



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007

#### Item 1, CW(PH) Report No. 10 – Page 2

The subject lands are designated “Maple Commercial Core Area” by OPA #350 (Maple Community Plan); and, zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(356). The site-specific zoning exception permits only the following uses on the subject lands: bank or financial institution, barber shop, beauty parlour, business or professional office, eating establishment, retail store, and service or repair shop uses. The surrounding land uses are:

- North - existing residential (R3 Residential Zone)
- South - Major Mackenzie Drive; existing residential (R1 Residential Zone, R1V Old Village Residential Zone)
- East - existing commercial (C1 Restricted Commercial Zone)
- West - existing commercial (C1 Restricted Commercial Zone)

On January 26, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Maple Village Ratepayers Association. As of February 9, 2007, no written comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

#### Preliminary Review

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

- i) the application will be reviewed in the context of the City's Official Plan and Zoning By-law policies with respect to the appropriateness of the proposed uses on the subject lands;
- ii) a parking and traffic impact study must be submitted to support the application, to the satisfaction of the Development Planning and Engineering Departments;
- iii) a site development application (File DA.06.083) has been submitted, and will be required to demonstrate the manner in which certain uses can be accommodated on the property, including but not limited to, the impacts on parking and vehicular manoeuvrability on the site.

#### Relationship to Vaughan Vision 2007

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

#### 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 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 ensuring the appropriateness and compatibility of the proposed uses with the uses currently existing and permitted on the subject lands and in the surrounding area, and with respect to ensuring there will not be any parking or traffic impact associated with the proposed introduction of new uses on the property.

#### Attachments

1. Location Map
2. Site Plan

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**Report prepared by:**

Stephen Lue, Planner, ext. 8210

Mauro Peverini, Senior Planner, ext. 8407

Grant Uyeyama, Manager of Development Planning, ext. 8635

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 2, Report No. 10, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

**2 OFFICIAL PLAN AMENDMENT FILE OP.06.031  
ZONING BY-LAW AMENDMENT FILE Z.06.078  
SCEPTRE DEVELOPMENTS INC.**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 19, 2007, be approved; and
- 2) That the following deputations be received:
  - a) Mr. Glenn Wellings, Wellings Planning Consultants Inc., 564 Emerald Street, Burlington, L7R 2N8, on behalf of the applicant;
  - b) Mr. Paul Magder, 8227 Kipling Avenue, Woodbridge, L4L 2A5;
  - c) Mr. Tony Miele, Tony Miele Consulting, 1443 Hurontario Street, Mississauga, L5G 3H5;
  - d) Mr. Bryce Taylor, 7909 Kipling Avenue, Woodbridge, L4L 1Z7;
  - e) Ms. Mirella Chiappetta, 67 Agincourt Road, Woodbridge, L4L 2Z8;
  - f) Ms. Antoinette Algieri, 8177 Kipling Avenue, Woodbridge, L4L 2A3;
  - g) Mr. Robert Wilson, 8135 Kipling Avenue, Woodbridge, L4L 2A3;
  - h) Ms. Anna Blarowska, 8191 Kipling Avenue, Woodbridge, L4L 2A3;
  - i) Ms. Nancy Weatherill, 8222 Kipling Avenue, Woodbridge, L4L 2A4; and
  - j) Ms. Bente Sentek, 139 Meeting House Road, Woodbridge L4L 1K9.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.031 and Z.06.078 (Sceptre Developments Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department 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 the following applications to amend the Official Plan and Zoning By-law on the subject lands shown on Attachment #1, specifically to:

1. Amend OPA #240 (Woodbridge Community Plan), as amended by Official Plan Amendment #356 (Kipling Avenue Corridor Plan, 1991) to:
  - i) redesignate the subject lands from "Medium Density Residential" to a site specific "Mixed Use Commercial" land use designation to permit the development of 23 live/work townhomes and one existing Heritage House to be retained for live/work use, all fronting onto Kipling Avenue, with the remaining units consisting of 44 office/commercial townhouses, as shown on Attachment #2.

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2. Amend Zoning By-law 1-88 to:
  - i) rezone the subject lands from R3 Residential Zone, RM2 Apartment Residential Zone and M1 Restricted Industrial Zone to a site-specific C1 Restricted Commercial Zone with the necessary zoning exceptions to facilitate the proposed mixed use development as shown on Attachment #2.

The site is 1.46 ha in size and is proposed to be served by a private internal road system with 147 parking spaces.

