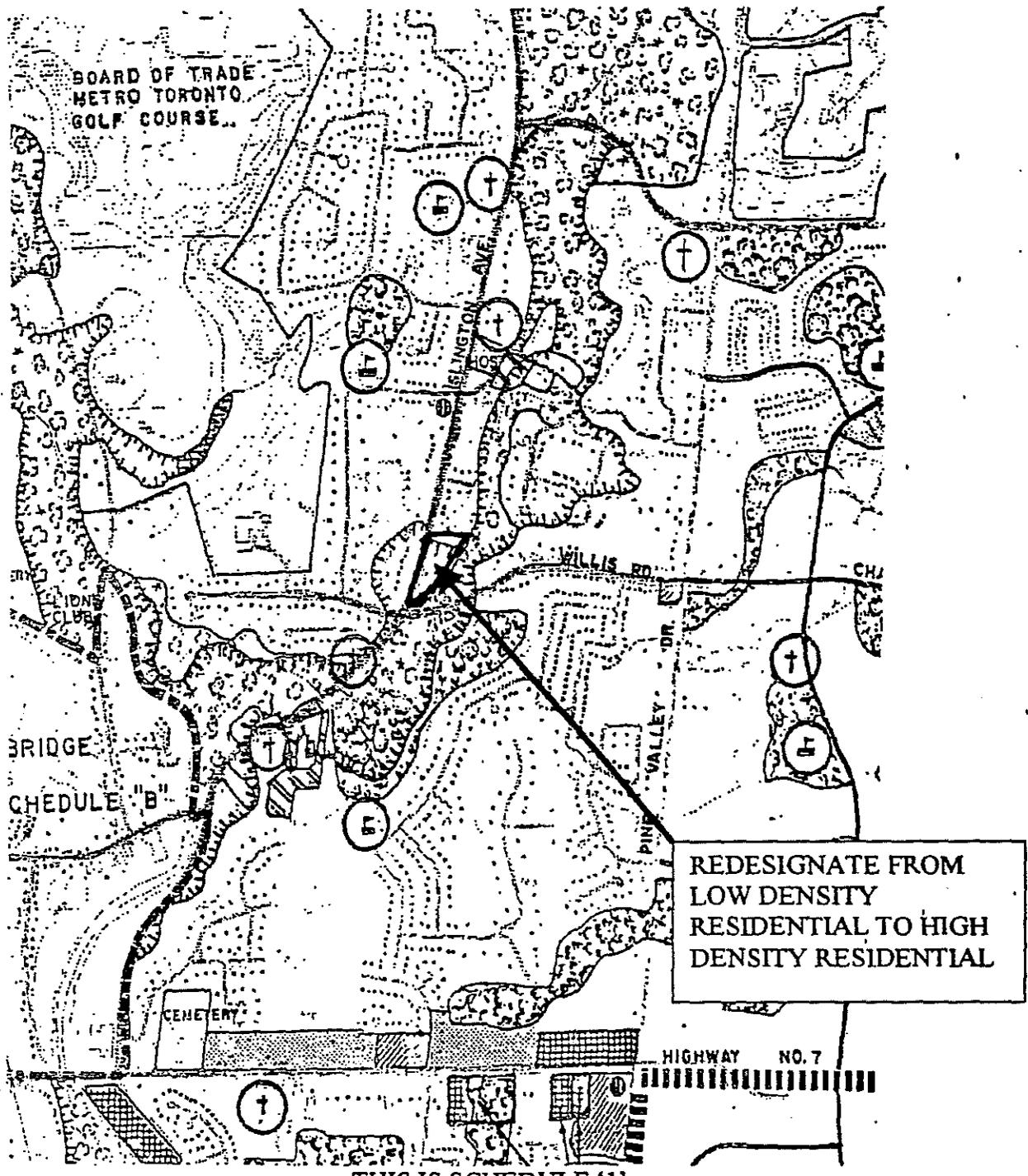
- f) Prior to approval of the required site plan agreement the TRCA shall confirm:
- (a) that the proposed development complies with the requirements of the Special Policy Area provisions of OPA 440 and the TRCA Valley and Stream Corridor Management Programme; and,
 - (b) that, if required, an EIS identifying buffer treatment of private lands adjacent to the Humber River has been approved and incorporated into the proposed landscape plan.
3. Deleting Schedule "A" thereto and substituting therefore Schedule "2": attached hereto.

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands should be implemented by way of an Amendment to the Vaughan Zoning By-law and a Site Development Agreement, pursuant to the Planning Act.

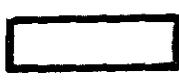
VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area, as amended from time to time, regarding the Interpretation of that Plan shall apply with respect to this Amendment.



