

COMMITTEE OF THE WHOLE JUNE 18, 2007

**OFFICIAL PLAN AMENDMENT FILE OP.06.008
ZONING BY-LAW AMENDMENT FILE Z.06.022
1463291 ONTARIO INC., C/O DUNPAR HOMES
REPORT #P.2006.62**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.06.008 (1463291 Ontario Inc., c/o Dunpar Homes) BE APPROVED, to amend OPA #240 (Woodbridge Community Plan), to redesignate the subject lands shown on Attachment #2 from "Low Density Residential" to "Medium Density Residential" (tableland) and "Open Space" (buffer), and that the implementing Official Plan Amendment include the following development policies:
 - a) permit a maximum net density of 55 units per hectare (116 residential townhouse units);
 - b) that the necessary studies (ie. noise, traffic, environmental, etc) be submitted, if required, in support of a draft plan of subdivision and/or site plan application;
 - c) that the Owner be required to dedicate the valley lands and the associated ecological buffer (Block 2) as shown on Attachment #3 to the Toronto and Region Conservation Authority, and that said lands shall be included in the calculation of permitted development density; and,
 - d) that a 10 m wide ecological buffer area be included within the 18 m stable slope limit taken from the natural top-of-bank.

2. THAT Zoning By-Law Amendment File Z.06.022 (1463291 Ontario Inc., c/o Dunpar Homes) BE APPROVED, and that By-law 1-88 be amended to rezone the subject lands shown on Attachment #2 from R1 Residential Zone to RM2(H) Multiple Residential Zone with addition of the Holding Symbol "(H)" (tableland), and OS1 Open Space Conservation Zone (buffer), together with the following site-specific zoning exceptions to facilitate the development of 116 residential townhouse units, located on a common element road with lot frontages ranging from 4.26 m to 4.9 m per unit:
 - i) permit a minimum lot area of 16,917 m² (not including Block 2 and road widening), whereas 26,680 m² is required;
 - ii) permit a maximum of 116 units on the subject lands;
 - iii) permit a minimum front yard setback of 2.1 m, whereas 4.5 m is required;
 - iv) permit a minimum rear yard setback to the dwelling and to a deck of 2.0m and 0 m, respectively, abutting an OS1 Open Space Conservation Zone, whereas 4.5 m and 2.7 m are required, respectively;
 - v) permit a maximum building height of 12.4 m, whereas 11 m is currently permitted;
 - vi) permit a minimum amenity area of 5,839 m², whereas a minimum of 10,400 m² is required;
 - vii) permit a minimum 1.5 m wide strip of land around the periphery of an outdoor parking area; whereas 3.0 m is required;
 - viii) permit a minimum setback to a garage of 6 m for all units with front loaded garages and 0 m for rear yard garages, whereas 6.4 m is required;

- ix) permit 23 visitor parking spaces, whereas 29 visitor spaces are required;
- x) permit one handicapped space, whereas 3 spaces re required;
- xi) permit any other exceptions required to facilitate the final site plan; and
- xii) that the Holding Symbol "(H)" shall not be removed from the subject lands until a Site Development Application for the proposed development is approved by Council; and servicing capacity has been identified and allocated for the development by the City."

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachment #1 to facilitate the development of a 116 unit residential townhouse development, on a common element condominium road, with lot frontages ranging between 4.20 m to 4.9 m, as shown on Attachment #2:

1. An Official Plan Amendment Application (File OP.06.008) to amend the Official Plan, specifically OPA #240 (Woodbridge Community Plan) to redesignate the subject lands shown on Attachment #2 from "Low Density Residential" to Medium Density Residential" (tableland) and "Open Space" (buffer) with site-specific development policies to facilitate the proposed development.
2. A Zoning By-law Amendment Application (File Z.06.022) to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachment #2 from R1 Residential Zone to RM2(H) Multiple Residential Zone with the addition of the Holding Symbol "(H)" (tableland), and OS1 Open Space Conservation Zone (buffer) as shown on Attachment #3, together with site-specific zoning exceptions to facilitate the proposed development.

Background - Analysis and Options

The subject lands shown on Attachment #1 represent an assembly of 2 properties (8299 and 8355 Kipling Avenue) into one 2.18 ha parcel. The subject lands are located on the east side of Kipling Avenue, south of Langstaff Road, 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. Mature trees and a significant tree stand are located along the eastern property line abutting the Board of Trade Golf Course. 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(a), "Residential Specific Policies", which permit lots for single detached residential units 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 detached (R3 Residential Zone) and approved semi-detached dwellings (R5(H) Residential Zone with Holding Symbol "(H)")
- East - Board of Trade Golf Course (OS1 Open Space Conservation Zone and OS2 Open Space Park Zone)
- West - Kipling Avenue; existing townhouse and detached residential dwellings (RM1 Multiple Residential Zone and R3 Residential Zone, respectively)

