

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) JUNE 21, 2004**

**4. OFFICIAL PLAN AMENDMENT FILE OP.04.010  
ZONING BY-LAW AMENDMENT FILE Z.04.028  
ASHLOCK LTD. ET AL C/O SCEPTRE DEVELOPMENTS  
PRELIMINARY REPORT**

**P.2004.78**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.04.010 and Z.04.028 (Ashlock Ltd. et al, c/o Sceptre Developments) BE RECEIVED and that any issues identified be addressed in a comprehensive report to the Committee of the Whole.

**Purpose**

On May 28, 2004, the owner submitted applications to amend the Official Plan and Zoning By-law to redesignate and rezone the subject .391 ha site to permit a 6-storey condominium apartment building (6th storey recessed), comprised of 146 residential units and 420m<sup>2</sup> of ground floor commercial area, served by 230 parking spaces.

**Analysis and Options**

The subject lands constitute an assembly of lots located at the southeast corner of Kipling Avenue and Woodbridge Avenue, being Part of Lots 1 and 2, Registered Plan 546 (7937 and 7945 Kipling Avenue, and 281 Woodbridge Avenue) in Lot 7, Concession 7, City of Vaughan. The lands are L-shaped with a considerable downward slope to the east, away from Kipling Avenue. The site has a total lot area of 3910m<sup>2</sup> with frontages on both Kipling Avenue and Woodbridge Avenue. The surrounding land uses are as follows:

- North - Woodbridge Avenue; commercial building (C1 Restricted Commercial Zone)
- South - residential (R3 Residential Zone)
- East - seniors' building (RM1 Zone)
- West - Kipling Avenue; commercial and residential (C3 and R3 Zones)

The subject lands are designated "Mixed Use Commercial" and "High Density Residential" by OPA 240, as amended by OPA 440 (Woodbridge Core Area) and OPA 538, which permits residential uses, and residential uses which are appropriately integrated with commercial uses, subject to specific development policies. The Official Plan limits the height to 4 storeys, with the 4<sup>th</sup> storey in the roof, and as such an amendment is required to permit a 6-storey building. The subject lands are zoned R3 Residential Zone and RM2 Multiple Residential Zone by By-law 1-88, subject to Exceptions 9(990) and 9(1127) respectively.

On May 31, 2004, a notice of public hearing was mailed to all property owners within 120m of the subject land, to the Woodbridge Core Area Ratepayers Association and to the Friends of the Village Group. To date, no comments have been received. Any responses received be will addressed in the technical report to Committee of the Whole.

**Preliminary Review**

Following a preliminary review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- the lands designated “Mixed Use Commercial” permit residential uses provided they can be appropriately integrated with the permitted commercial uses, subject to site specific policies;
- OPA 440 policies permit a mixed-use development with a maximum building height of three storeys, with an opportunity to incorporate a fourth storey into the roof area; therefore, an amendment to the Official Plan is required to permit the proposed 6-storey building;
- the easterly property of the subject lands is designated “High Density Residential” by site specific OPA 538, which limits development to a maximum of 19 residential units only;
- OPA 440 identifies the subject lands as the westerly Gateway to the Woodbridge Historic Commercial Centre and requires special massing and design features, co-ordinated driveways, access and parking areas; the proposal must be in accordance with development criteria outlined in OPA 440 and the Woodbridge Core Urban Design Guidelines;
- the lands are zoned R3 Residential Zone and RM2 Multiple Residential Zone by By-law 1-88, subject to Exceptions 9(990) and 9(1127), which permit a business and professional office use subject to restrictions and a maximum of 19 residential units, with a maximum height of three storeys respectively. An amendment to the zoning by-law is required to permit the proposed mixed-use development;
- there is currently no water and sewer capacity for the Woodbridge service area; the Region of York must identify adequate services are available to accommodate the proposed residential development prior to approval;
- any necessary studies, i.e parking, traffic, noise, environmental and sun/shadow studies, shall be submitted for approval by the City; and
- site layout and building design should complement the surrounding built-form; proper buffering and parking/access/traffic will be reviewed through the site development application.

### **Relationship to Vaughan Vision 2007**

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, consideration will be given to the comprehensive development of the site, building height, design and orientation in context of the surrounding neighbourhood, traffic generation and environmental conditions.

