

PRISTINE HOMES (PINE GROVE) INC.
8337 – 8359 ISLINGTON AVENUE



HUMPHRIES PLANNING GROUP INC.

EXISTING CONTEXT

Legal Description:

Parts Lots 1, 2, 3, 4, 5, 6, Plan M1111

Municipal Address:

8337 – 8359 Islington Avenue

Site Area:

Gross: 0.46 Ha

Net: 0.39 Ha (excluding road widening)

Lot Frontage:

100.7 m (330 ft) – Islington Avenue

32.0 m (105 ft) – Pine Grove Road

Existing Use:

Six (6) low-rise residential dwellings/lots

Road Widening:

Region is requesting a 6.5 m road widening along Islington Ave.

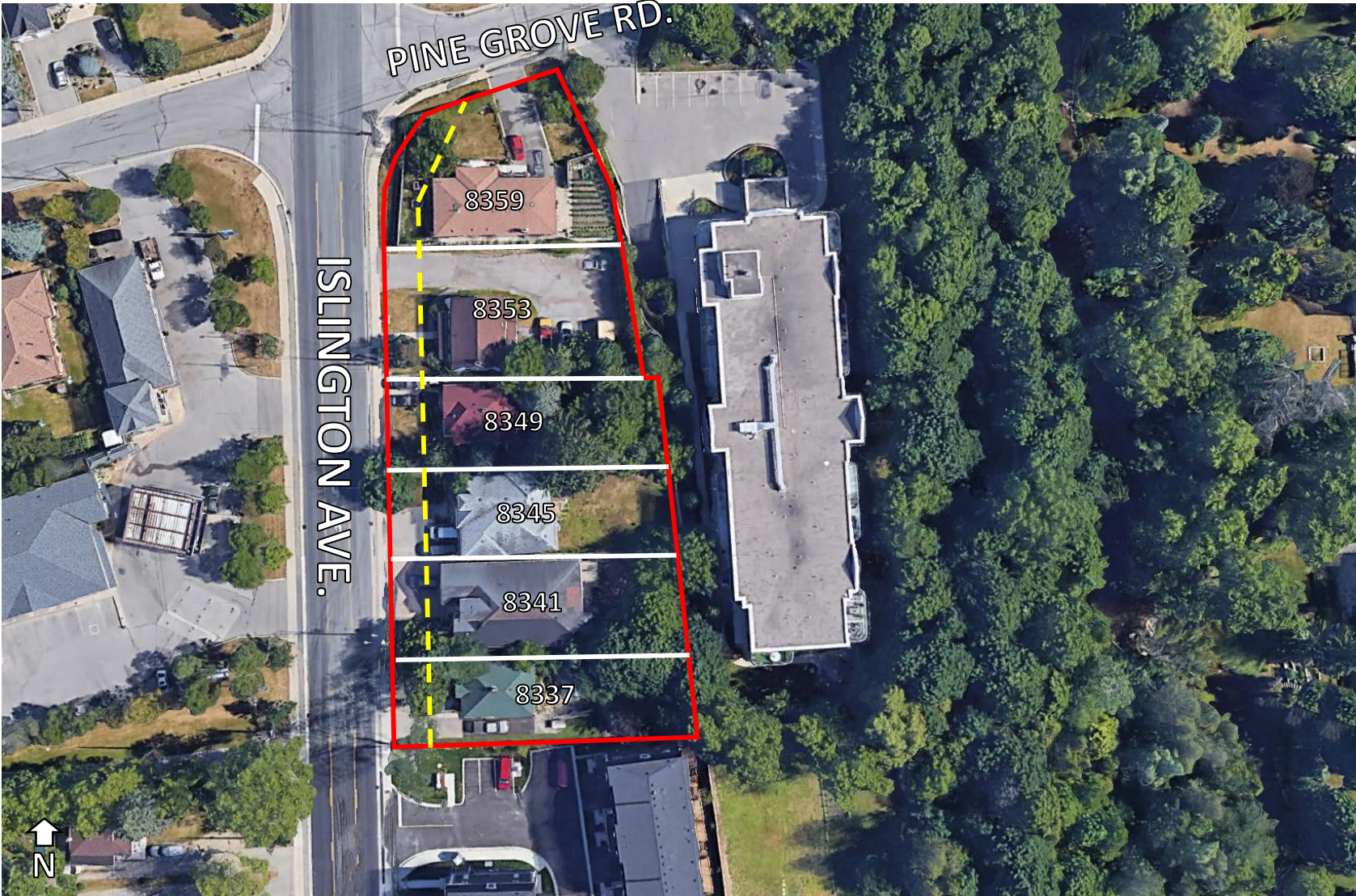


Figure 2: Property Map (Google Earth 2020)