Public Hearing

On August 25, 2006, a Notice of Public Hearing was mailed to all property owners within 120 m of the subject lands, and to the Kipling Avenue Ratepayers Association and West Woodbridge Homeowners Association. At the Public Hearing on September 18, 2006, Council considered the applications to amend the Official Plan and Zoning By-law, and for Draft Plan of Subdivision (related File 19T-06V03) approval. At the meeting several residents spoke in opposition to the proposed development expressing concerns with the proposed intensification, built form, traffic and consideration of the applications prior to the completion of the Kipling Avenue Corridor Study. In addition, a petition in support of the proposed development with 7 names on it was submitted to the City on September 26, 2006. The petition expressed support for the proposed development and its consideration prior to the completion of the Kipling Avenue Corridor Study. The recommendation of the Committee of the Whole, to receive the Public Hearing report and to forward a technical report to future Committee meeting, was ratified by Council on September 25, 2006.

Land Use Status

Provincial Policy Statement (PPS 2005)

The Provincial Policy Statement (PPS) sets out overall directions on matters of provincial interest related to land use planning and development, and includes policies that encourage new growth to urban areas. The PPS promotes efficient, cost effective development and land use patterns that are based on densities which:

- i) efficiently use land, resources, infrastructure and public service facilities;
- ii) avoid the need for unnecessary and/or uneconomical expansion of infrastructure; and
- iii) support the use of public transit in areas where it exists or is to be developed.

The PPS promotes a full range of housing types and densities to meet projected demographic and market requirements of current and future residents, by ensuring all forms of residential intensification in parts of built-up areas have sufficient infrastructure to create a potential supply of new housing units. The proposal meets the intent of the Provincial Policy Statement.

Provincial Growth Plan - Places to Grow

The Province approved the Places to Grow Plan in 2006, which is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form and housing. "Places to Grow" promotes increasing intensification of the existing built-up areas, with a focus on urban growth centres, intensification corridors and major transit station. Concentrating intensification in these areas provides for a focus for transit and infrastructure investment to support growth and for building compact, transit-supportive communities in greenfields. "Places to Grow" requires that by 2015, a minimum of 40% of all residential development is to occur within the defined built-up area.

The subject lands fall within the Woodbridge Community Plan (OPA #240) and within the Kipling Avenue Corridor Plan (OPA #356) and are located just outside the boundary of the Woodbridge Core Area located further south. The Kipling Avenue Corridor in the general vicinity of the subject lands has been subject to approvals of higher density development applications and inquiries for redevelopment, which has resulted in the need to review the appropriate land uses for this corridor. The Kipling Avenue Corridor Study, which has commenced, and is being undertaken by the City's Policy Planning Department, will examine the current land use context and planning policies and recommend the appropriate land use and policies to direct future development in the corridor.

In view of the above, the applications to amend the Official Plan and Zoning By-law to permit higher density residential uses on the subject lands are consistent with the Provincial Places to Grow document by directing growth to built-up areas where the capacity exists to best accommodate the expected population, household and employment growth, and by promoting transit-supportive densities.

Regional Official Plan

The Region of York Official Plan (YROP) identifies Vaughan and specifically the subject lands, as an "Urban Area". The objectives of the Regional Plan include targeting growth to existing built-up portions of urban areas, encouraging carefully planned intensification, and providing for a broad range of housing types. The proposed development is consistent with these Regional Official Plan policies.

The Regional Municipality of York has reviewed the proposed amendment to permit the proposed townhouse development and consider it to be consistent with and supportive of the Regional Official Plan policies that promote a wider range of housing choices for residential intensification and compact urban forms.

Based on the above, the Region of York has advised that Official Plan Amendment Application is considered to be a routine matter of local significance and has exempted final approval of the implementing Amendment, if approved by Vaughan Council, from approval by Regional Planning Committee and Council.

Vaughan Official Plan

OPA #240 (Woodbridge Community Plan) as amended, designates the subject lands "Low Density Residential", subject to Section 3.4(a) "Residential Specific Policies", which permits only large single detached residential lots abutting the golf course with a minimum of 930 m² in area. The Owner has applied to amend the Official Plan to redesignate the subject lands to "Medium Density Residential" (tableland) to facilitate the development of 116 townhouse units. The valley lands will be redesignated to "Open Space" and conveyed to the Toronto and Region Conservation Authority.

A general goal of OPA #240 is to create a distinct residential community of scale and character that relates well to the existing village quality of Woodbridge, and possess a strong sense of community identity. With respect to housing, OPA #240 provides for a predominantly low density community with some higher densities to accommodate senior citizens and other family housing needs. The Official Plan also states the following, with respect to densities:

"All medium and high density residential development shall be subject to site plan control which will ensure, among other things that adequate on-site parking, amenity area, setback, landscaping, parking and internal road widths are provided."