### **Attachments**

1. Location Map
2. Site Plan
3. North Elevations
4. West Elevations

**Report prepared by:**

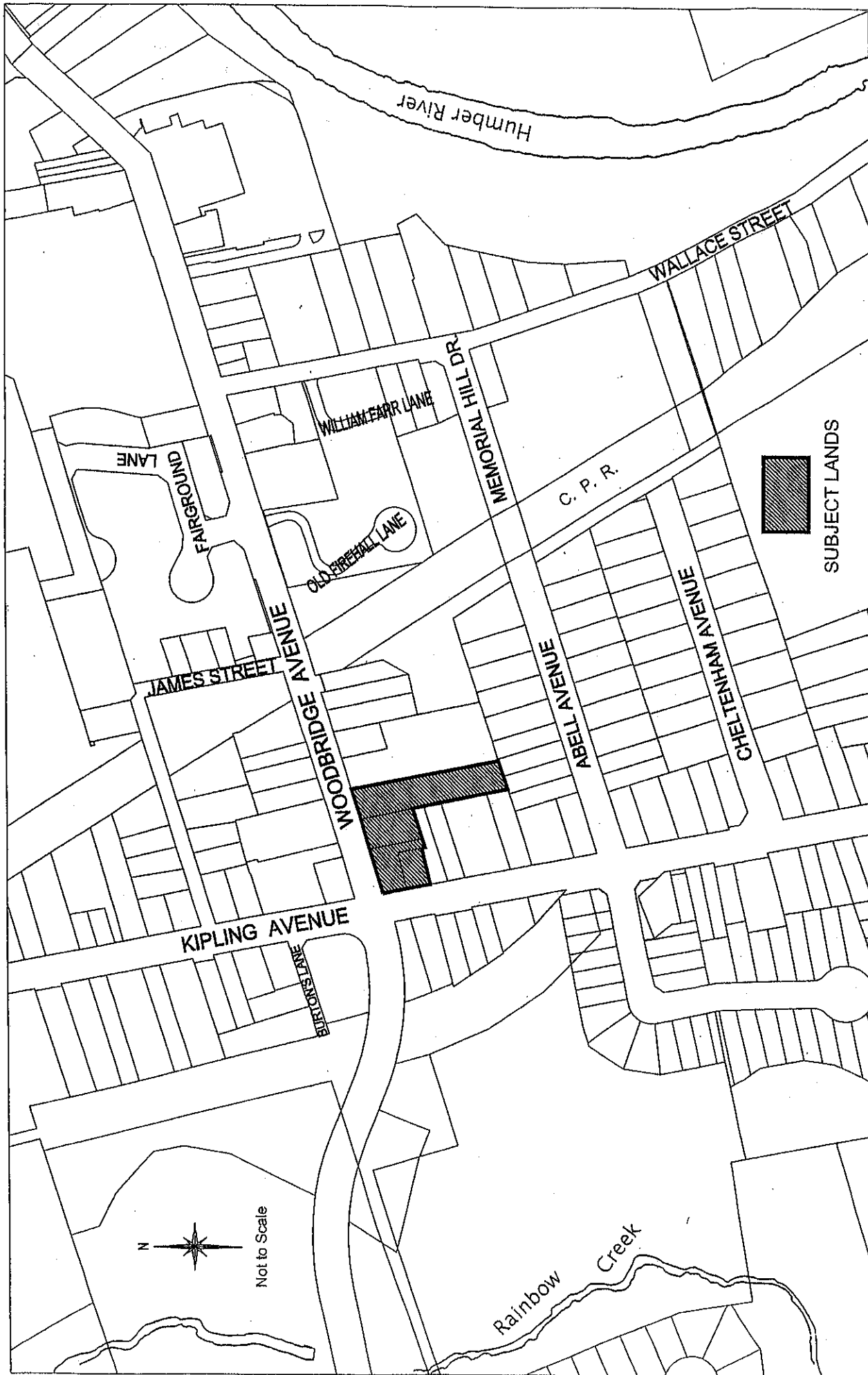
Eugene Fera, Planner, ext. 8064  
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/LG



# Location Map

Part of Lot 7,  
Concession 7  
 APPLICANT:  
 ASHLOCK LTD.  
 1601495 ONTARIO LTD.