SITE LOCATION & AREA CONTEXT

★ EXISTING BUS STOP

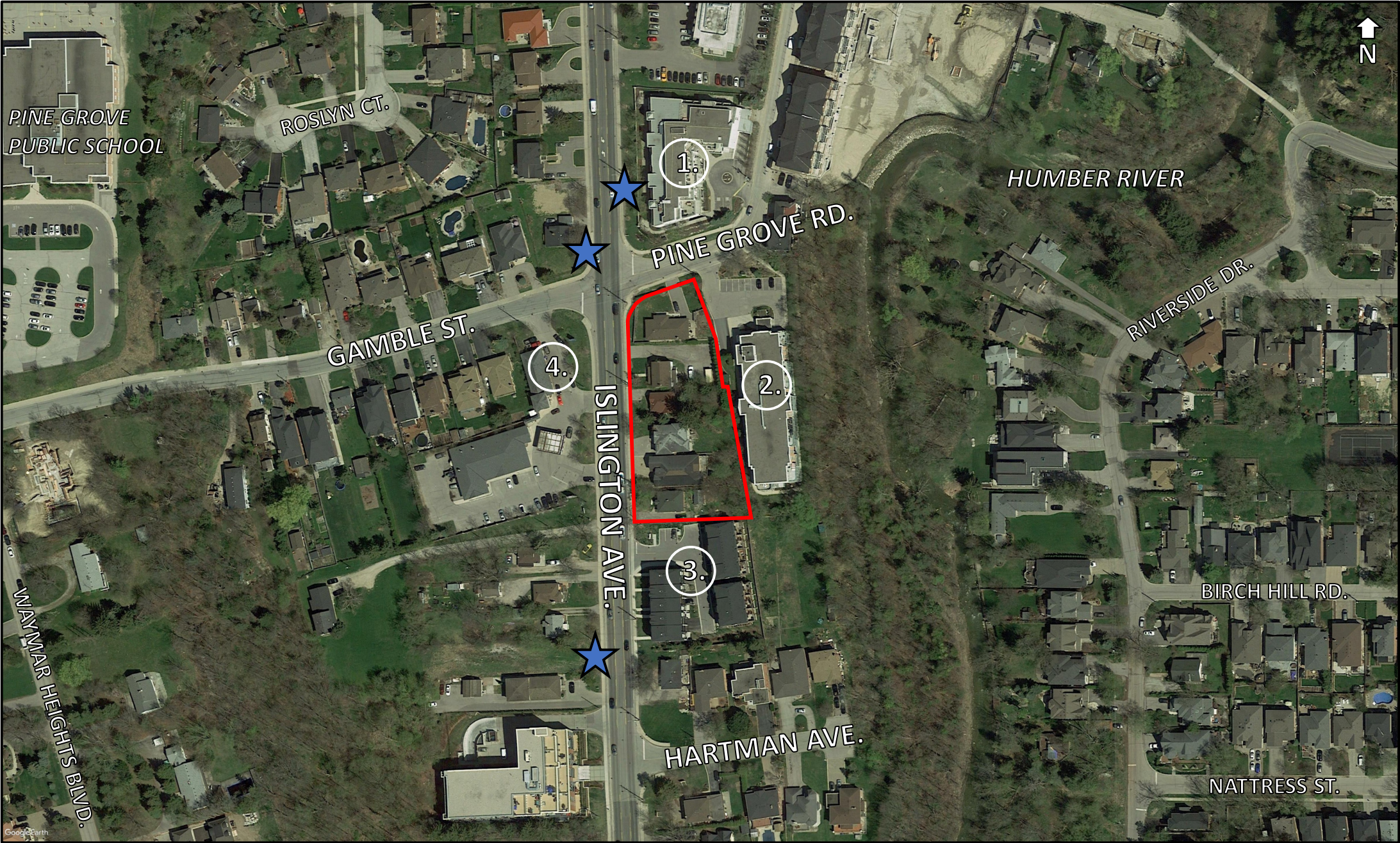


Figure 1: Location Map (Google 2020)

IMMEDIATE LAND USES

1. NORTH: 250 PINE GROVE ROAD



3. SOUTH: 8331 ISLINGTON



2. EAST: 245 PINE GROVE ROAD



4. WEST: 8331 ISLINGTON AVENUE



POLICY FRAMEWORK

- **Provincial Policy Statement Review (2020)**
 - Subject Lands are located within a “Settlement Areas”, as described in Section 1.1.3
 - Patterns of Land Use within “Settlement Areas” are based on densities and a mix of land uses which efficiently use infrastructure/public facilities.
 - Promote intensification for transit-supportive development, accommodating supply and range of housing.
 - Islington Avenue is a “Major Arterial (Regional) Road” per Schedule 9 of the VOP 2010 and is served by York Region Bus Route 13
 - Existing YRT bus stop located on the northwest corner of Islington Avenue and Pine Grove Road (less than 50m away)

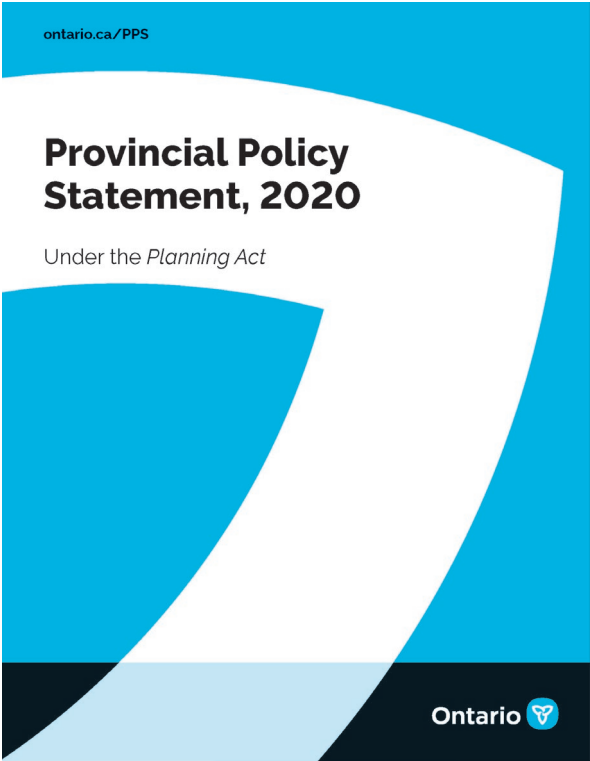


Figure 3: Provincial Policy Statement 2020
(Ontario 2020)

