

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) JANUARY 21, 2002**

**1. OFFICIAL PLAN AMENDMENT FILE OP.00.021  
ZONING BY-LAW AMENDMENT FILE Z.00.102  
9 WAY DEVELOPMENTS INC.  
PRELIMINARY REPORT**

**P.2002.7**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.00.021 and Z.00.102 (9 Way Developments Inc.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On November 6, 2001, the Applicant revised the applications to amend the Official Plan and Zoning By-law to permit 6 townhouse units accessed by a private laneway from Lansdowne Avenue.

**Background - Analysis and Options**

In 1994, an application to amend the Zoning By-law was submitted to permit two semi-detached dwellings on .13 ha of the subject site. At that time, Staff concluded that an amendment to the Official Plan was also required and the application was therefore withdrawn. The current applications to amend the Official Plan and Zoning By-law were received by Council at a Public Hearing on January 22, 2001, proposing 5 detached units accessed by a private laneway from Lansdowne Avenue. On April 3, 2001, Staff received a letter from the Owner indicating that the prospective owner would not be pursuing the applications. The file was inactive until a letter from the owner's agent, dated November 6, 2001, requested revisions to the applications.

The lands are located northwest of Highway #7 and Kipling Avenue, being Part 1 of Reference Plan 65R-15812, Part of Lots 16 and 17 and Lots 18, 19, and 20 on Registered Plan 554 (11A Lansdowne Avenue) in Lot 6, Concession 7, City of Vaughan. The site is vacant, relatively flat, key-shaped and has 9.1m frontage on Lansdowne Avenue. The lands are designated "Low Density Residential" by OPA No. 240 (Woodbridge Community Plan) and zoned R3 Residential Zone by By-law 1-88. The surrounding land uses are as follows:

- North - detached dwellings, Woodbridge Public School (R3 and R2 Residential Zones)
- South - Regional Road #7; (C6 Highway Commercial Zone and R2 Residential Zone)
- East - Woodbridge Public School (R2 Zone), Canadian Pacific Railway line
- West - Lansdowne Avenue; detached dwellings (R3 Residential Zone), application for home occupation use and existing Chiropractor's office

On December 21, 2001, a notice of public hearing was mailed to all property owners within 120m of the subject site, and the Kipling Area Ratepayers Association. To date, there have been no responses. Any responses received will be addressed in the technical report to Committee of the Whole.

**Preliminary Review**

Following a preliminary review of the proposed applications, Staff have identified the following matters to be addressed in greater detail:

- the "Low Density Residential" designation provides for detached residential development at a maximum density of 8.6 units/ha, which would permit approximately 2 units; the proposal for 6 townhouse units does not conform to the Official Plan;

- the current R3 Residential Zone permits one detached dwelling on a lot having a minimum frontage of 12m; site-specific zoning is required to permit townhouse units in a block development form;
- the proposal will be assessed with respect to appropriateness and compatibility with the surrounding land uses, density, traffic and parking, and scale and massing;
- careful positioning of the built-form will be required, given the unusual shape and orientation of the site in relation to the surrounding lots;
- a noise report will be required to identify appropriate noise mitigation measures; specific buffering and construction requirements for the units will be examined given the proximity to Highway #7, CPR tracks and the adjacent school activity;
- access to the residential development is from a private laneway from Lansdowne Avenue; the laneway will be reviewed by the Engineering and Fire Departments with respect to functionality;
- the intended tenure (ie, draft plan of condominium, or block development with no individual ownership) will need to be established to properly assess the plan; and
- the development will be considered in conjunction with the current Highway #7 Policy Review of land use designations along Regional Road #7.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, relationship to and compatibility with adjacent uses will be reviewed in consideration of the merits of amending the Official Plan. Furthermore, the design, access and overall functioning of the development plan will be reviewed in the context of the size and shape of the parcel and the surrounding development. With the Highway #7 Policy Review underway, the proposal will be considered in conjunction with the Review, and a technical report to Committee of the Whole will be prepared following completion of the Review.