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# CITY of Vaughan

Community Planning Department

# Attachment 1

FILE No.:  
 OP.04.010 &  
 Z.04.028

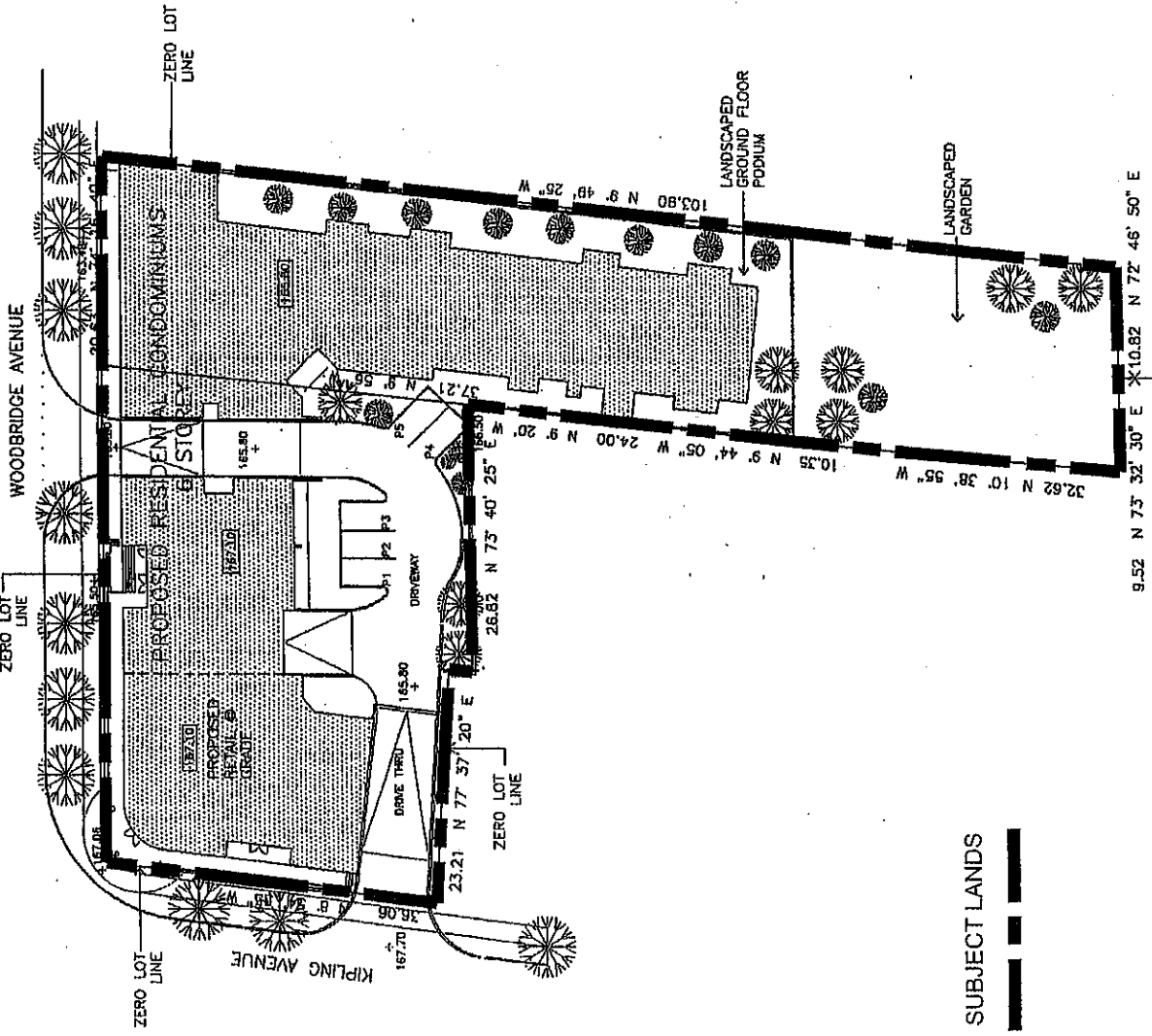
May 31, 2004

Not to Scale

# Attachment 2

FILE No.:  
OP.04.010 &  
Z.04.028