POLICY FRAMEWORK

- **A Place to Grow – Growth Plan, August 2020**
 - Vast majority of growth is directed to settlement areas that have; a delineated built boundary, existing or planned municipal servicing, and support complete communities
 - Subject Lands are located within the “Built-Up Area”, per Schedule 2 – A Place to Grow Concept
 - Growth and intensification is encouraged within delineated built-up areas with existing or planned transit/public service facilities
 - The proposal supports the achievement of a ‘complete community’ by introducing a compact and efficient form of development which contributes to greater range of housing types to accommodate the needs of various housing size and incomes in the City of Vaughan.
 - Section 2.2.3(3) of the GGH requires that all municipalities implement strategies to achieve the minimum intensification targets within the “Built-Up Area” which is approximately 50% of all residential development.



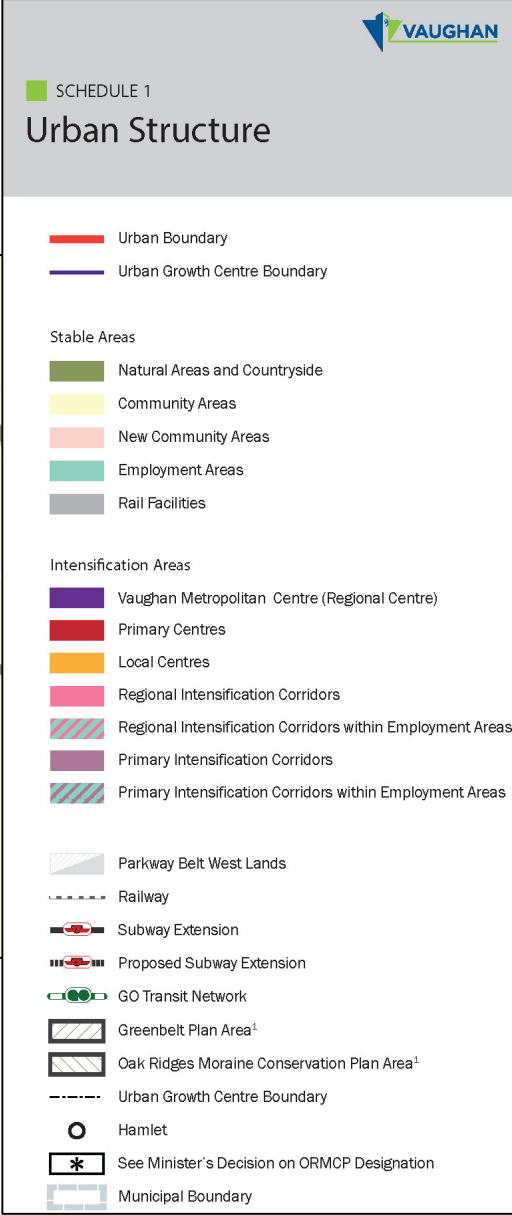
Figure 4: A Place to Grow 2020 (Ontario 2020)

- **Vaughan Official Plan (2010)**
 - Subject Lands are located within a “**Community Area**”, per Schedule 1 – Urban Structure.
 - Subject Lands are located within the **Woodbridge Centre Secondary Plan**, per Schedule 14-A – Areas Subject to Secondary Plans.
 - Section 2.2.3.3 states “Limited intensification may be permitted in Community Areas per the land use designation on Schedule 13 – Land Use”



Figure 5: Vaughan Official Plan 2010
(City of Vaughan 2019)

★ SUBJECT LANDS



POLICY FRAMEWORK

- **Woodbridge Centre Secondary Plan**
 - Subject Lands are designated “Low-Rise Residential (2)”, per Schedule 2 – Land Use.
 - “Low-Rise Residential (2)” designation permits:
 - Townhouse;
 - Stacked Townhouse;
 - Low-Rise Buildings; and
 - Public/Institutional Buildings
 - Subject Lands are permitted a Maximum Building Height of 3.5-Storey and Maximum Building Density of 0.5 FSI.

