

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

**P.2007.6**

**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.
  
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;
- 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.

#### **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:**

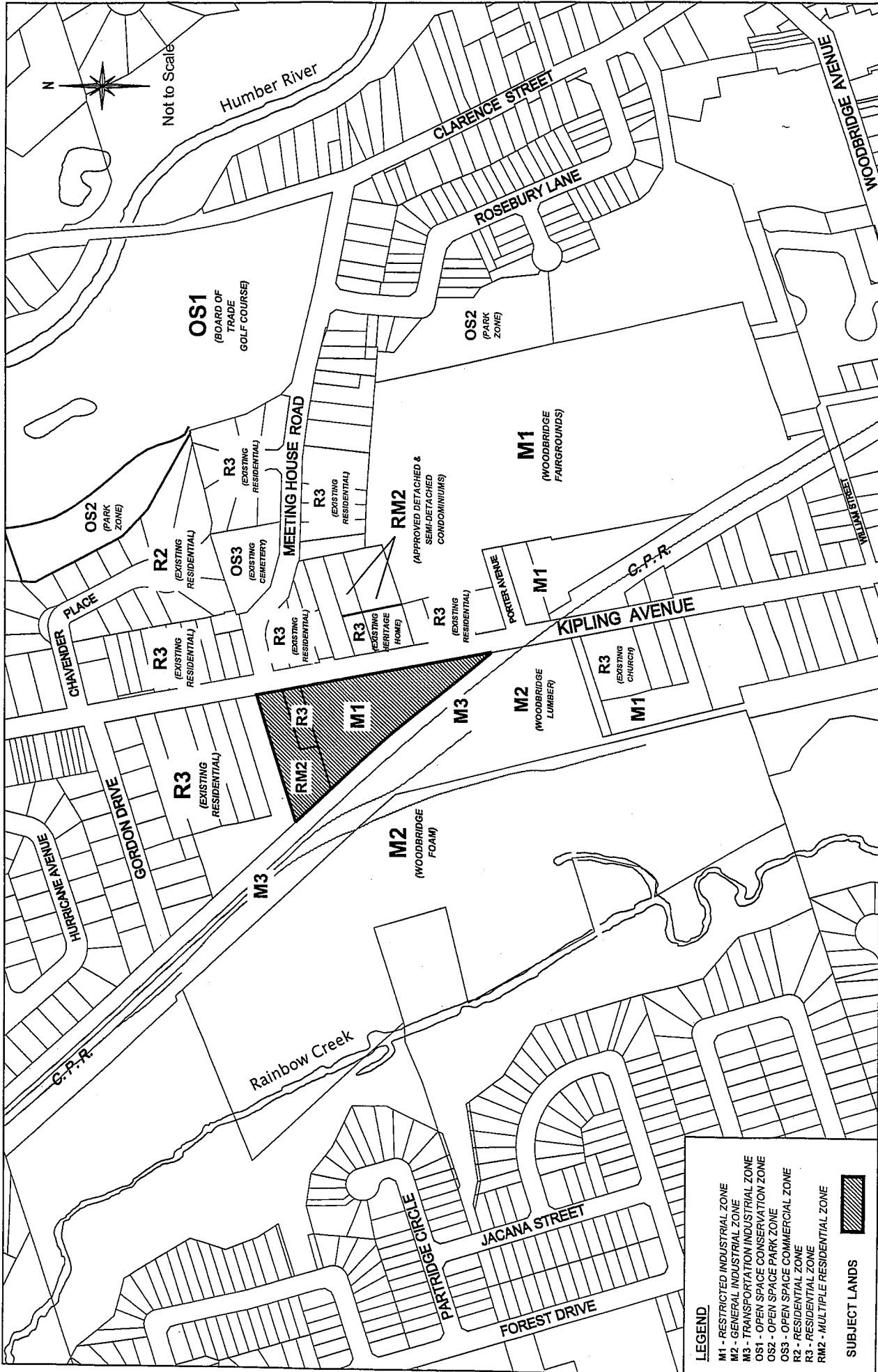
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



**LEGEND**

- M1 - RESTRICTED INDUSTRIAL ZONE
- M2 - GENERAL INDUSTRIAL ZONE
- M3 - TRANSPORTATION INDUSTRIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS3 - OPEN SPACE COMMERCIAL ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- RM2 - MULTIPLE RESIDENTIAL ZONE

**SUBJECT LANDS**

SUBJECT LANDS

# Location Map

Part of Lots 8 & 9,  
Concession 8  
APPLICANT:  
SCEPTRE DEVELOPMENTS INC.