If approved, the proposed residential development will be subject to site plan approval.

Density

The subject lands are located within Neighbourhood 1 of the Woodbridge Community Plan, which permits a maximum density of 35 units per hectare, thereby yielding 75 units (2.14 ha @ 35 uph) on the subject lands.

The site has a lot area of 2.14 ha (to include open space buffer lands, but not the road widening), and proposes 116 residential units on the lands. The net residential density proposed for the subject lands is 55 units per hectare (uph) (116 residential units/2.14 ha = 55 uph).

Kipling Avenue Corridor Study

Lands within the Kipling Avenue Corridor have been subject to approvals for higher density development applications and inquiries for redevelopment, which has resulted in the need to review the appropriate land uses for this corridor. On September 11, 2006, Council approved a Terms of Reference for the preparation of a land use study for the Kipling Avenue Corridor, which includes the subject lands as shown on Attachment #8. The Official Plan and Zoning Amendment applications that are required to facilitate the proposed development were submitted prior to Council approving the Terms of Reference for the study, and therefore, are proceeding in advance of the study.

Zoning

The subject lands are zoned R1 Residential Zone by By-law 1-88, which permits only single detached dwellings on minimum 18 m frontage lots. An amendment to the Zoning By-law is required to rezone the subject lands to RM2(H) Multiple Residential Zone with the addition of the Holding Symbol (H), and OS1 Open Space Conservation Zone (open space buffer) as shown on Attachment #3 and with site specific zoning exceptions to facilitate the proposed residential townhouse development. Based on the site plan submitted in support of the applications, the following exceptions to the RM2 Multiple Residential Zone standards are required:

- i) permit a minimum lot area of 16,917 m² (not including Block 2 and road widening), whereas 26,680 m² is required;
- ii) permit a maximum of 116 units on the subject lands;
- iii) permit a minimum front yard setback of 2.1 m, whereas 4.5 m is required;
- iv) permit a minimum rear yard setback to the dwelling and to a deck of 2.0m and 0m, respectively, abutting an OS1 Open Space Conservation Zone, whereas 4.5 m and 2.7 m are required, respectively;
- v) permit a maximum building height of 12.4 m, whereas 11 m is permitted;
- vi) permit a minimum amenity area of 5,839 m², whereas a minimum of 10,400 m² is required;
- vii) permit a minimum 1.5 m wide strip of land around the periphery of an outdoor parking area; whereas 3.0 m is required;
- viii) permit a minimum setback to a garage of 6 m for all units with front loaded garages and 0 m for rear yard garages, whereas 6.4 m is required;
- ix) permit 23 visitor parking spaces, whereas 29 visitor spaces are required;
- x) permit one handicapped space, whereas 3 spaces are required; and
- xi) permit any other exceptions required to facilitate the final site plan.

The Development Planning Department is satisfied that the above-noted exceptions are appropriate to facilitate an urban-oriented townhouse development as proposed.

Although the amenity area requirements of By-law 1-88 are not met, the common centrally located open space amenity area as shown on Attachment #2 is provided for use by the residents of the development.

Servicing capacity is currently unavailable to for the proposed development. Accordingly, it is recommended that the lands be zoned with the Holding Symbol "(H)" provision which shall remain on the lands until such time as water and sanitary servicing capacity has been identified and allocated by the City for this development. In addition, prior to the removal of the Holding Symbol "(H)", a Site Development Application must be approved.

Planning Considerations

Land Use Compatibility

The subject lands are located within an area that is in transition, which is reinforced by development applications and inquiries respecting redevelopment in the Kipling Avenue corridor. The general area consists of older single detached homes, townhouses, and industrial uses located adjacent to the CP Rail line, including Woodbridge Foam and Woodbridge Lumber. Newer subdivisions consisting of single detached homes are located to the northwest of the subject lands, while conservation land and the Board of Trade Golf Course abut the north and eastern lot lines. Directly across the street are older townhomes accessed by a rear laneway.

From a land use perspective, the proposed residential townhouse uses are compatible with the primarily residential and open space uses which surround the subject lands. With respect to built form, the subject lands directly abut existing residential uses only to the south, open space to the north and east, and Kipling Avenue and townhouses to the west. The townhouses to the west demonstrate that this building form can be integrated into the community. The site plan indicates that the minimum rear yard for southerly Blocks "A" and "B" as shown on Attachment #2 is 7.0 m, which is a sufficient separation distance to the existing residential buildings to the south. However, it is suggested that the side yard setback from Kipling Avenue for the most northerly unit in Block "A" be increased to a minimum of 6.0 m, whereas 4.3 m is provided, in order to provide a greater separation of the rear amenity area of the end unit from Kipling Avenue for noise attenuation reasons, and to provide an additional landscape buffer. In addition, it is suggested that the setback from Block "P" (as shown on Attachment #2) abutting the existing southerly residential lots be increased to 4.5 m, from the proposed 1.5 m, in order to provide a greater distance separation from the residential dwellings to the south. These two matters will be reviewed in greater detail when a formal site plan application is submitted.