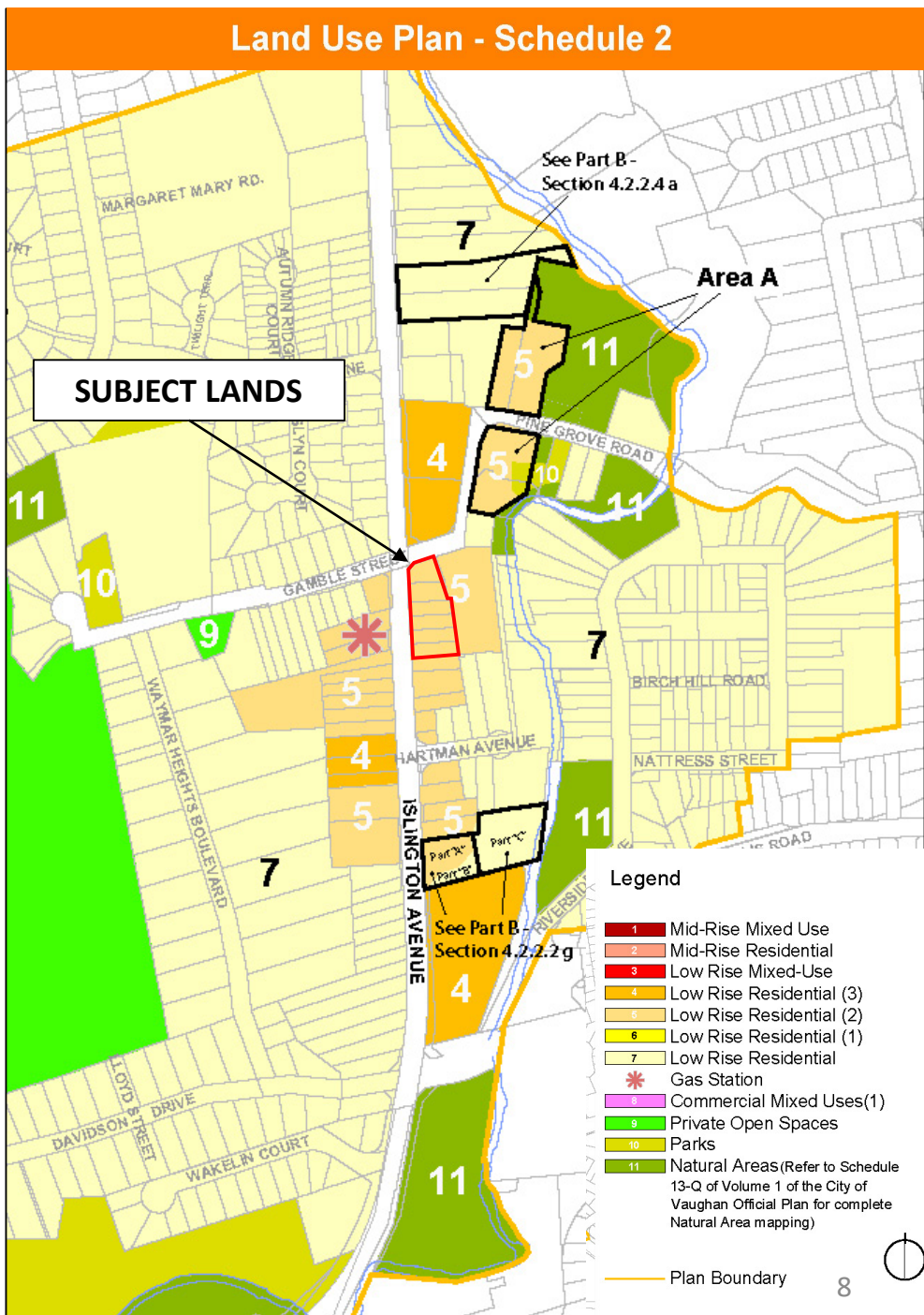


Figure 6: Vaughan Official Plan 2010 (City of Vaughan 2019)

POLICY FRAMEWORK

City of Vaughan Zoning By-law 1-88

- Subject Lands are zoned “Single Family Detached Dwelling (R2)” Zone.
- The ‘R2’ Zone limits forms of development and land uses on the Subject Lands to single detached dwelling and home occupation on lots having a minimum frontage of **15 m** and a minimum lot area of **450 sqm**.
- The surrounding lands are zoned **RM2, RA3, C3**.