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# Attachment 1

FILE No.:  
Z.06.078 &  
OP.06.031

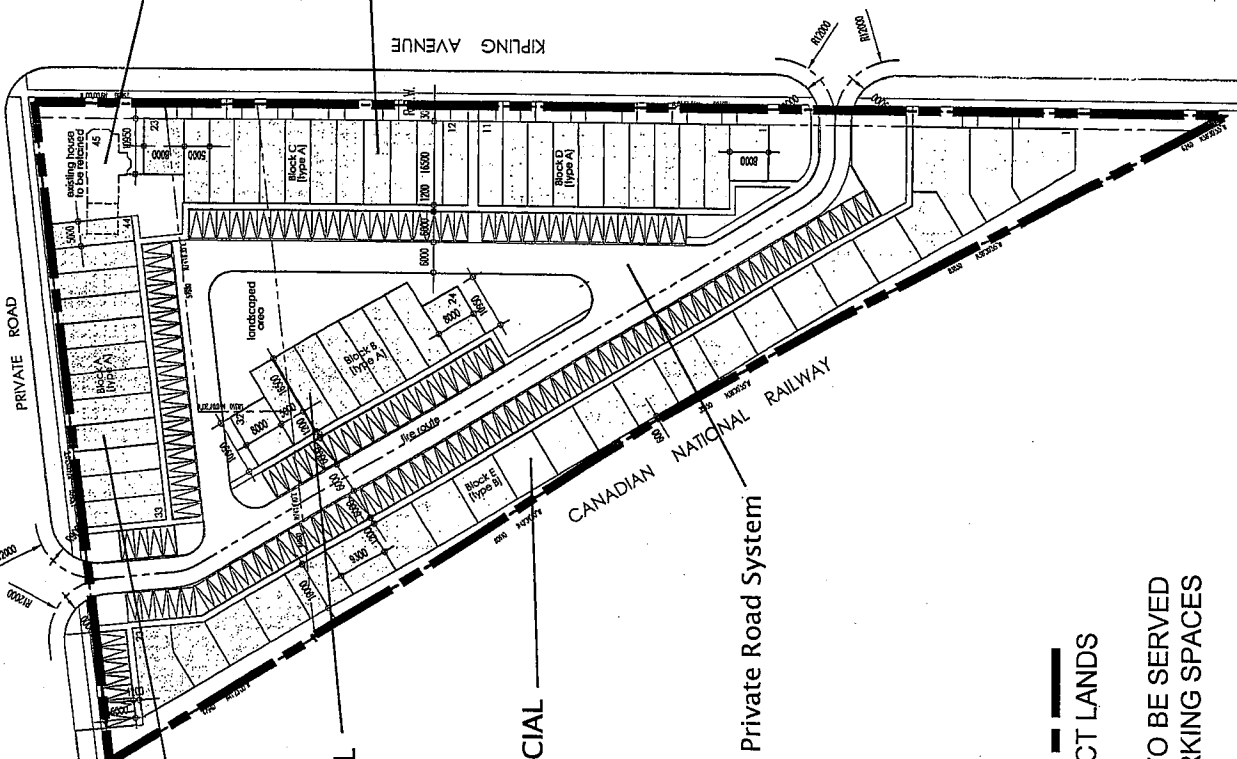
February 7, 2007



Not to Scale

EXISTING HERITAGE HOUSE TO  
BE RETAINED FOR LIVE/WORK USE  
(8204 KIPLING AVENUE)

