

2. **OFFICIAL PLAN AMENDMENT FILE OP.06.008
ZONING BY-LAW AMENDMENT FILE Z.06.022
DRAFT PLAN OF SUBDIVISION FILE 19T-06V03
1463291 ONTARIO INC., C/O DUNPAR HOMES**

P.2006.62

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.008, Z.06.022 and 19T-06V03 (1463291 Ontario Inc., C/O Dunpar Homes) 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 on the subject lands shown on Attachment #1:

1. An Official Plan Amendment Application, specifically to amend OPA #240 – (Woodbridge Community Plan), to redesignate the subject lands from “Low Density Residential” to “Medium Density Residential” with a provision to permit a maximum of 126 residential townhouse units.
2. A Zoning By-law Amendment Application, specifically to amend Zoning By-law 1-88, to rezone the subject lands from R1 Residential Zone to RM2 Multiple Residential Zone and with site-specific zoning exceptions to facilitate the development of 126 residential townhouse units, with lot frontages ranging from 4.26m (14') to 5.0m (±16').
3. A Draft Plan of Subdivision Application to combine 2 residential lots into a single 2.18ha block under a Registered Plan of Subdivision, as shown on Attachment #2.

The applications will facilitate future site plan, part lot control and condominium applications to develop the subject lands for 126 freehold townhouse units on a common element condominium road as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 represent an assembly of 2 properties into one 2.18ha parcel. The subject lands are located on the east side of Kipling Avenue, south of Langstaff Road (8299 and 8355 Kipling Avenue), in Lots 9 and 10, Concession 7, City of Vaughan.

The subject lands are irregular in shape and relatively flat with heavily vegetated croppings comprised of trees and shrubbery scattered throughout the property. There are two structures and a tennis court located on the parcel, which are to be demolished to facilitate the proposed development.

The subject lands are designated “Low Density Residential” by OPA #240 (Woodbridge Community Plan), and subject to Section 3.4 “Residential Site Specifics”, which requires large

single-detached lots abutting the Board of Trade Golf Course. The lands are zoned R1 Residential Zone by By-law 1-88. The surrounding land uses are:

- North - Board of Trade Golf Course (OS1 Open Space Conservation Zone and OS2 Open Space Park Zone)
- South - existing single detached dwellings, (R1 Residential Zone), approved single (R3 Residential Zone) and semi-detached dwellings (R5(H) Residential Zone)
- East - Board of Trade Golf Course (OS1 Open Space Conservation Zone and OS2 Open Space Park Zone)
- West - Kipling Avenue; existing townhouse and residential dwellings (RM1 Multiple Residential Zone and R3 Residential Zone)

On August 25, 2006, 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 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 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 appropriateness of the proposed development will be reviewed in the context of the Provincial Policy Statement, and Regional and City Official Plan policies;
- ii) on September 11, 2006, Council approved Terms of Reference for the preparation of a Land Use Study for the Kipling Avenue Corridor, which includes the subject lands; the proposal will be reviewed in the context of the Kipling Avenue Land Use Study as it relates to land use, built-form, urban design, amenity space, and relationship to the open space corridor; the applications will be held in abeyance pending the findings and recommendations of the Study;
- iii) 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 built form, density, and site design, impact on parkland dedication, including consideration of the appropriate amenity area, relationship to the open space, zoning standards, site access and parking;
- iv) the applications, if approved, will require the submission of future Site Development and Condominium applications to permit a common element condominium comprised of 126 freehold townhouse units with a common share of the road, parking and open space areas;
- v) any zoning exceptions required to implement the proposed development, if approved, will be identified and evaluated in the technical report and implemented through the zoning by-law amendment application;
- vi) the availability of water and sanitary servicing capacity must be identified and allocated by Council, if approved;
- vii) the necessary studies in support of the applications are required, including but not limited to, planning justification, traffic, noise, and environmental reports; and,

- viii) the development limits adjacent to the open space system must be confirmed by the Toronto and Region Conservation Authority.

Relationship to Vaughan Vision 2007

The applicability of these applications 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 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, upon finalization of the Kipling Avenue Land Use Study. In particular, the applications will be reviewed in the context of the final recommendations in the Kipling Avenue Land Use Study, and if the development form is appropriate with regard to density, built form and site design.

Attachments

1. Location Map
2. Draft Plan of Subdivision 19T-06V03
3. Proposed Site Plan

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

/CM



Not to Scale

CLARENCE STREET

OS1
(BOARD OF TRADE GOLF COURSE)

Humber River

OS1
(BOARD OF TRADE GOLF COURSE)

OS1
(CONSERVATION ZONE)

MEETING HOUSE ROAD

OS2
(PARK ZONE)

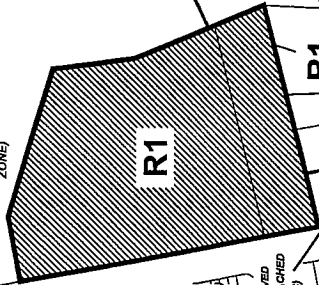
R1

R2
(EXISTING RESIDENTIAL)

R3
(EXISTING RESIDENTIAL)

CHAVENDER PLACE
(APPROVED SINGLE-DETACHED UNITS)

KIPLING AVENUE



RM1
(EXISTING RESIDENTIAL TOWNHOUSES)

RM1
(EXISTING RESIDENTIAL TOWNHOUSES)

R3
(EXISTING RESIDENTIAL)

GOOGAN DRIVE

A
(WOODLOT)

KIPLING AVENUE

R3
(EXISTING RESIDENTIAL)

R3
(EXISTING RESIDENTIAL)

HURRICANE AVENUE
(APPROVED SEMI-DETACHED UNITS)

G.P.R.

