

**3. OFFICIAL PLAN AMENDMENT FILE OP.05.010
ZONING BY-LAW AMENDMENT FILE Z.05.018
SCEPTRE DEVELOPMENTS
PRELIMINARY REPORT**

P.2005.27

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.010 and Z.05.018 (Sceptre Developments) BE RECEIVED; and that Staff address any issues identified in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted applications to amend the Official Plan and Zoning By-law on the subject lands shown on Attachment #1, to:

1. Redesignate the subject lands from "Low Density Residential" to "Mixed Use Commercial" under OPA #240 (Woodbridge Community Plan), to permit a 4-storey mixed use development comprised of 507m² of ground floor commercial along Kipling Avenue and 62 residential condominium apartment units above, on a 0.36ha site. The lands will be served by 67 parking spaces that are located within the building; and
2. Rezone the subject lands from R3 Residential Zone to RA3 Apartment Residential Zone under By-law 1-88, to implement the proposed residential development.

The applications represent Phase Two of the overall development located at the southeast corner of Woodbridge Avenue and Kipling Avenue, as shown on Attachments #1 and #2. On October 12, 2004, Council approved applications to amend the Official Plan and Zoning By-law to permit the Phase One development, consisting of a 6-storey, 146 unit residential condominium apartment building with 420m² of ground floor commercial along Woodbridge Avenue.

Background - Analysis and Options

The subject lands are located on the east side of Kipling Avenue south of Woodbridge Avenue, being Part of Lot 7, Concession 7, (7913, 7927, 7929, 7933 and 7937 Kipling Avenue), City of Vaughan. The 0.36ha parcel represents a consolidation of four separate landholdings into one development block. The lands currently contain 5 detached residential dwellings, all of which are proposed to be demolished.

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan), and subject to site specific OPA #356. The lands are zoned R3 Residential Zone by By-law 1-88. The surrounding land uses are as follows:

- North - approved Official Plan and Zoning By-law applications for 6-storey mixed residential/commercial condominium building (Woodbridge Gates Condominium-Phase One-C1 Restricted Commercial Zone)
- South - existing single-detached dwellings (R3 Residential Zone)

- East - existing York Region seniors building and townhouse units (RM1 and RM2 Residential Zones, respectively)
- West - Kipling Avenue; existing detached dwellings converted to commercial and home occupation uses (C3 Local Commercial Zone and R3 Residential Zone)

On April 22, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands and to the Kipling Avenue Ratepayers Association and the Friends of the Village Group. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

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

- the proposal will be reviewed in the context of the surrounding land use, with particular consideration given to the relationship between the proposed mixed use and higher density apartment development and the "Low Density" built form of the adjacent properties, which permits detached dwellings with limited business or professional office use as a home occupation along Kipling Avenue, between Woodbridge Avenue and Regional Road #7;
- the proposed development represents a consolidation of four lots to form one development block for the purposes of a 4 storey mixed use commercial/residential building and is currently developed with existing dwellings, some of which are identified by the Cultural Services Department as either historically or architecturally significant, and which may impact the proposed plan; the proposal will require review by the Heritage Vaughan Committee;
- the proposal to rezone the subject lands from R3 Residential Zone to RA3 Apartment Residential Zone and any zoning exceptions required to implement the site will be identified and evaluated in the technical report; the applicant should consider submitting a formal site plan application, to allow for detailed review of the proposal;
- the lands front onto Kipling Avenue, a City road, and therefore, traffic, the design and location of the driveway access and any necessary road improvements will be considered by the of Engineering Department;
- the proposed development represents Phase Two of the overall corner development and therefore, consideration will be given to the height and density and the integration of the two phases to ensure an appropriate comprehensive development; Phase One (Woodbridge Gates-OPA and Zoning approved) is identified as the westerly Gateway to the Woodbridge Core Area, and therefore Phase Two must compliment the gateway design and be consistent with the Woodbridge Core Urban Design Guidelines;
- the plan proposes 67 parking spaces to serve both the commercial and residential uses, the parking required for the proposed 62 units is 109 spaces; additional information is required to determine the parking requirements for the proposed commercial uses and the overall supply will need to be confirmed through the submission of a parking report, to be reviewed to the satisfaction of the Engineering Department;
- the availability of water and sanitary servicing must be identified and allocated by Council, if approved; and

- any necessary studies, including but not limited to parking, traffic, noise, environmental, and sun/shadow studies, must be submitted for review and approval by the City.

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 applications, together with comments from 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, review will be given to the appropriateness of redesignating and rezoning the subject lands to facilitate a 4-storey, mixed commercial/residential development, and with respect to ensuring compatibility and integration of the proposal, including number of units, parking, traffic and building height, as it relates to the existing and proposed development, in the surrounding area.