23 LIVE/WORK TOWNHOMES



12 OFFICE/COMMERCIAL  
TOWNHOUSES

9 OFFICE/COMMERCIAL  
TOWNHOUSES

23 OFFICE/COMMERCIAL  
TOWNHOUSES

Private Road System

— — — —  
SUBJECT LANDS

THE SITE TO BE SERVED  
BY 147 PARKING SPACES

PROJECT STATISTICS

1. Site Area	14,626.78 m <sup>2</sup> 3.61 ac 157,364.15 ft <sup>2</sup> 1.46 ha
2. Gross Floor Area	TYPE A Bk. A 21,500 ft <sup>2</sup> Bk. B 21,470 ft <sup>2</sup> Bk. C 21,470 ft <sup>2</sup> Bk. D 19,850 ft <sup>2</sup> historical house 22,100 ft <sup>2</sup> 80,675 ft <sup>2</sup>
3. FSI	Bk. E 51,250 ft <sup>2</sup> Total 131,925 ft <sup>2</sup> (132,255 m <sup>2</sup> )
4. Building Coverage	19 uoc/47 uho 45,963 ft <sup>2</sup> (6,128 m <sup>2</sup> ) 42.2%
5. Units	TYPE A Bk. A 19 Bk. B 12 Bk. C 12 Bk. D 11 historical house 1 45
6. Building Height	TYPE B Bk. E 23 Total 68 units
7. Parking	8.0m/26'-3" 78 spaces 69 spaces Total 147 spaces

# Site Plan (Proposed)

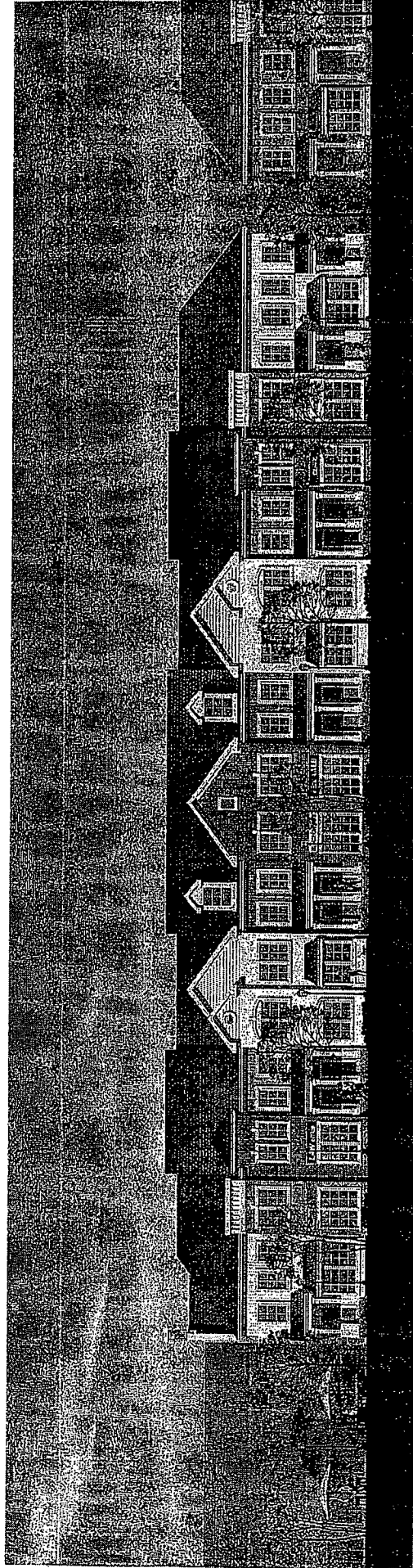
Part of Lots 8 & 9,  
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NA\OFT\1 ATTACHMENTS\OP\06.031\2.06.078



Development Planning Department



Not to Scale

## Elevation Plan (Typical)

Part of Lots 8 & 9,  
Concession 8

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SCEPTRE DEVELOPMENTS INC.

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## Attachment

FILE No.:  
Z.06.078 &  
OP.06.031

# 3

February 7, 2007