Rainbow Creek

LANGSTAFF ROAD

R2
(EXISTING RESIDENTIAL)

CLAREMONT LANE

R3
(EXISTING RESIDENTIAL)

BEECHHURST ROAD

R3
(EXISTING RESIDENTIAL)

WOODCROFT LANE

LEGEND

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- R1 - RESIDENTIAL ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- RM1 - MULTIPLE RESIDENTIAL ZONE

SUBJECT LANDS

Location Map

Part of Lots 9 & 10,
Concession 7

APPLICANT:
1463291 ONTARIO LTD.

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Development Planning Department

Attachment

FILE No.:
19T-06V03
RELATED FILES:
Z.06.022 & OP.06.008

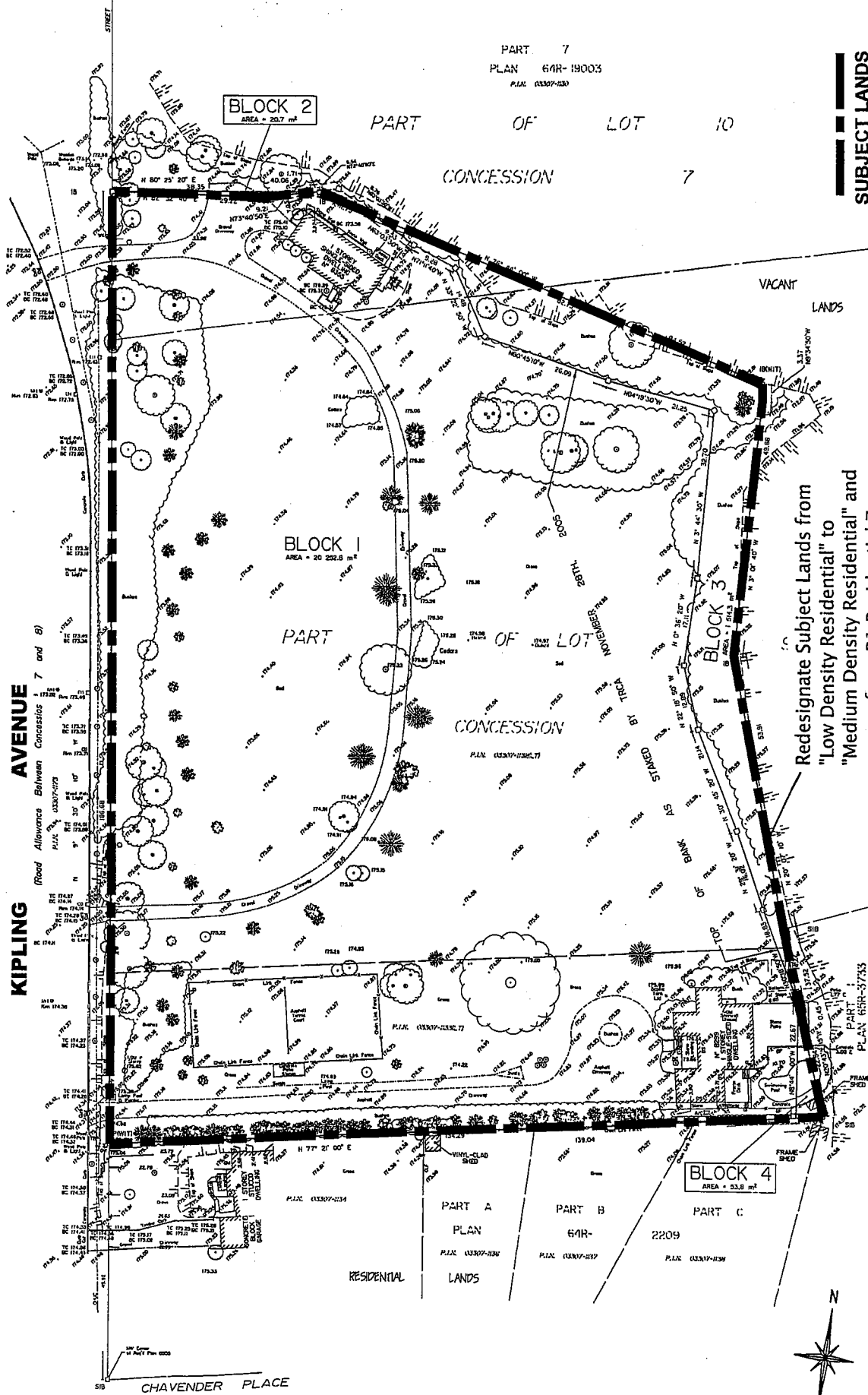


September 5, 2006

KIPLING AVENUE
(Road Allowance Between Concessions 7 and 8)

CHAVENDER PLACE

STREET



PART 7
PLAN 64R-19003
PLAN 03307-030

PART OF LOT 10
CONCESSION 7

SUBJECT LANDS

Redesignate Subject Lands from
"Low Density Residential" to
"Medium Density Residential" and
rezone from R1 Residential Zone
to RM2 Multiple Residential Zone

Not to Scale

Draft Plan of Subdivision 19T-06V03

APPLICANT:
1463291 ONTARIO LTD.

