

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) JUNE 8, 2005**

**7. OFFICIAL PLAN AMENDMENT FILE OP.05.011  
ZONING BY-LAW AMENDMENT FILE Z.05.019  
BRUNO LISI/MICHAEL ANDREATTA  
PRELIMINARY REPORT**

**P.2005.38**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.011 and Z.05.019 (Bruno Lisi/Michael Andreatta) BE RECEIVED; and that any issues identified be addressed by Staff 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 for the subject lands shown on Attachment #1 to:

1. amend the Official Plan (OPA #240 – Woodbridge Community Plan) to redesignate the subject lands from “Medium Density Residential” to “High Density Residential” to permit a 6-storey, 140 unit condominium apartment building on the westerly portion of the property and 17 townhouse units fronting on Kipling Avenue; and
2. amend the Zoning By-law to rezone the subject lands from R3 Residential Zone and M1 Restricted Industrial Zone to RA2 Apartment Residential Zone to implement the proposed residential development.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the west side of Kipling Avenue, north of Woodbridge Avenue, being Lots 10, 11 and 12 on Plan 546, in Lots 7 and 8, Concession 8 (8010, 8026, 8032 and 8048 Kipling Avenue), City of Vaughan. The 0.86ha parcel represents a consolidation of four separate landholdings into one development block. The lands are currently developed with detached residential dwellings, which are proposed to be demolished.

The subject lands are designated “Medium Density Residential” by OPA #240 (Woodbridge Community Plan), as amended by OPA #356 (Kipling Avenue Corridor Plan). The lands are zoned R3 Residential Zone and M1 Restricted Industrial Zone by By-law 1-88. The surrounding land uses are as follows:

- North - existing residential dwellings (R3 Residential Zone) and industrial (M1 Restricted Industrial Zone)
- South - existing residential dwellings (R3 Residential Zone)
- East - Kipling Avenue; existing residential dwellings (R3 Residential Zone), vacant (OS2 Open Space Park Zone)
- West - existing CPR railway line (M3 Transportation Industrial Zone) and industrial (M2 General Industrial 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, West Woodbridge Homeowners' Association and the Friends of the Village Group. A second notice was sent to

inform the public that this specific item had been rescheduled to a future Public Hearing date, as the applicant had failed to erect the notice of application sign on the property as required by the City.

On May 13, 2005, a new Notice of Public Hearing was mailed to all property owners with 120m of the subject lands, and to the Kipling Avenue Ratepayers Association, West Woodbridge Homeowners' Association and the friends of the Village Group. To date, one written response has been received from the neighbouring landowner to the immediate south (8010 Kipling Avenue) expressing the following concerns as summarized below:

- the new development as proposed will negatively impact the enjoyment of their property with respect to privacy;
- concerned that the new proposal will result in the loss of existing numerous trees and wildlife;
- the proposed development of a 6-storey building and townhouse units (157 residential units in total) is too dense for the area and would create an increase in the level of traffic, noise, pollution and accessibility; and,
- the interior setback proposed between the subject lands and the property at 8010 Kipling Avenue would negatively impact upon the property resale value, and therefore is strongly opposed.

Any additional 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 appropriateness of the proposed townhouse and six-storey condominium apartment use and building form at this location will be reviewed in consideration of the applicable Provincial, Regional and City policies and objectives;
- the Official Plan requires that the subject and surrounding lands be developed with single-detached units fronting on Kipling Avenue, and medium density uses (ie. townhouses) in the interior; the applications will be reviewed in the context of the surrounding land uses and built form;
- the Official Plan requires that a Neighbourhood Plan be submitted and approved by Council, prior to the development of medium density uses; the Owner is required to prepare a Neighbourhood plan addressing, but not limited to, co-ordinated development of all adjacent lands, an overall road network, pedestrian connections, open space/parkland, traffic, noise and vibration, and potential mitigative measures arising from the proximity of the rail line;
- the final site layout, elevations, and landscaping, will be reviewed through the formal site plan approval process, and any zoning exceptions required to implement the final site plan, if approved, will be identified and evaluated in the technical report for the site plan at a future Committee of the Whole meeting;
- the subject lands represent the consolidation of four land holdings into one development block, which is currently developed with existing dwellings, some of which may be identified as historically or architecturally significant; the Cultural Services Department may require the submission of a Heritage Impact Assessment; the findings of this assessment may impact the proposed plan; and

- the availability of water and sanitary servicing capacity must be identified and allocated by Council, if approved.

### **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, the applications will be reviewed in the context of the applicable Provincial, Regional and City policies, and the appropriateness and compatibility of the proposed development with the adjacent existing development.