The built form proposed with a maximum height of 3-storeys is compatible with the surrounding development, and there are many examples of development throughout the City and GTA demonstrating that townhouse development can successfully be integrated into existing and new communities adjacent to detached residential development. As noted above, Provincial and Regional policies encourage intensification and direct it to existing built-up areas. The proposed development is consistent with these policies. The Development Planning Department is satisfied that the proposed uses can be developed in a manner that is compatible with the surrounding land uses, provided the appropriate development standards are implemented through the zoning by-law, and screening and buffering is provided, which will be reviewed at the site plan approval stage.

Proposed Draft Plan of Subdivision

The Owner has submitted a draft plan of subdivision (File 19T-06V03) as shown on Attachment #3, which proposes 3 separate blocks. Block 1 will accommodate the lands for the residential townhouses, common element roads and parking areas. Block 2 will be dedicated to the Toronto and Region Conservation Authority as an open space buffer block and will be redesignated and zoned in manner that will prevent this from being developed for any other purposes. Block 3 is a road widening and will be dedicated to the City of Vaughan. The draft plan of subdivision is currently under review and will be brought forward to a future Committee of the Whole meeting for consideration.

The Owner will be required to submit an Edge Management Report and Plan for the Buffer Block, Master Architectural and Landscape Plans, existing tree preservation plans, lighting plans and a site servicing plan incorporation grading, prior to draft plan of subdivision approval.

Preliminary Site Plan

The Owner has submitted a preliminary site plan as shown on Attachment #2. The plan proposes 116 residential townhouse units distributed over 16 residential blocks. The proposed townhouse units have lot frontages ranging from approximately 4.2 m to 4.9 m in width, all accessed by either a common element road or a laneway. The interior of the site is designed with the more urban oriented 4.2 m frontage lots with rear laneway access and overhead amenity patio area. The periphery of the site includes the 4.9 m frontage lots with units having a front door and driveway located in the front yard and with the amenity area in the rear yard. The proposed typical building elevations are shown on Attachments #4 to #7 inclusive. The end units located at the north and south limits of the site that flank onto Kipling Avenue should consider providing a façade that faces Kipling Avenue to reflect a main elevation treatment.

The proposed site plan shows residential blocks comprised of up to 10 units, whereas the City of Vaughan Design Standards Review undertaken in July 2002 recommends a maximum of 6 units per block. The redesign of the larger blocks may be necessary to reduce the number of units at the site plan stage.

The site is accessed by a crescent road that provides two access points onto Kipling Avenue and to several rear laneways, all of which are common elements to the residential units. A parking area dedicated for visitor parking is proposed primarily in two locations, being at the east limit of the amenity area and parallel along the north side of the first street leading into the site from the southerly driveway as shown on Attachment #2. An amenity area is centrally located on the subject lands.

The Development Planning Department is generally satisfied with the preliminary site plan design, however certain design issues as discussed earlier, will need to be reviewed in more detail at the site plan stage.

Buffer Block

The applicant proposes to dedicate a buffer block (Block 2) as shown on Attachment #3 to the Toronto and Region and Conservation Authority.

The 4,470.43 m² buffer block located along the north and easterly lot lines will be used solely for a naturalized open space area, and separated from the development by a chain link fence. The 18 m stable slope is taken from the natural/physical top of bank and includes a 10 m ecological buffer area.

The Buffer Block will be dedicated through the approval of the related Draft Plan of Subdivision File 19T-06V03.

Parkland Dedication

Cash-in-lieu of parkland dedication in accordance with the Planning Act and City Policy will be required through the draft plan of subdivision process.

Parking

The preliminary site plan shown as Attachment #2 proposes 255 parking spaces, of which 232 spaces are for the residents (2 spaces/unit) and 23 spaces are reserved for visitor parking. By-law 1-88 requires a minimum amount of parking for the site as follows:

Townhouse: 116 unitsx1.5 spaces/unit = 174 spaces
Visitors: $\frac{116 \text{ units} \times 0.25 \text{ spaces/unit}}{1} = 29 \text{ spaces}$
Total Parking Required = 203 spaces
Total Parking Provided = 255 spaces

The proposal exceeds the minimum total required number of parking spaces of By-law 1-88, however, the preliminary site plan includes only 23 visitor parking spaces, whereas 29 visitor spaces are required. However, given that there will be 52 additional parking spaces on the overall site, the deficiency of visitor parking spaces is considered acceptable. Through the site development process, opportunities for additional visitor parking spaces will be reviewed.