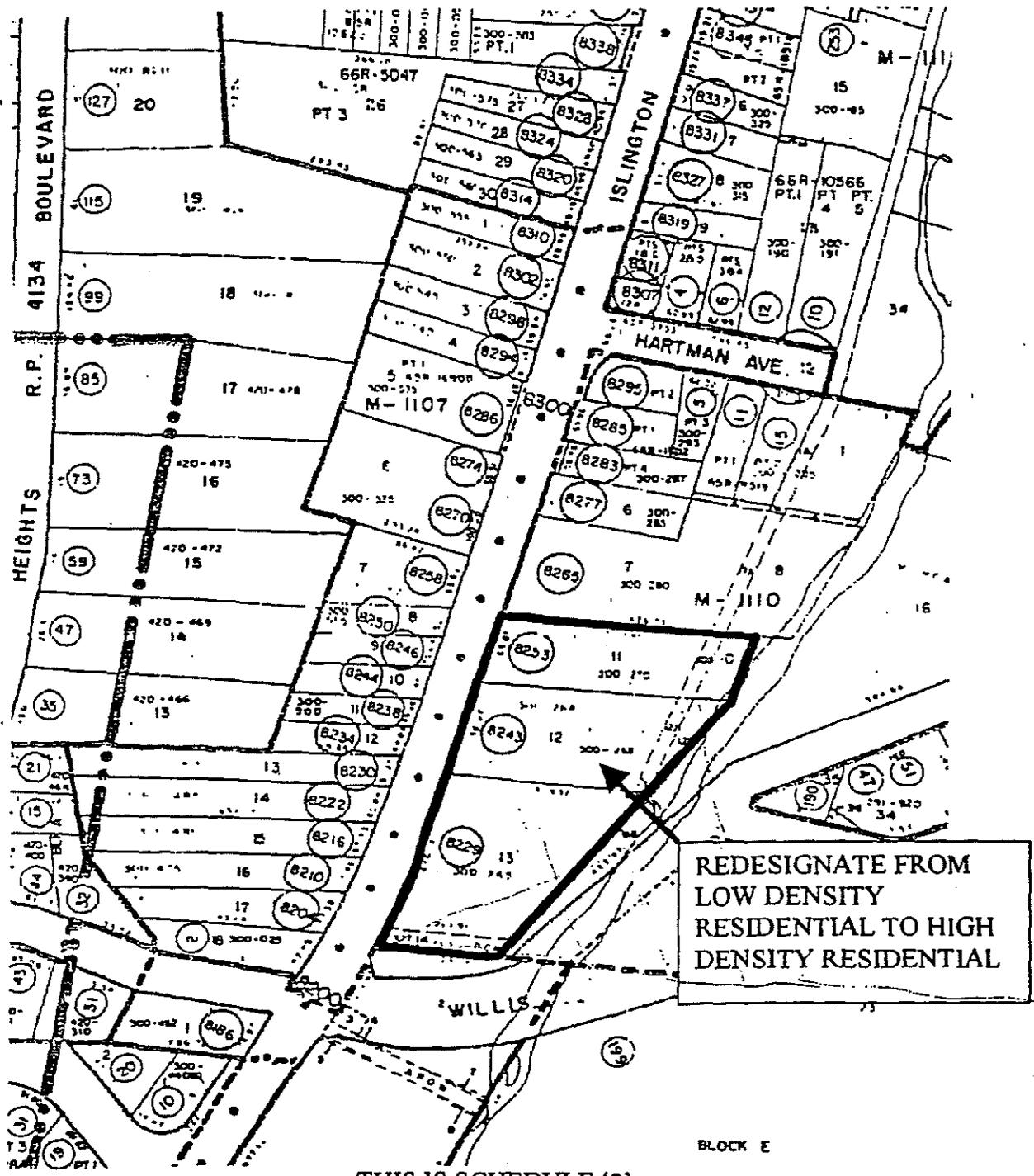
THIS IS SCHEDULE '1'
 TO OFFICIAL PLAN AMENDMENT NO. 596
 ADOPTED THE ___ DAY OF ___, 2002

SIGNING OFFICERS

 SUBJECT LANDS
 8229, 8243, 8253 ISLINGTON AVE.

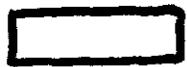
 MAYOR
 BOARD ORDER #0635
 MARCH 24, 2004

 CLERK



THIS IS SCHEDULE '2'
 TO OFFICIAL PLAN AMENDMENT NO. 596
 ADOPTED THE ___ DAY OF ___, 2002

SIGNING OFFICERS

 SUBJECT LANDS
 8229, 8243, 8253 ISLINGTON AVE.

 MAYOR
 BOARD ORDER #0635
 MARCH 24, 2004

 CLERK

APPENDIX I

The subject lands are located on Islington Avenue, at Willis Road, known municipally as 8229, 8243, 8253 Islington Avenue, being Lots 10, 10A, 11, 12, 12A, 12B, 13, 13A, 13B, 14 of Registered Plan M-1110, in the City of Vaughan.

The subject lands have a lot area of approximately 1.460 hectares and are currently designated "Low Density Residential" by OPA #240. The purpose of the amendment is to redesignate the subject lands from "Low Density Residential" to "High Density Residential" to permit a development consisting of a maximum of 160 condominium units, in a tiered five (5) storey condominium building with an FSI of 1.0.