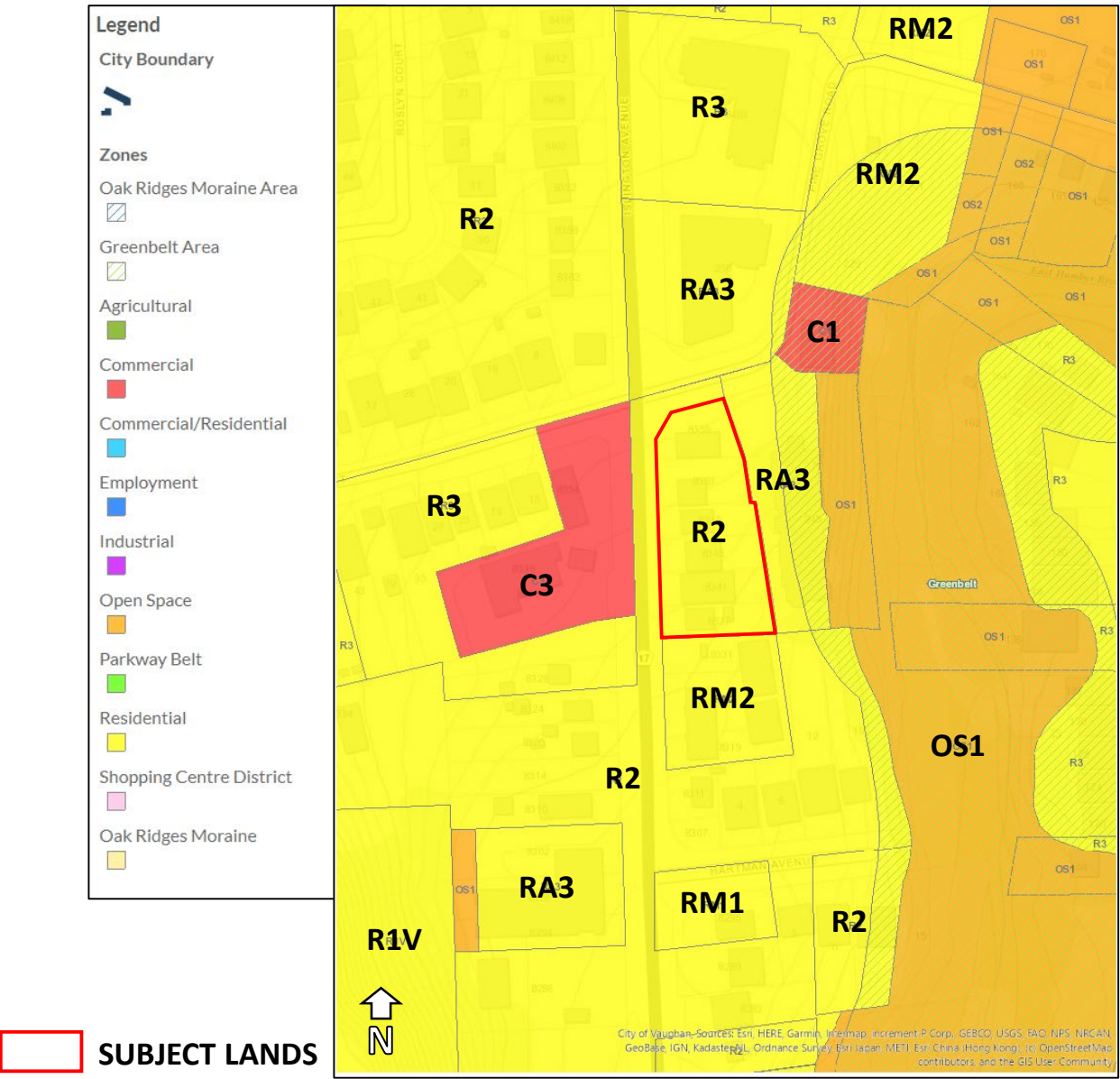


Figure 7: City of Vaughan Zoning By-law 1-88 (City of Vaughan 2014)

DEVELOPMENT PROPOSAL

- 7- Storey Residential Condominium Building containing:
 - 122 residential units (32 one-bedroom and 90 two-bedroom units)
 - 2 levels of underground parking
- Building Area (Footprint): 1,629 sqm
- Total Gross Floor Area (GFA): 10,377 sqm
 - FSI (Net): 2.63
 - FSI (Gross): 2.24
- 2,047 sqm of Amenity Area on site
- 162 Parking Spaces
 - 131 Private Spaces (1.00 spaces per unit)
 - 36 Visitor Spaces (0.25 spaces per unit)
 - 76 Bicycle Spaces (Short term: 0.1 per unit / Long Term: 0.5 per unit)