Engineering

i) Servicing

Water and sanitary sewer servicing capacity is not available to service this proposal and must be identified and allocated by Council. If approved, the lands will be zoned with the Holding Symbol (H), which will be lifted upon confirmation that adequate water supply and sewage treatment capacity are available to accommodate the proposed development and have been allocated by Council. A Functional Servicing Report must be submitted for review and approval in support of the subdivision/site plan applications.

ii) Environmental

The City Engineering Department has reviewed the third submission of the Phase 1 Environmental Site Assessment report for the subject lands prepared by Water and Earth Science Associates Ltd. (WESA) and was found to be acceptable to the City.

However, prior to the approval of any site plan and/or draft plan of subdivision and prior to building permit application, a qualified environmental consultant must certify that the septic systems are appropriately decommissioned and the above-ground and underground storage tanks are properly removed and disposed off site.

Toronto and Region Conservation Department

The Toronto and Region Conservation Authority (TRCA) has reviewed the proposed development plan proposing 116 townhouse units with an 18 m buffer from the physical top of bank to the proposed limit of development.

The TRCA in their letter dated June 5, 2007 indicated that they agree to the provision of an 18 m buffer from the physical top of bank to the proposed limit of development as shown on Attachment #2.

The limits of the natural features staked by TRCA Staff on November 28, 2005, the long term stable top of bank and the 10 m buffer that the TRCA requests from the limits of the natural features and/or hazards are captured within the 18 m buffer.

In light of the above, the TRCA has requested as a condition of approval that the 18 m buffer and any lands below the physical top of bank be rezoned into an open space or other suitable zoning category and that the official plan designation also be revised to reflect this change. The TRCA also requested that as a condition of draft plan approval, that these future open space lands be dedicated into public ownership, that an easement be granted on the residential lands to allow access to future open space lands, and that the applicant erect a permanent fence to the satisfaction of the TRCA between the residential and future open space lands.

Additional studies have also been requested to be submitted for review and approval by the TRCA, prior to the approval of the Draft Plan of Subdivision.

In light of the above, TRCA staff has no objections to the Official Plan Amendment Application OP.06.008 and Zoning By-law Amendment Application Z.06.022, subject to the following conditions:

1. That the 18 m buffer and any lands below the physical top of bank, as shown on Drawing No. A-1 Alternative Site Plan with Public Park prepared by OP Design Inc., dated August 8, 2005 and revised June 1, 2007 (Attachment #2) be zoned and designated as open space or other suitable zoning category, which has the effect of prohibiting development to the satisfaction of the TRCA.
2. That the applicant provide a minimum 2 m structural setback from the limit of the open space lands.

Development Process

The subject lands represent the assembly of two lots having a total combined land area of 2.18ha, which includes the entire site (ie. buffer lands and road widening). The implementing Official Plan and Zoning By-law Amendments will provide the appropriate land use and development standards to implement the proposed development. An application for Draft Plan of Subdivision (19T-06V03) has been submitted to consolidate the lots into one residential block under a single M-Plan. This will enable the creation of the freehold townhouse blocks and the subsequent creation of individual lots through the lifting of Part Lot Control. A site development application will be required for the development of the townhouse blocks and will assist in the coordination of land uses, servicing, traffic and pedestrian access with design and building siting. The common element blocks such as the road, visitor parking areas, and amenity space, areas would be created through a Draft Plan of Condominium Application.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Regional Implications

The Regional Municipality of York has reviewed the proposed Official Plan and Zoning By-law Amendment Applications to permit the development of a townhouse complex and consider it to be consistent with and supportive of the Regional Official Plan policies that promote a wider range of housing choices for residents, intensification and compact urban forms. Accordingly, the Region of York considers the Official Plan Amendment Application to be a matter of local significance and has exempted it from approval by Regional Planning Committee and Council.

The Region of York will be party to the site plan agreement, if the subject applications are approved.

Conclusion

The Development Planning Department has reviewed the Official Plan and Zoning By-law Amendment Applications, Files OP.06.008 and Z.06.022 (1463291 Ontario Inc., c/o Dunpar Homes) in the context of the applicable Provincial, Regional and City policies, the requirements of the By-law 1-88, and the surrounding land use context.

Official Plan Amendment #240 (Woodbridge Community Plan), while providing for a predominantly low density residential community, also encourages some higher densities to

accommodate senior citizens and other family needs. The Regional Official Plan encourages a broader range of housing forms for the Woodbridge Community. The applications are also consistent with the Provincial Policy Statement and Growth Plan, which promote a full range of housing types and densities within settlement areas. The Development Planning Department is satisfied that the proposed development would be compatible with the surrounding lands from both a land use and built form perspective, subject to the comments and recommendations in this report.

