

**4. OFFICIAL PLAN AMENDMENT FILE OP.05.015
 ZONING BY-LAW AMENDMENT FILE Z.05.028
 2055065 ONTARIO INC.
 PRELIMINARY REPORT**

P.2005.42

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.015 and Z.05.028 (2055065 Ontario Inc.) 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 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 “Medium Density Residential” under OPA #240 (Woodbridge Community Plan); and,
2. Rezone the subject lands from R1 Residential Zone to RVM1 (A) - (semi-detached dwellings) and RVM1 (B) – (street townhouse dwellings) Residential Urban Village Multiple Zone One, under By-law 1-88.

The applications would facilitate the development of the subject lands as shown on Attachment #2 with 8 street townhouse dwellings and 4 semi-detached dwellings, fronting onto Kipling Avenue and Chavender Place, respectively.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the northeast corner of Kipling Avenue and Chavender Place in Part of Lot 9, Concession 7, City of Vaughan. The 0.29ha parcel represents a consolidation of 2 separate properties (8281 and 8291 Kipling Avenue) into one development parcel. The lands currently contain 2 detached residential dwellings that will be demolished.

The subject lands are designated “Low Density Residential” by OPA #240 (Woodbridge Community Plan) and zoned R1 Residential Zone by By-law 1-88. The surrounding land uses are as follows:

- North - existing residential (R1 Residential Zone)
- South - Chavender Place; existing residential (R2 Residential and R3 Residential Zones)
- West - Kipling Avenue; townhouse residential (RM1 Multiple Residential Zone)
- East - existing residential (R1 Residential Zone)

On May 27, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands and to the Kipling Ratepayers’ Association and the West Woodbridge Homeowners’ Association. 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 with respect to the policies of the Official Plan including but not limited to density, compatibility and traffic impact on Kipling Avenue and Chavender Place;
- the proposal will be reviewed in the context of the surrounding land uses, with particular consideration given to the relationship between the proposed medium density use and the predominantly low density built form in the surrounding area;
- the proposed RVM1 (A) and RVM1 (B) Residential Urban Village Multiple Zones are typically utilized within the City's new urban growth areas. The appropriateness of utilizing these standards within a mature area will be assessed; and any zoning exceptions that may be required to implement the proposed plan will be reviewed;
- the design and location of the proposed driveway access, and any necessary road improvements will be considered by the Engineering Department; and
- the availability of water and sanitary servicing capacity for the proposed development must be identified, and allocated by Council, if approved.

Relationship to Vaughan

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 consideration of the applicable Official Plan policies, compatibility with the surrounding land uses, the appropriateness of the zone categories and standards proposed to implement the plan.

Attachments

1. Location Map
2. Preliminary Site Plan

Report prepared by:

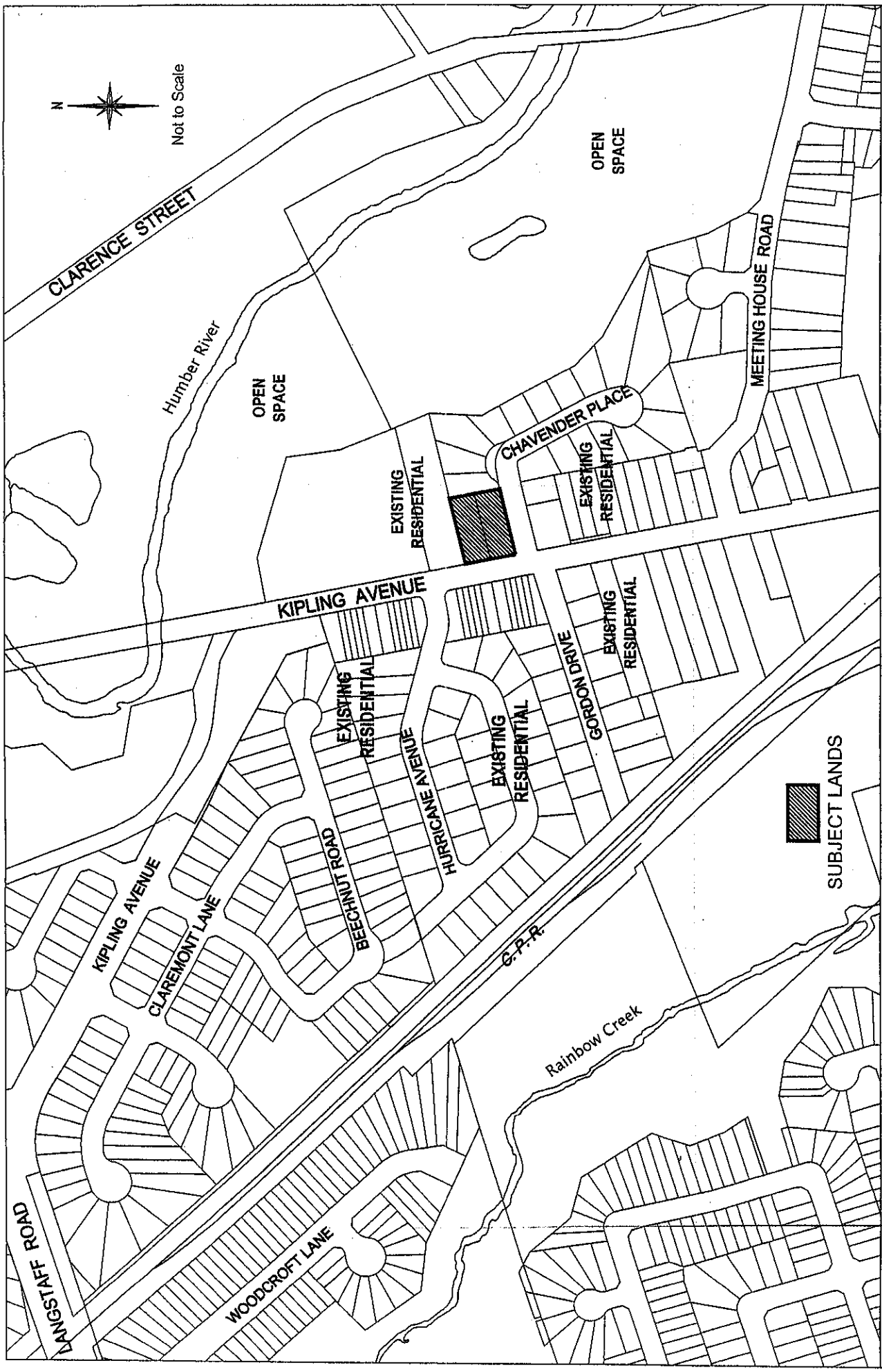
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Location Map