May 31, 2004



SUBJECT LANDS



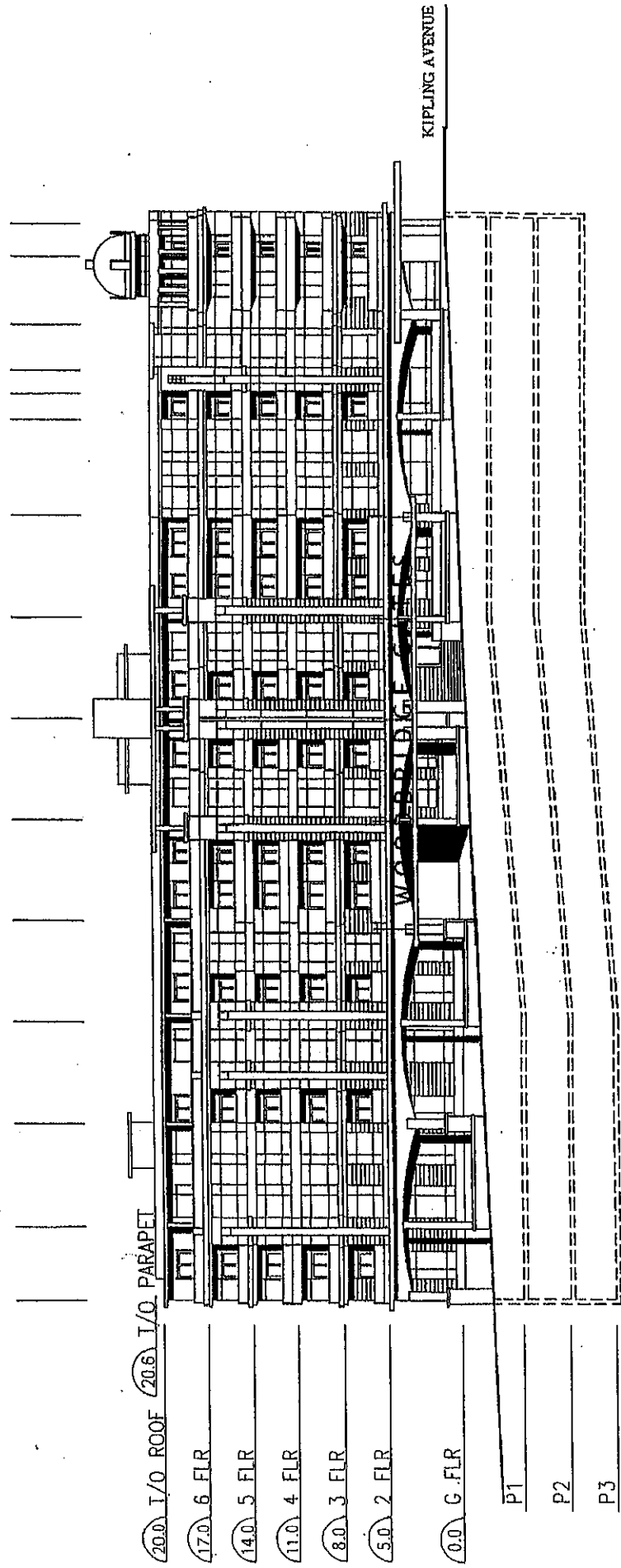
Community Planning Department

## Site Plan

Part of Lot 7,  
Concession 7

APPLICANT:  
ASHLOCK LTD. 1  
1601495 ONTARIO LTD.

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20.0 I/O ROOF (20.6) I/O PARAPET

