

COMMITTEE OF THE WHOLE – MAY 5, 2008

ADDITIONAL REVIEW OF OFFICIAL PLAN AMENDMENT 661

Recommendation

Councillor Tony Carella recommends that Council request that York Regional Council defer temporarily consideration of the City of Vaughan's Official Plan Amendment 661, pending review of the terms of the amendment as it applies to the residential areas in the vicinity of the intersection of Regional Road 7 and Kipling Avenue.

Economic Impact

Nil

Communication Plan

The ward councillor will inform residents of the area that the OPA is under further review.

Purpose

To respond to the request of area residents that the boundaries of the amendment area be reviewed, to protect further the residential character of the neighbourhoods immediately to the north and south of the intersection of Regional Road 7 and Kipling Avenue.

Background - Analysis and Options

In contacting various members of Council, the residents of the area have indicated their support in general for the principal of intensification along Regional Road 7, but they have concerns that the boundaries of the OPA as currently configured intrude into the settled residential communities to both the north and south of Regional Road 7, at Kipling Avenue. While there is a likelihood that the eventual development of a GO station along Kipling, north of Woodbridge Avenue, will result in some measure of intensification along that portion of the street, there are no plans to extend Kipling Avenue to Steeles Avenue from its present terminus some 1000 m south of Regional Road 7. Effectively then, the area frequently referred to as "Kipling South" is a closed community, composed entirely of newer single family dwellings, some older homes dating from the 1950s-1970s, and recreational/cultural sites such as the Ciociaro Club, the Veneto Centre, and the lands co-tenanted by the Minime Sisters of the Passion and the Calabro-Canadian group.

The neighbourhood is comparatively small (approximately 450 households) and tightly-knit, with most residences within 500 m of Regional Road 7---a fact reflected in the absence of any York Region Transit service within the Kipling South area. The absence of any such service in the Kipling North area as well lends credence to the view of area residents that the intersection of Regional Road 7 and Kipling Avenue can not be considered a true "public transit node" as a second (i.e., north-south) service does not intersect the YRT and VIVA services along Regional Road 7. Effectively then, the Kipling/Regional Road 7 intersection is, at this time, no more a public transit node than Lansdowne Avenue, Bruce Street, or Helen Street, as they intersect Regional Road 7 to the east of Kipling.

This in turn leads to another area of concern. All traffic into and out of Kipling South is by way of Kipling Avenue off of Regional Road 7---effectively a 'bottleneck' in case of any emergency, and one which can only be aggravated by intensification at the very point of entry into and exit from the community, further complicated by the fact that Regional Road 7 at this point is reduced to four lanes from the six found to the east of Kipling and west of Islington Avenue.

Kipling South residents note that it is the intention of the OPA that older residential areas be protected. However, the boundaries of the OPA as they apply to Kipling South include existing low density, residential units, some just ten years old, and other estimated to date from the 1950s or 60s. Local residents would prefer seeing the southern boundary of the OPA in this area withdrawn to the north side of Coles Avenue, to better protect the low-density residential character of the community south of Coles Avenue.

Relationship to Vaughan Vision 20/20

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

The temporary deferral of consideration of OPA 661 by the Region of York will permit further discussion of its impact on the residential areas in the vicinity of Regional Road 7 and Kipling Avenue.

Attachments

Nil

Report prepared by

Councillor Tony Carella, FRSA

Respectfully submitted,

Councillor Tony Carella, FRSA