Attachments

1. Location Map
2. Conceptual Site Plan
3. Conceptual Elevation Plan (Kipling Avenue)

Report prepared by:

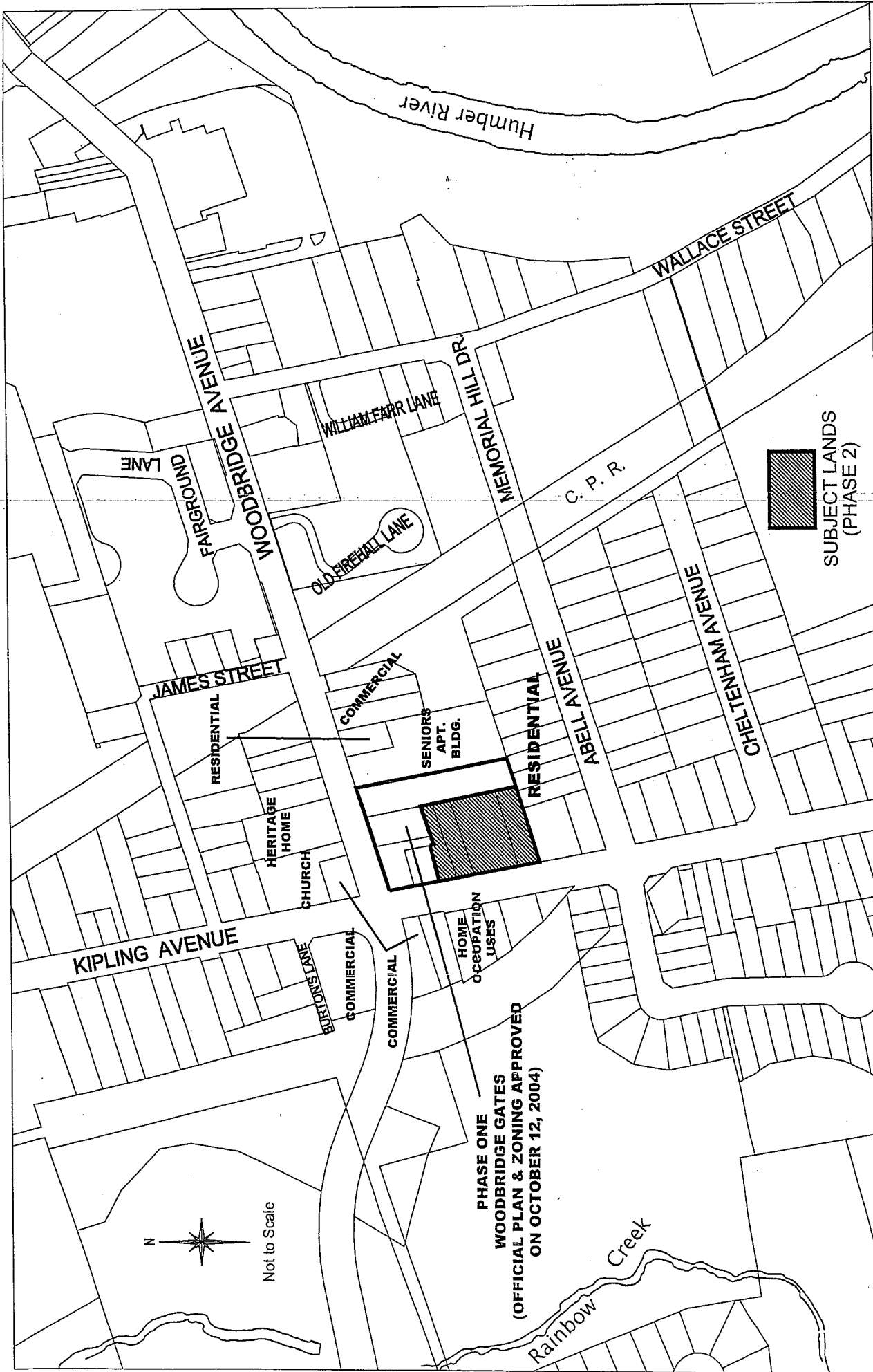
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Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Attachment **1**

FILE No.:
OP.05.010
RELATED FILE:
Z.05.018
April 27, 2005

City of **Vaughan**
Development Planning Department

Location Map
Part of Lot 7,
Concession 7
APPLICANT:
SCEPTRE DEVELOPMENTS
N:\DFT\1 ATTACHMENTS\OP.05.10