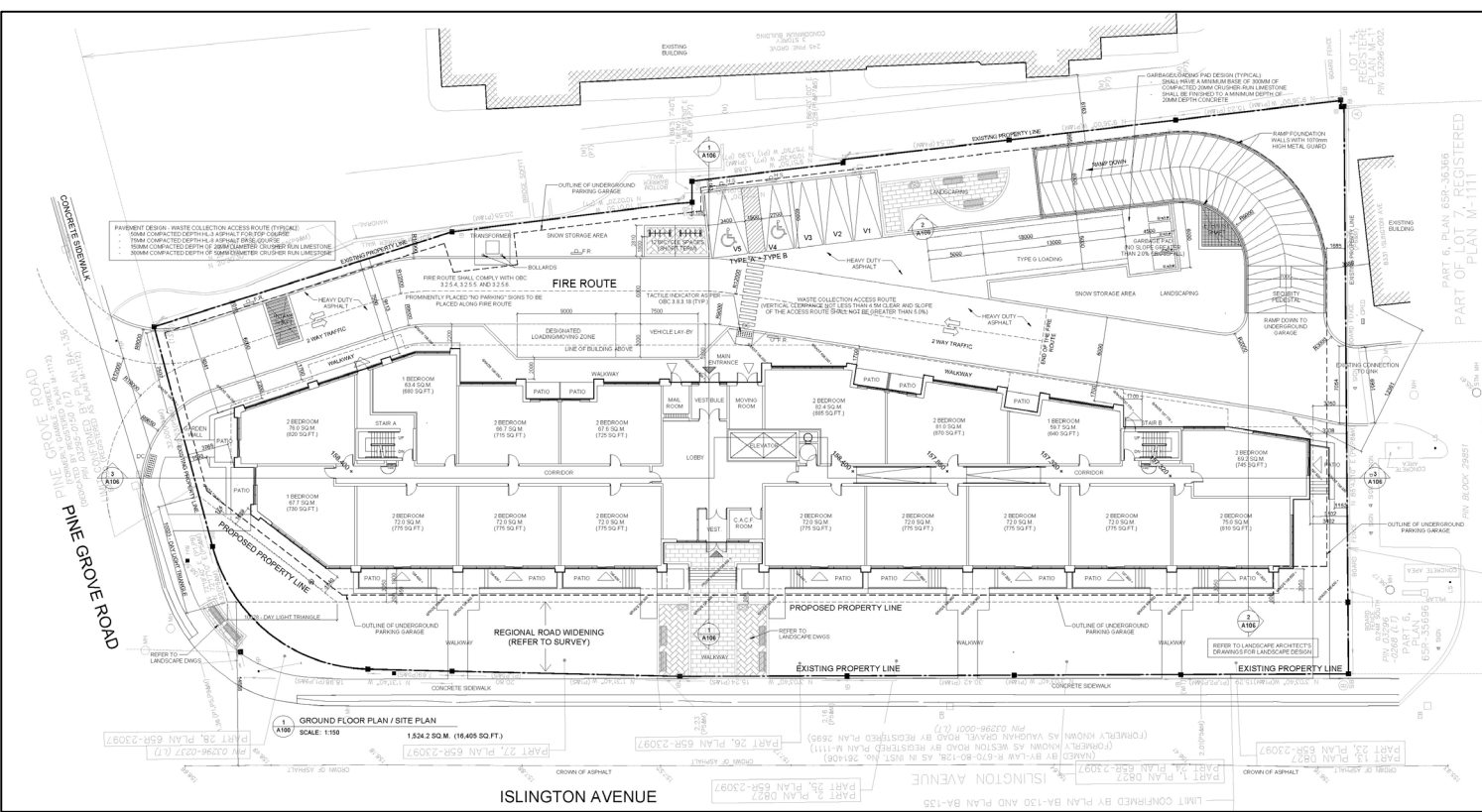


Figure 8: Site Plan / Ground Floor Plan (SRN Architects 2020)

- Vehicular Access will be provided from Pine Grove Road and connected to the development to the south.

NORTHWEST RENDERING (ISLINGTON AVE & PINE GROVE ROAD)



Figure 9: Northwest Rendering (SRN Architects 2020)

SOUTHWEST RENDERING (ISLINGTON AVE)



Figure 10: Southwest Rendering (SRN Architects 2020)

GROUND FLOOR PLAN

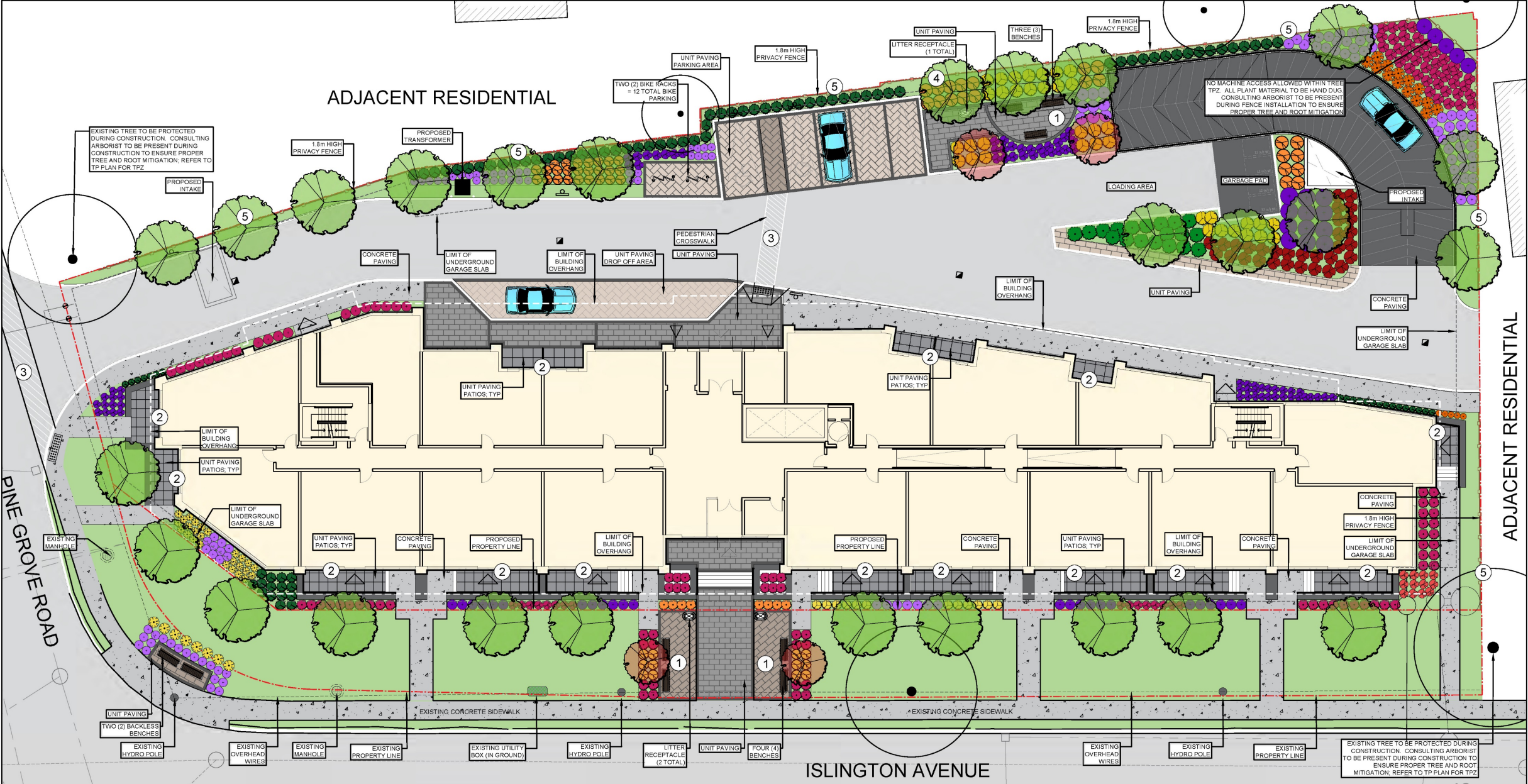


Figure 12: Landscape Plan (Landscape Planning 2020)

7TH FLOOR PLAN (AMENITY SPACE)