In light of the above, the Development Planning Department can support the application to amend the Official Plan to redesignate the subject lands from "Low Density Residential to Medium Density Residential" and "Open Space" to facilitate a 116 unit residential townhouse development with common element roads. The implementing Official Plan Amendment would include policies to ensure the co-ordination of land uses (buffer area), and that the necessary studies (ie. noise, traffic environmental, etc.) be submitted for review and approval prior to the registration of the draft plan of subdivision and or site development agreement.

On this basis, the Development Planning Department can also support the proposed rezoning of the site from R1 Residential Zone to OS1 Open Space Conservation Zone (buffer) and RM2(H) Multiple Residential Zone with the addition of the Holding Symbol "(H)" (tableland) and with site-specific exceptions to implement the townhouse proposal as discussed in this report.

Attachments

1. Location Map
2. Proposed Site Plan
3. Draft Plan of Subdivision 19T-06V03
4. Typical Elevations – 4.26 m (14') wide units
5. Typical Elevations – 4.26 m (14') wide units with corner Bay End Units
6. Typical Elevations – 4.87 m (16') wide units
7. Typical Side Elevations – 4.26 m and 4.87 m (14' and 16') with wide units with corner Bay End Units
8. Kipling Avenue Corridor Study Boundary

Report prepared by:

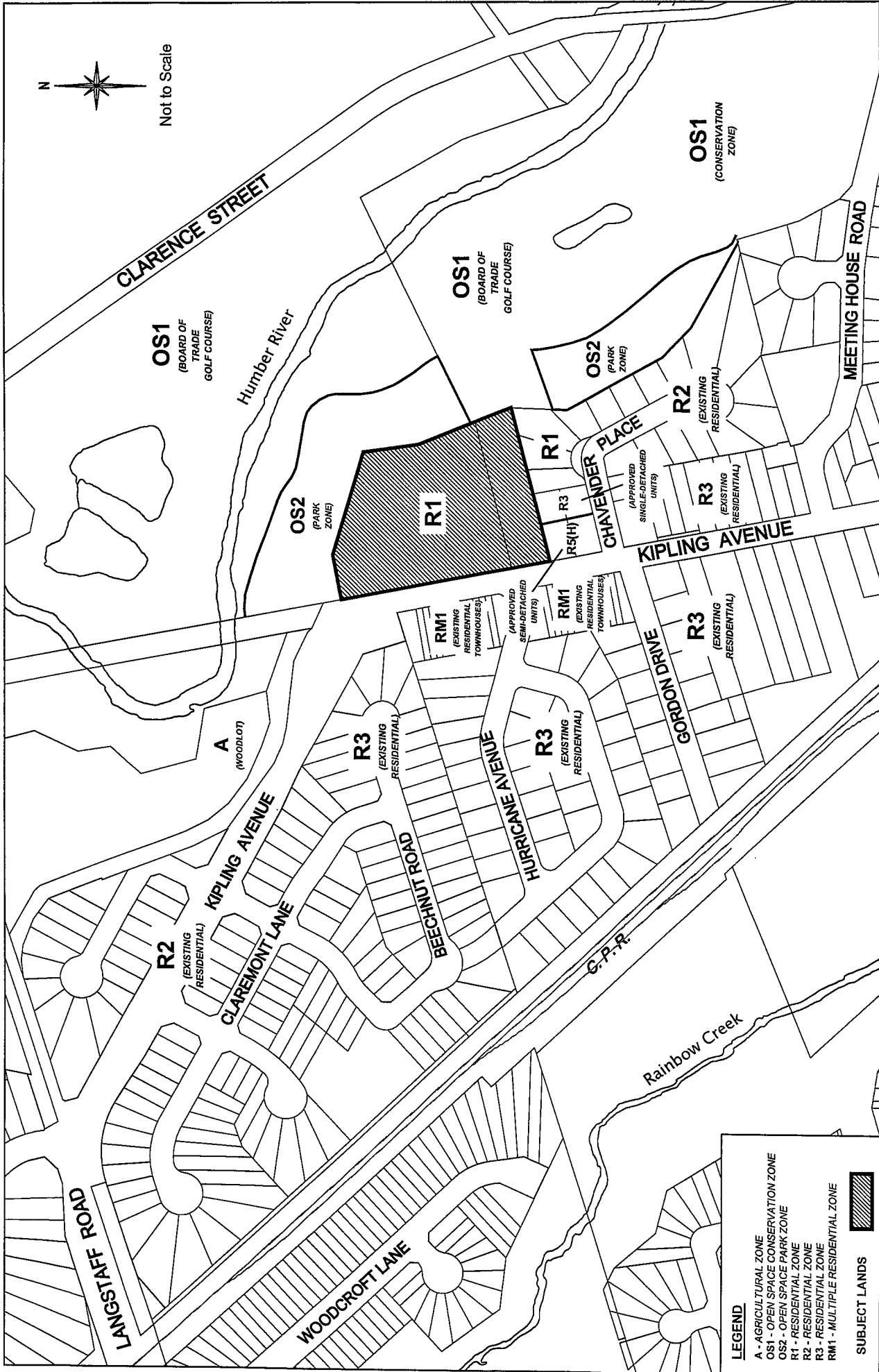
Eugene Fera , Planner, ext. 8064
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