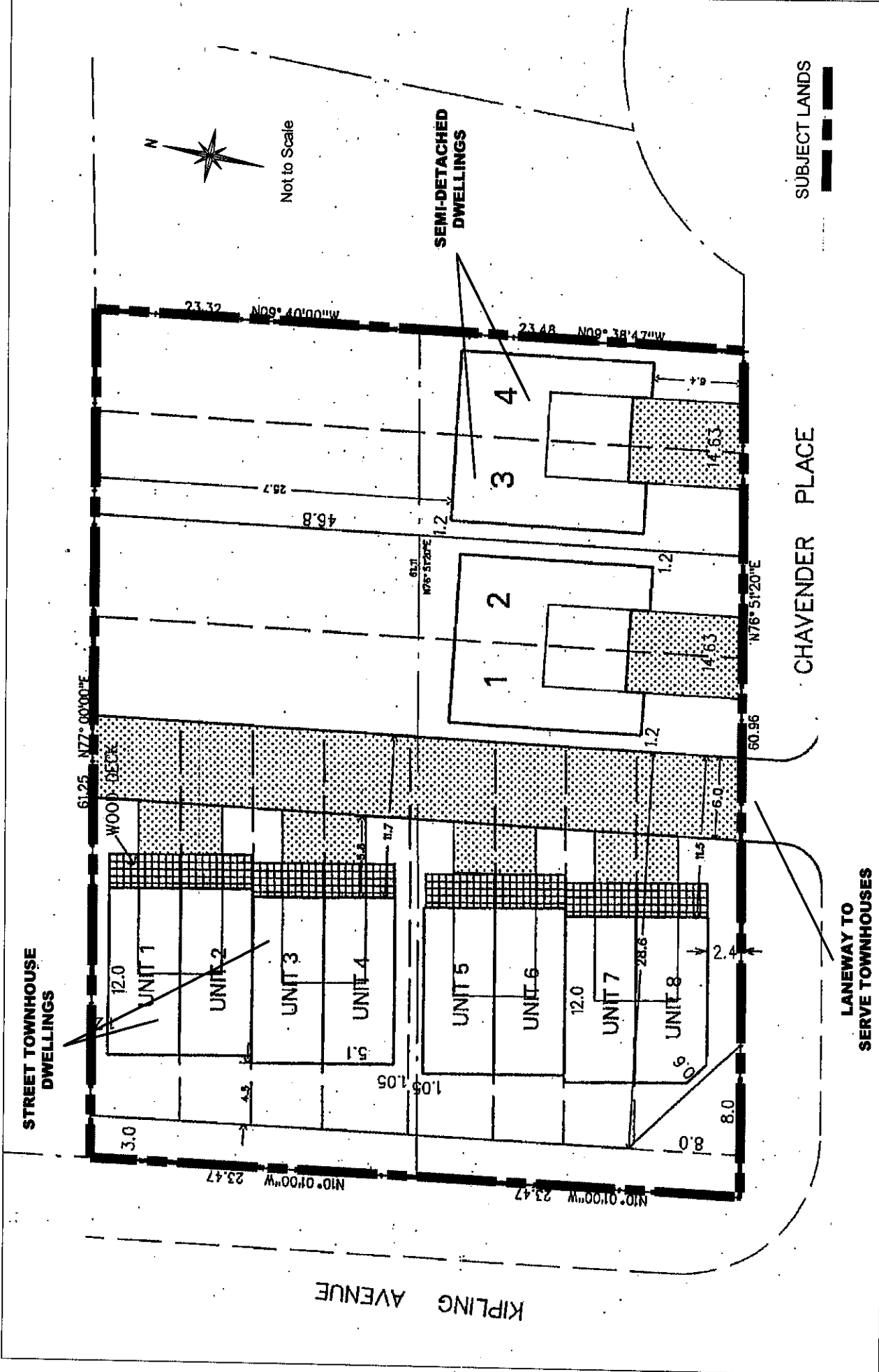
Part of Lot 9,
Concession 7
 APPLICANT:
 2055065 ONTARIO INC.
AS DETAILED ATTACHMENTS/OP/05/05/05/028



Development Planning Department

Attachment 1

FILE No.:
 OP.05.015
 & Z.05.028
 May 18, 2005



Preliminary Site Plan

Part of Lot 9,
 Concession 7
 APPLICANT:
 2055065 ONTARIO INC.
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Development Planning Department

Attachment
2
 FILE No.:
 OP.05.015
 & Z.05.028
 June 10, 2005