- 17.0 6 FLR
- 14.0 5 FLR
- 11.0 4 FLR
- 8.0 3 FLR
- 5.0 2 FLR
- 0.0 G. FLR

- P1
- P2
- P3

WOODBRIDGE AVENUE ELEVATION

KIPLING AVENUE

Not to Scale

**Attachment 3**

FILE No.:  
OP.04.010 &  
Z.04.028

May 31, 2004

City of  
**Vaughan**

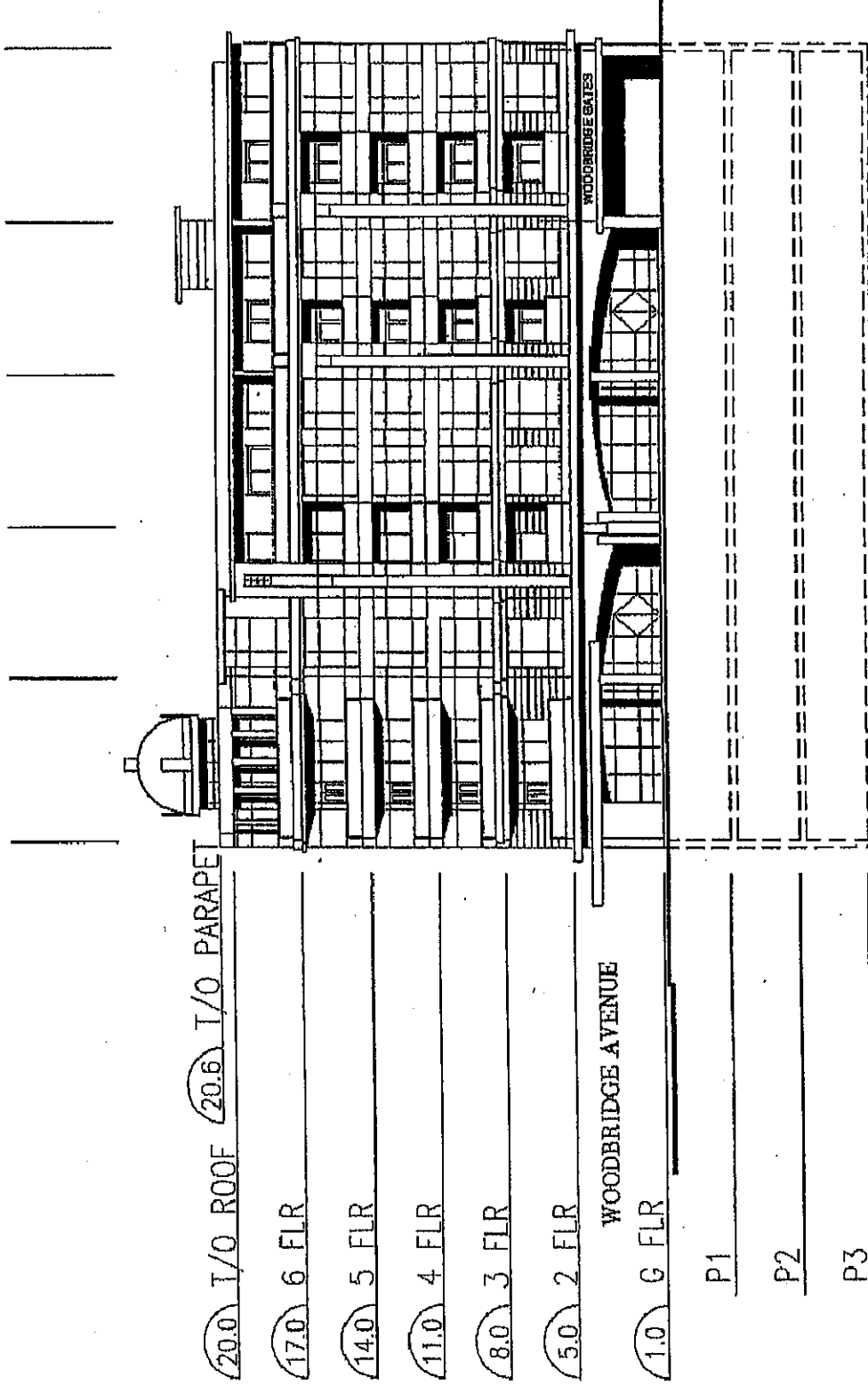
Community Planning Department

**North Elevations**

Part of Lot 7,  
Concession 7

APPLICANT:  
ASHLOCK LTD. 1  
1601495 ONTARIO LTD.

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KIPLING AVENUE ELEVATION

Not to Scale

**West Elevations**

Part of Lot 7,  
Concession 7

APPLICANT:  
ASHLOCK LTD.  
1601495 ONTARIO LTD.

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Community Planning Department