### **Attachments**

1. Location Map
2. Site Plan

### **Report prepared by:**

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Respectfully submitted,

MICHAEL DeANGELIS  
 Commissioner of Planning

JOANNE R. ARBOUR  
 Director of Community Planning

/LG



# ATTACHMENT '1' LOCATION MAP

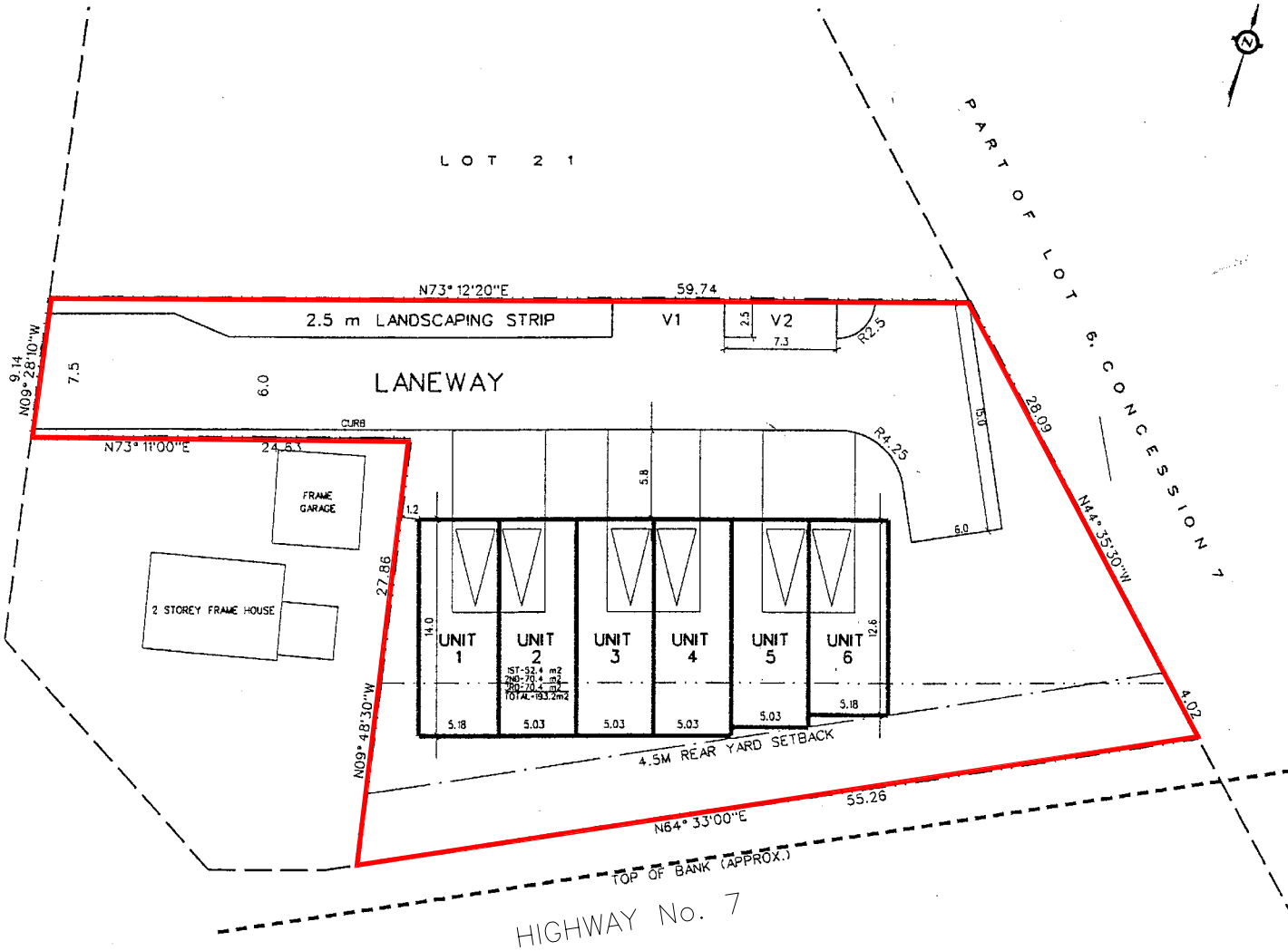
CITY OF VAUGHAN  
PLANNING DEPARTMENT

FILE #:	REPORT #:
Z.00.102 OP.00.021	LOCATION: LOT 6, CONC.7

DATE:	11/16/2001
SCALE:	NOT TO SCALE

APPLICANT:  
9 WAY DEVELOPMENT INC.

LANSDOWNE AVENUE  
(DEDICATED BY REG'D PLAN 554)



SUBJECT LANDS

## ATTACHMENT '2' SITE PLAN

CITY OF VAUGHAN  
PLANNING DEPARTMENT

FILE #:

Z.00.102  
OP.00.021

REPORT #:

LOCATION:  
LOT 6, CONC.7

DATE: 11/16/2001

SCALE: NOT TO SCALE

APPLICANT:

9 WAY DEVELOPMENT INC.