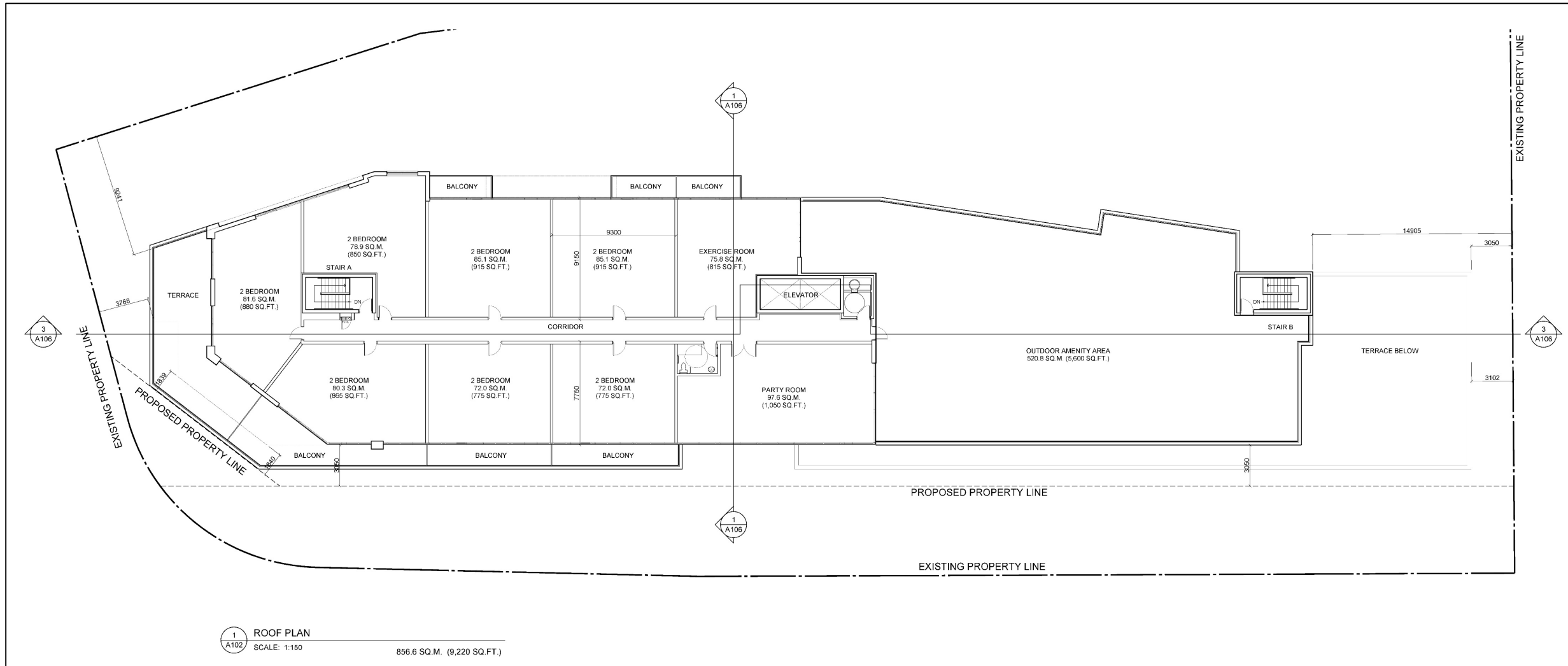
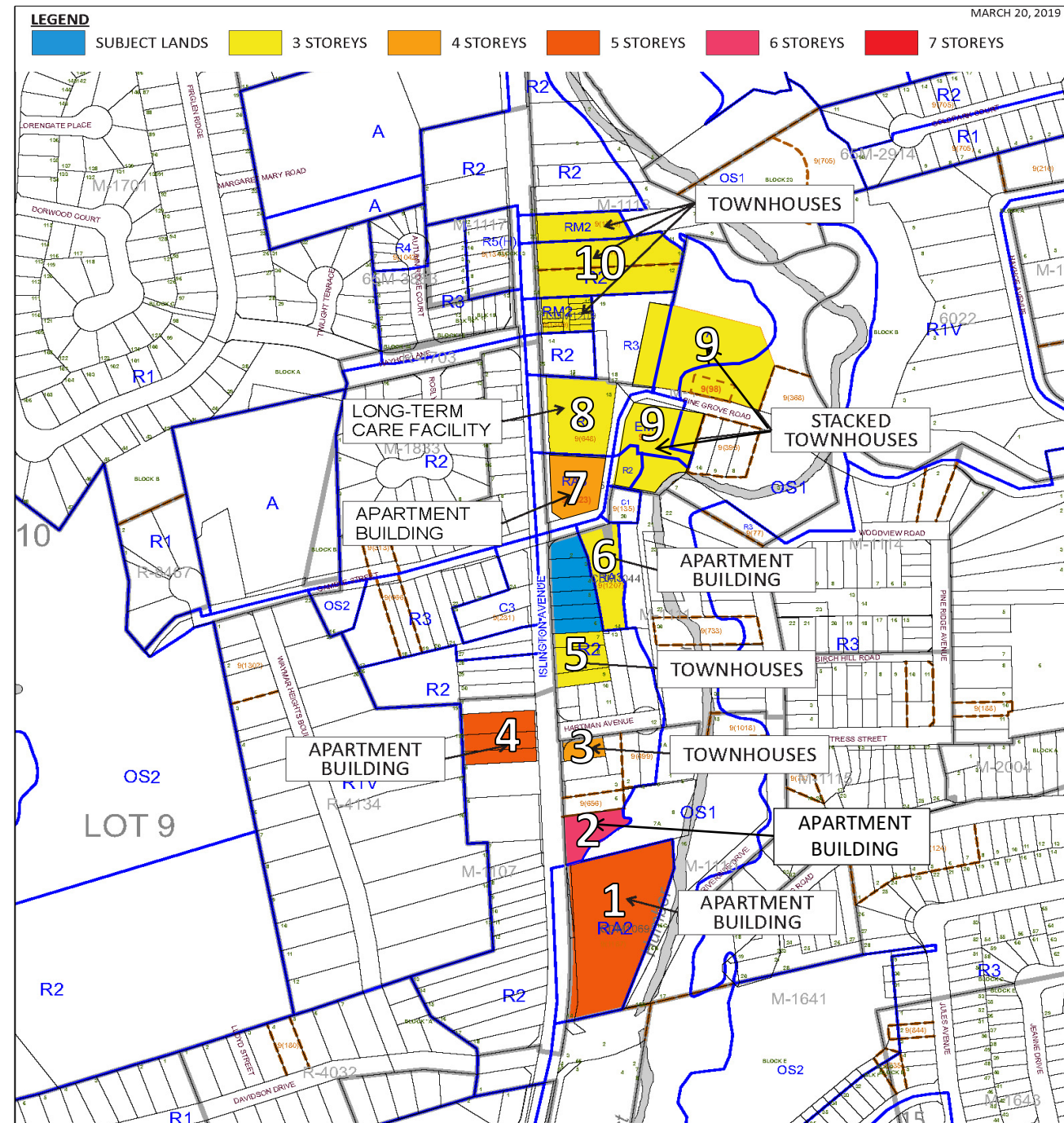