- 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**
- [Shaded Box]

Location Map

Part of Lots 9 & 10,
Concession 7
APPLICANT:
 1463291 ONTARIO LTD.
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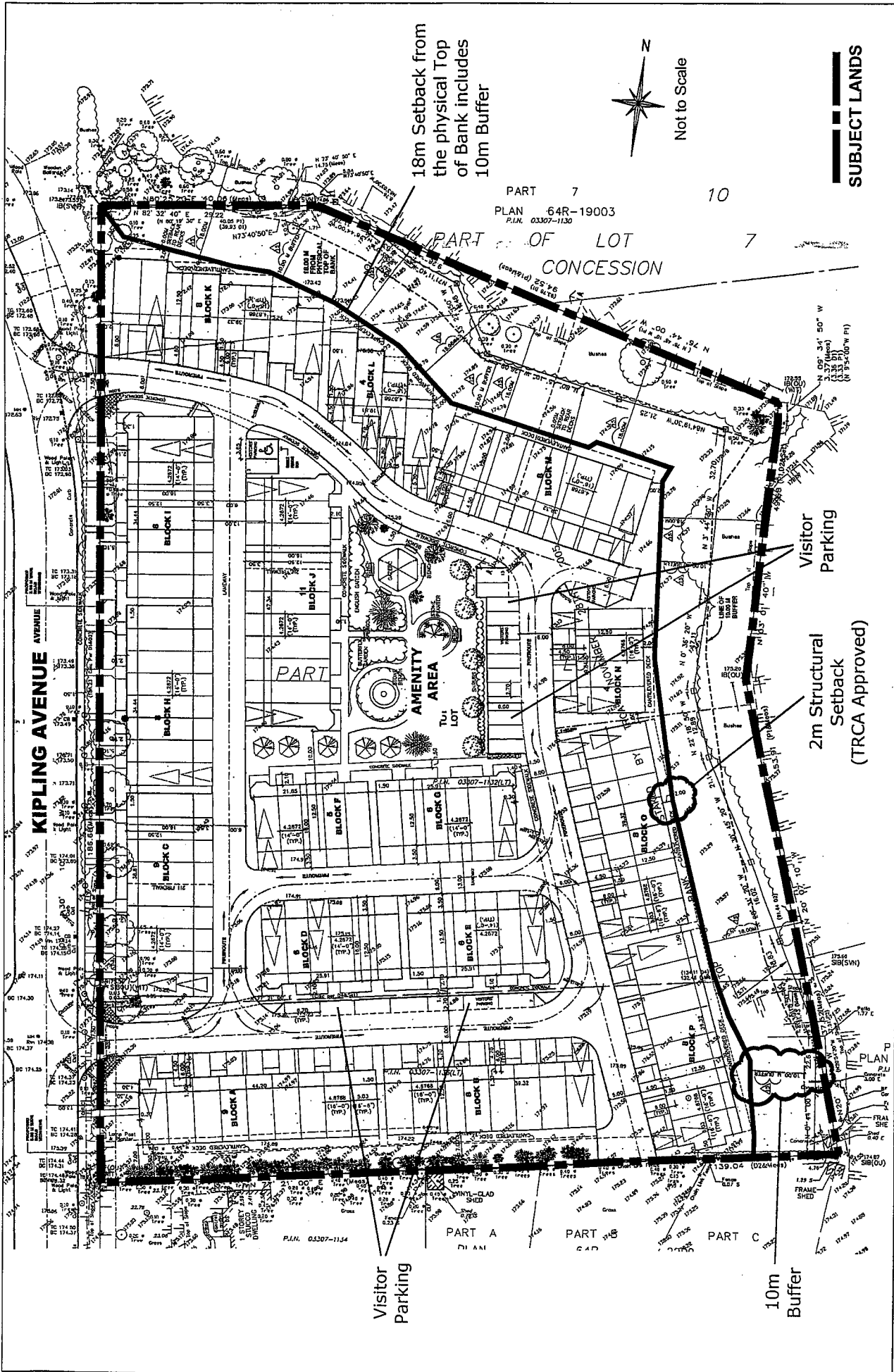
The City Above Toronto

Development Planning Department

Attachment 1

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

June 7, 2007



Proposed Site Plan

Part of Lots 9 & 10,
Concession 7

APPLICANT:
1463291 ONTARIO LTD.