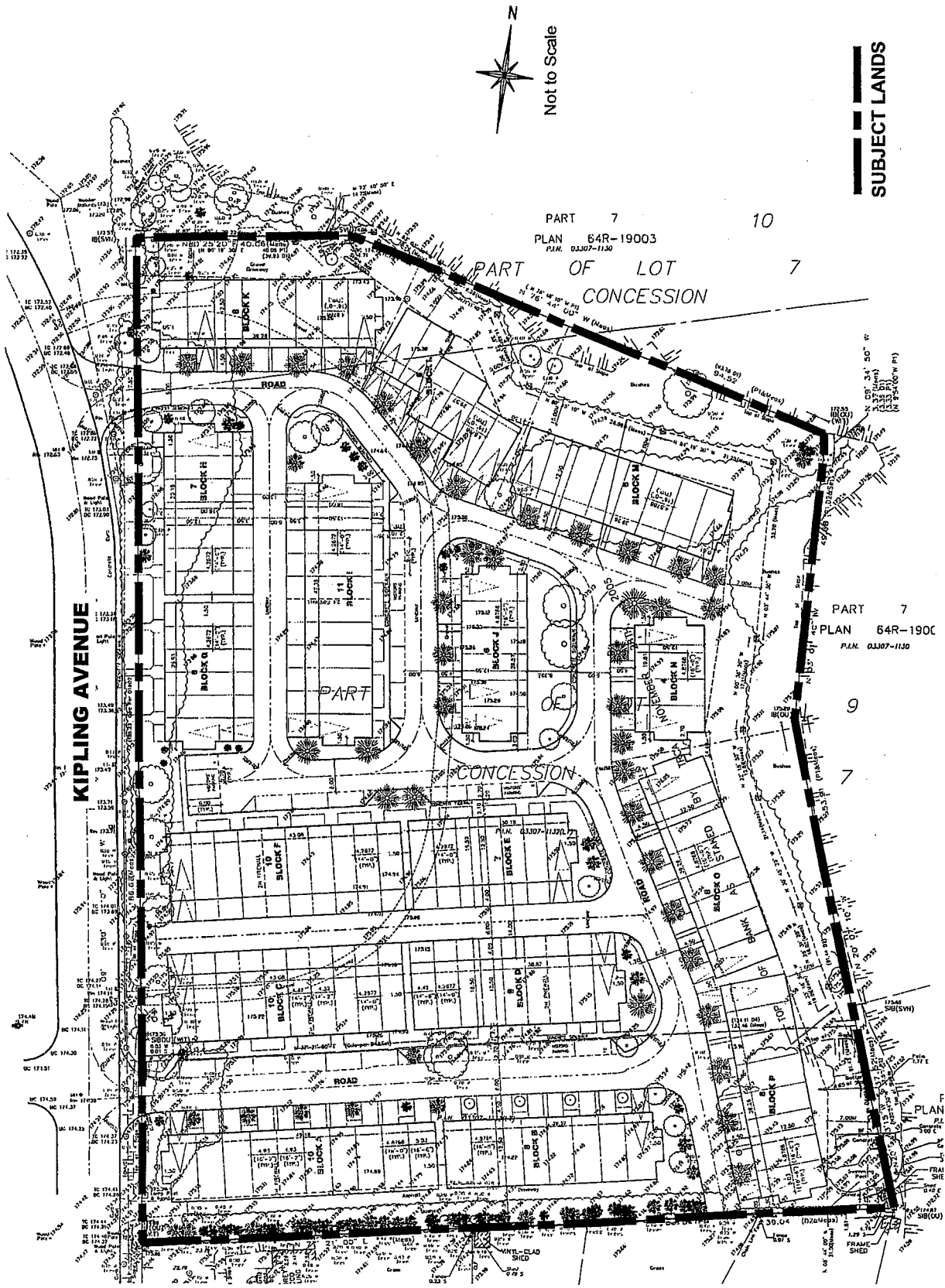
Part of Lots 9 & 10,
Concession 7

City of Vaughan

Development Planning Department

Attachment 2

FILE No.:
19T-06V03
RELATED FILES:
Z-06.022 & OP.06.008
August 24, 2006



Attachment 3

FILE No.:
19T-06V03
RELATED FILES:
Z.06.022 & OP.06.008
August 24, 2006

City of Vaughan

Development Planning Department

Proposed Site Plan

Part of Lots 9 & 10,
Concession 7
APPLICANT:
1463291 ONTARIO LTD.

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