Figure 14: 7th Floor Plan (SRN Architects 2020)

BUILT/APPROVED/PROPOSED DEVELOPMENT ALONG ISLINGTON AVENUE

- Existing 5-storey Residential Condominium Building (**8201 Islington Avenue**)
- OMB approved 6-storey Residential Condominium Building (**8275 Islington Avenue**)
- Proposed 4-storey Townhouse Dwellings (**1 Hartman Avenue**)
- Existing 5-storey Residential Condominium Building (**8302 Islington Avenue**)
- Existing 3-storey Townhouse Dwellings (**8331 Islington Avenue**)
- Existing 3-storey Residential Condominium Building (**245 Pine Grove Road**)
- Existing 4-storey Residential Condominium Building (**250 Pine Grove Road**)
- Existing 3-storey Long-Term Care Facility (**8403 Islington Avenue**)
- Existing 3-storey Stacked Townhouses (**165 – 229 Pine Grove Road**)
- Existing 3-storey Townhouse Dwellings (**8441 – 8469 Pine Grove Road**)



BUILT/APPROVED BUILDINGS ALONG ISLINGTON AVENUE

250 PINE GROVE ROAD



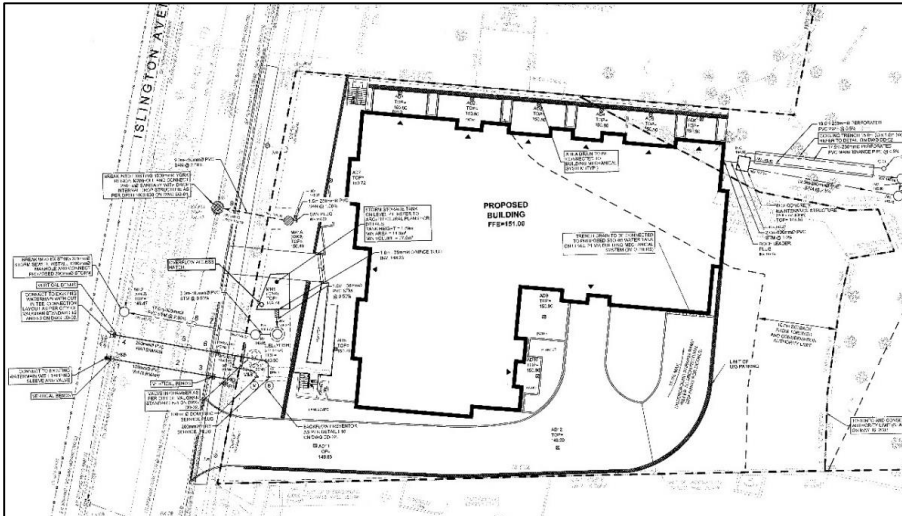
- 4-Storey Condominium Apartment (51 units)

8302 ISLINGTON AVENUE



- 5-Storey Condominium Apartment (82 units)

8275 ISLINGTON AVENUE



- 6-Storey Condominium Apartment (74 units) approved by the OMB in Sept. 2018

8201 ISLINGTON AVENUE



- 6-Storey Condominium Apartment (149 units)

STUDIES COMPLETED

- Functional Servicing & SMW Report prepared by Valdor Engineering, revised July 2020;
- Phase 1 Environmental Site Assessment, prepared by Soil Engineers Ltd., dated May 18, 2018;
- Geotechnical Investigation, prepared by Soil Engineers Ltd., dated October 2018;
- Hydrogeological Assessment, prepared by Soil Engineers Ltd., dated October 2018;
- Noise Feasibility Study, prepared by HCG Engineering Ltd., dated March 4, 2020;
- Arborist Report, prepared by The Urban Arborist, dated March 2, 2020;
- Urban Design Brief, prepared SRN Architects, revised July 27, 2020; and,
- Traffic Impact Study, prepared by JD Northcote, revised July 27, 2020.

THANK YOU