#### **Background - Analysis and Options**

The subject lands shown on Attachment #1 comprise an assembly of 3 properties into one 1.46 ha block for the purpose of facilitating the proposed mixed use development. The subject lands are located on the west side of Kipling Avenue between Meeting House Road and Porter Avenue, known municipally as 8198 and 8294 Kipling Avenue, in Lots 8 and 9, Concession 8, City of Vaughan.

The subject lands are designated "Medium Density Residential" by OPA #240 (Woodbridge Community Plan), as amended by OPA #356 (Kipling Avenue Corridor Plan); and zoned M1 Restricted Industrial Zone, R3 Residential Zone, and RM2 Multiple Residential Zone, the latter subject to Exception 9(1247), and M1 Restricted Industrial Zone, by By-law 1-88. The surrounding land uses are:

- North - private road owned by Woodbridge Foam to the west; existing residential dwellings (R3 Residential Zone)
- South - CP Rail Line (M3 Transportation Industrial Zone) and Woodbridge Lumber (M2 General Industrial Zone)
- East - Kipling Avenue; existing detached residential dwellings (R3 Residential Zone), approved detached and semi-detached development (R3 Residential Zone and RM2 Multiple Residential Zone)
- West - CP Rail Line (M3 Transportation Industrial Zone), Woodbridge Foam and Woodbridge Lumber (M2 General Industrial Zones)

On January 26, 2007, 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 Ratepayers Association, and to the Friends of the Village Group. As of February 9, 2007, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

#### **Preliminary Review**

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

- i) the applications will be reviewed in the context of the Provincial Policy Statement, and Regional and City Official Plan policies;
- ii) the applications will be reviewed in the context of the approved and existing land uses in the surrounding area, with particular consideration given to the appropriateness and compatibility of the proposed land uses, built form and site design, including consideration of the appropriate amenity/green area, setbacks, building height, site access, parking, and separation from existing industrial and rail uses;

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- iii) on September 11, 2006, Council approved the Terms of Reference for the undertaking of a new Land Use Study for the Kipling Avenue Corridor, which includes the subject lands; the proposal may be reviewed in the context of the Kipling Avenue Land Use Study as it relates to land use, built-form, urban design and relationship to Kipling Avenue, the CPR Rail Line, and the existing abutting industrial uses;
- iv) the applications, if approved, will require the submission of future site plan and condominium applications to facilitate the development of the proposed 68 standard condominium units with shared parking, private road, and common landscaped amenity areas;
- v) any site-specific zoning exceptions that are required to implement the proposed site development, if approved, will be identified and evaluated in the technical report;
- vi) the availability of water and sanitary servicing capacity for the 24 live/work units must be identified and allocated by Council, if approved;
- vii) a parking and traffic impact study will be required to be submitted in support of the applications in order to determine the appropriate amount of parking that is required to supply the proposed mixed use development, and to identify any associated traffic impacts and means for mitigation;
- viii) access and use of the northerly private road owned by Woodbridge Foam will need to be reviewed to determine if easements are required and if this private road can facilitate the proposed traffic to be generated by the subject development;
- ix) the structure municipally known as 8204 Kipling Avenue is identified as a Heritage building and is proposed to be maintained and incorporated into the development as a live/work unit; the proposed new structures should incorporate a sympathetic and compatible architectural design to maintain the heritage appearance of this portion of Kipling Avenue to the satisfaction of Heritage Vaughan, with the Cultural Services Department to approve any restoration of the Heritage building;
- x) the Official Plan policies in OPA #356 states that prior to approving any residential development on lands adjacent to, or in the vicinity of the existing industrial use (ie. Woodbridge Foam and Woodbridge Lumber on the west side of the CN tracks), the City and the Ministry of the Environment shall be satisfied that there are no unacceptable environmental or land use impacts; a Phase 2 Environmental Impact report is required to be submitted for review and approval by the City; and
- xi) the necessary studies in support of the applications are required, including a planning justification, traffic and parking, noise, and environmental reports, and urban design and architectural design guidelines.

#### Relationship to Vaughan Vision 2007

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

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**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, By-law 1-88 standards, and with respect to the appropriateness and compatibility of the proposed land use and development, in light of the existing and approved land uses in the surrounding area, and including, but not limited to, the proposed built form, site design, access, traffic, parking, and servicing.

**Attachments**

1. Location Map
2. Site Plan (Proposed)
3. Elevation Plan (Typical)

**Report prepared by:**

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