PHASE ONE
WOODBIDGE GATES
(OFFICIAL PLAN & ZONING APPROVED
ON OCTOBER 12, 2004)

SUBJECT LANDS
(PHASE 2)



PHASE ONE
(OFFICIAL PLAN & ZONING
APPROVED ON OCTOBER 12, 2004)

PHASE TWO STATISTICS (WOODBIDGE HEIGHTS)

SITE AREA	3622.7 m ²
GFA	6492 m ²
FLOOR SPACE INDEX	1.79
RESIDENTIAL UNITS	62
PARKING SPACES PROVIDED	67
GROUND FLOOR RETAIL	507 m ²
SECOND FLOOR RESIDENTIAL	1917 m ²
THIRD FLOOR RESIDENTIAL	2007 m ²
FOURTH FLOOR RESIDENTIAL	2007 m ²

GROUND FLOOR : COMMERCIAL UNITS ALONG KIPLING,
WITH INTERNAL PARKING GARAGE

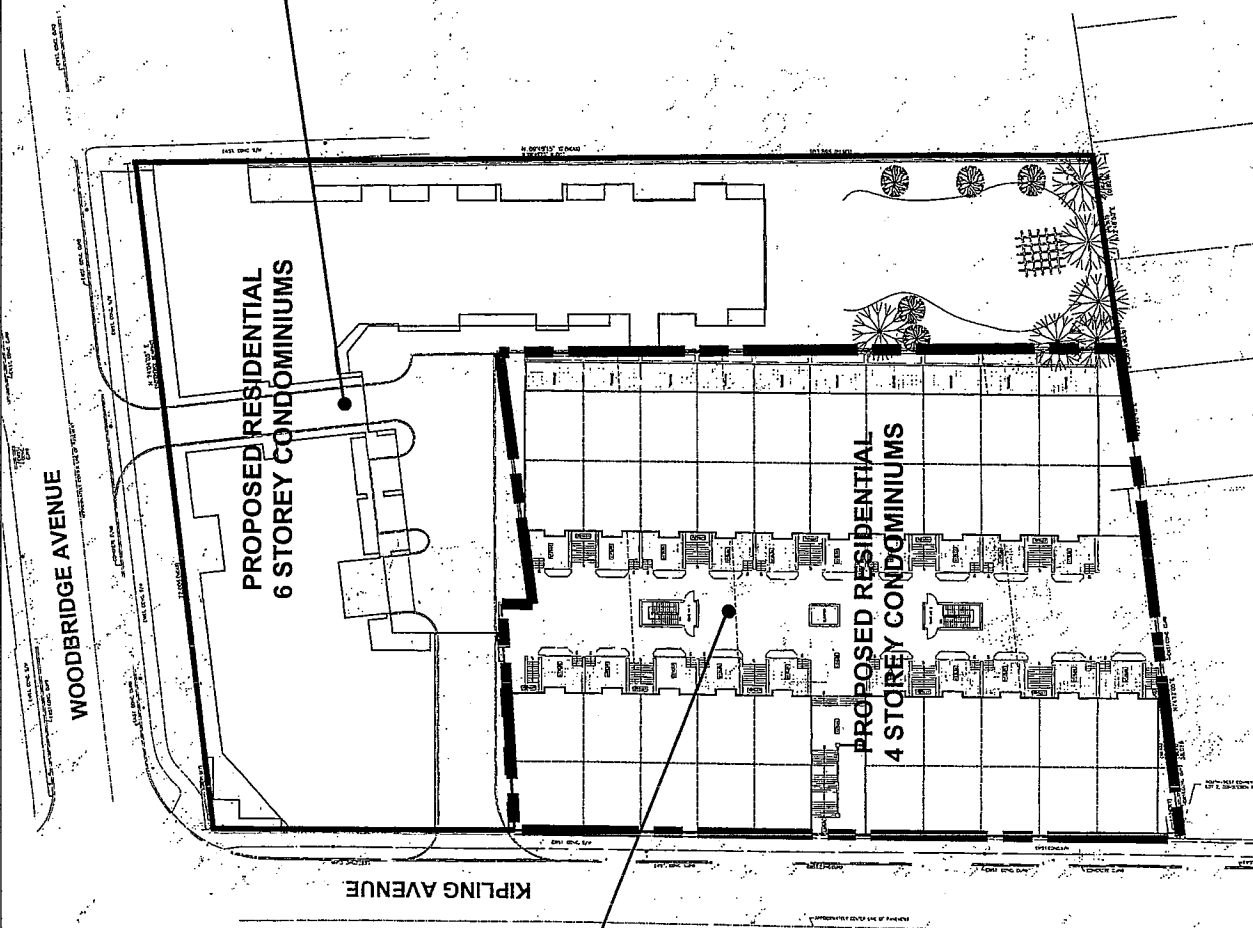
FLOORS 2 - 4 : RESIDENTIAL UNITS

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SUBJECT LANDS