### **Attachments**

1. Location Map
2. Conceptual Site Plan
3. Conceptual Elevation (Along Kipling Avenue)
4. Cross-Section Elevation (Looking North)

### **Report prepared by:**

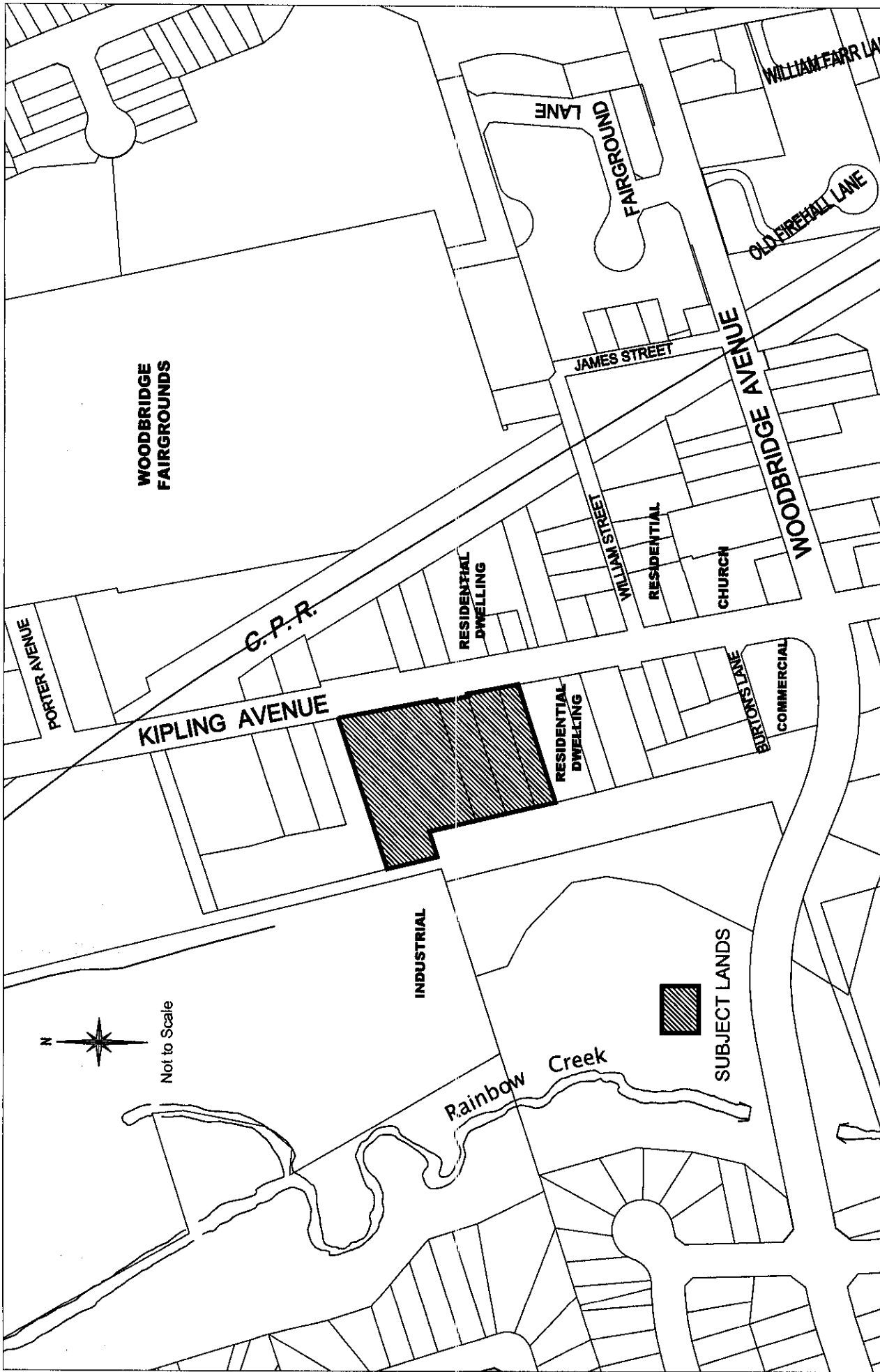
Eugene Fera, Planner, ext. 8064  
Mauro Peverini, Senior Planner, ext. 8407  
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM



# Location Map

Part of Lot 8,  
Concession 8

APPLICANT:  
BRUNO LISI / MICHAEL ANDREATTA

14-UPV-1 ATTACHMENTS OP-05-112-05.019

# City of Vaughan

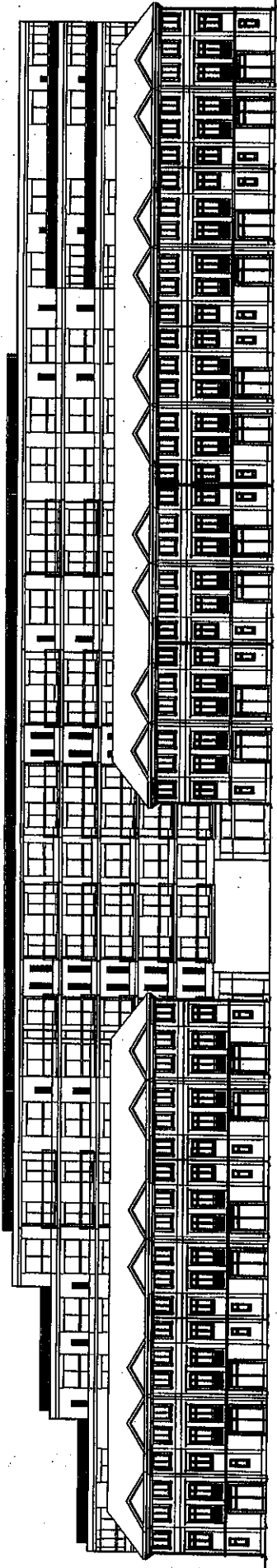
Development Planning Department

# Attachment 1

FILE No.:  
OP.05.011  
& Z.05.019

April 14, 2005





**PROJECT STATISTICS**

<b>ICLING AVENUE</b>	
PROPOSED RESIDENTIAL 6-STORY BUILDING AND TOWNHOUSE UNITS:	8,599 sq.m. (2.12 Ac/0.86 Ho)
SITE AREA	2,309 sq.m.
BUILDING AREA	
G.F.A.	
GROUND FLOOR AREA	2,000 sq.m.
FLOORS 2-4	3x2,309 sq.m.
5TH FLOOR	1,967 sq.m.
6TH FLOOR	1,796 sq.m.
TOTAL	12,690 sq.m.
TOWNHOUSE UNITS AREA	17 x 65.8 SQ.M
LOT COVERAGE	1,118.6 sq.m.
LOT DENSITY	41.7%
140 BUILDING UNITS + 17 TOWNHOUSE UNITS	157 UNITS
UNITS/ACRE	74 UNITS/ACRE

Not to Scale

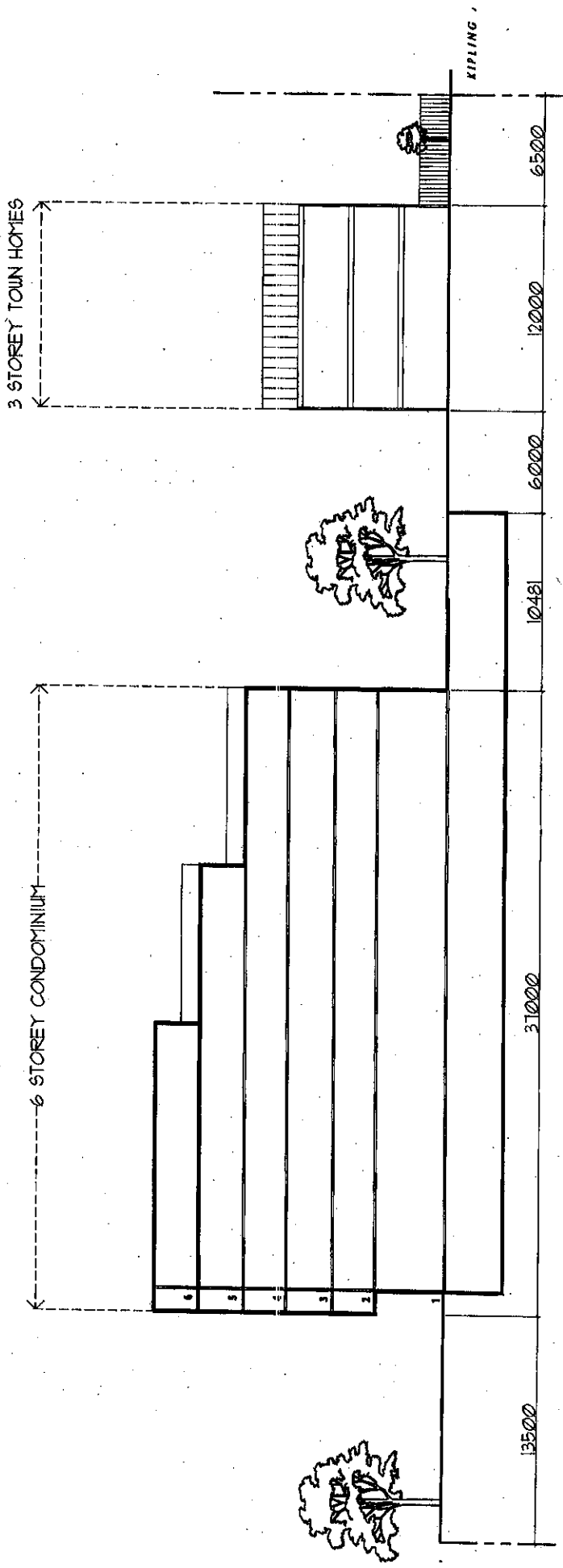
**Conceptual Elevation Plan  
(Along Kipling Avenue)**

APPLICANT:  
BRUNO LISI / MICHAEL ANDREATTA

Part of Lot 8,  
Concession 8  
Development Planning Department

**Attachment 3**  
FILE No.:  
OP.05.011  
& Z.05.019  
May 26, 2005

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Not to Scale

**Attachment 4**

FILE No:  
OP.05.011  
& Z.05.019

May 26, 2005

**CITY OF Vaughan**

Development Planning Department

**Cross - Section Elevation  
Plan (Looking North)**

Part of Lot 8,  
Concession 8

APPLICANT:  
BRUNO LISI / MICHAEL ANDREATTA

NOT TO SCALE: ATTACHMENTS OP\05.011\Z.05.019