Not to Scale

Attachment
2

FILE No.:
OP.05.010
RELATED FILE:
Z.05.018
May 9, 2005



PROPOSED RESIDENTIAL
6 STOREY CONDOMINIUMS

PROPOSED RESIDENTIAL
4 STOREY CONDOMINIUMS

PHASE TWO

Conceptual Site Plan

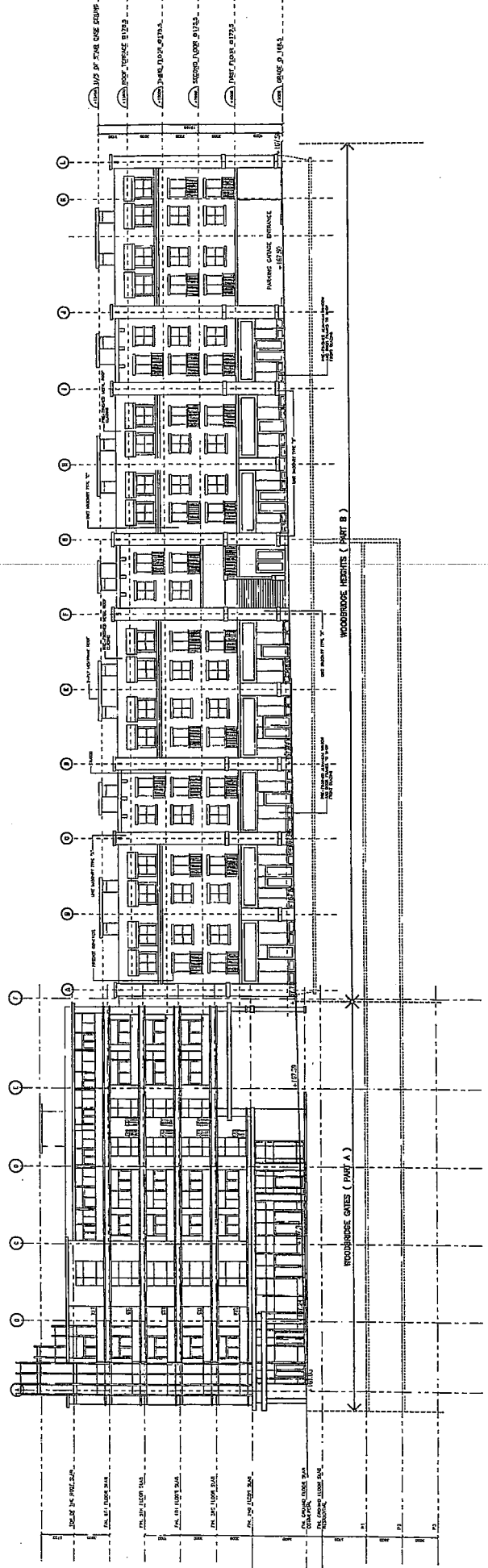
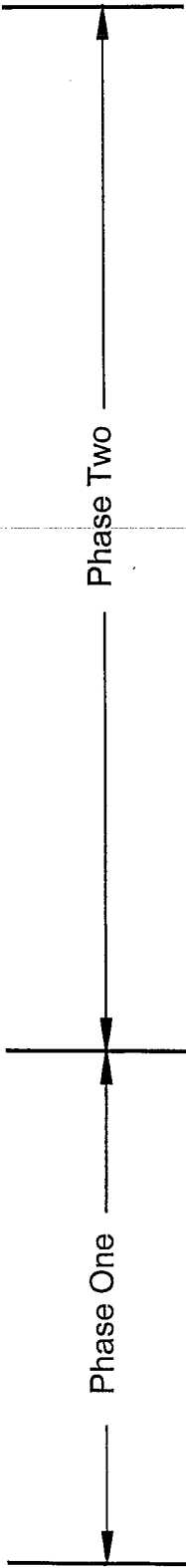
Part of Lot 7,
Concession 7

APPLICANT:
SCEPTRE DEVELOPMENTS

N:\DFT\1 ATTACHMENTS\OP\05.010

City of
Vaughan

Development Planning Department



West Elevation - Kipling Avenue

Not to Scale

Attachment 3

FILE No: OP.05.010
 RELATED FILE: Z.05.018
 May 9, 2005



Development Planning Department

Conceptual Elevation Plan

Part of Lot 7,
 Concession 7

APPLICANT: SCEPTRE DEVELOPMENTS