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The City Above Toronto

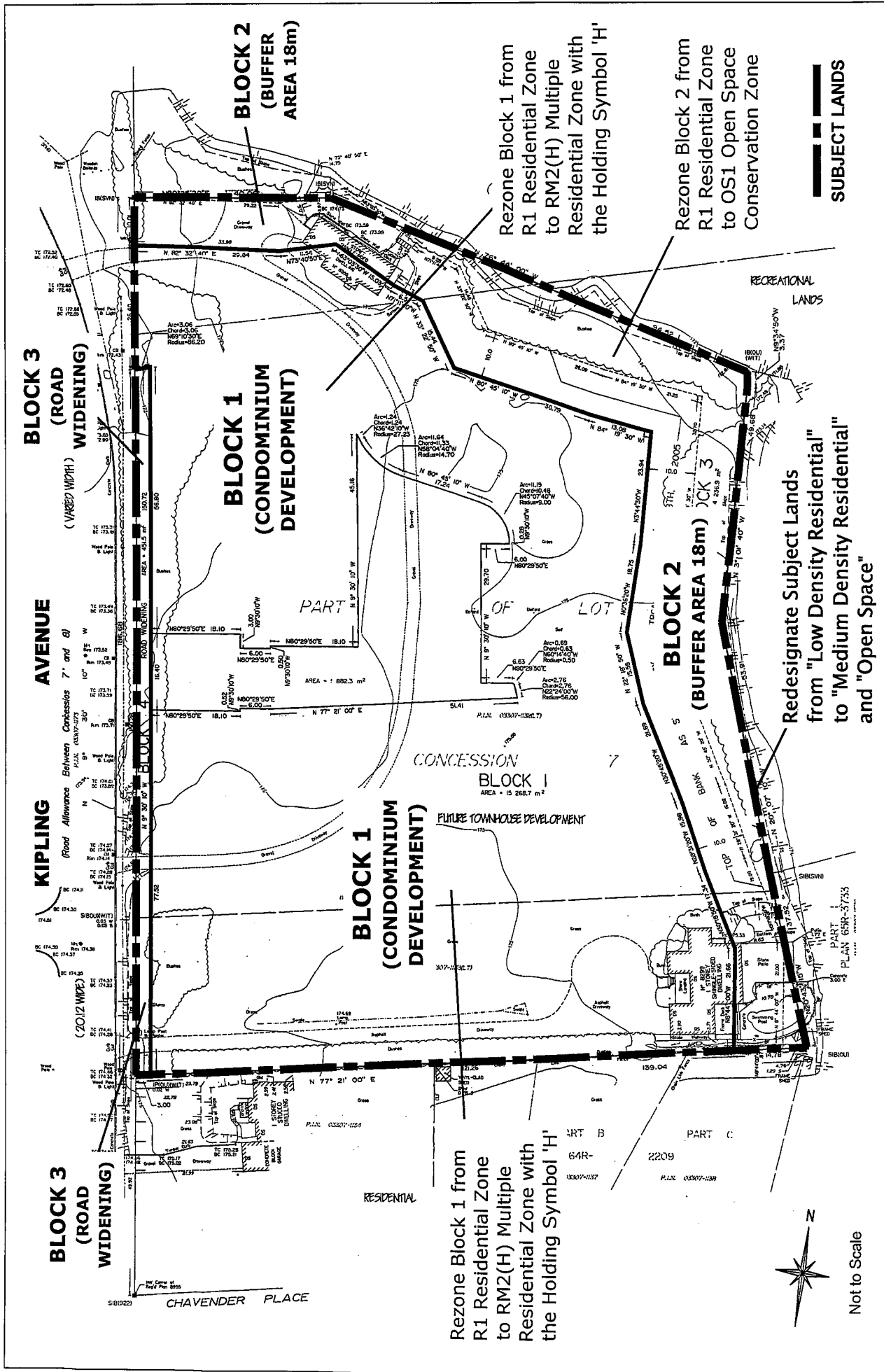
Development Planning Department

Attachment

2

FILE NO.:
Z.06.022 & OP.06.008
RELATED FILE:
191-06V03

June 7, 2007



Rezone Block 1 from R1 Residential Zone to RM2(H) Multiple Residential Zone with the Holding Symbol 'H'

Rezone Block 1 from R1 Residential Zone to RM2(H) Multiple Residential Zone with the Holding Symbol 'H'

Rezone Block 2 from R1 Residential Zone to OS1 Open Space Conservation Zone

— SUBJECT LANDS

Redesignate Subject Lands from "Low Density Residential" to "Medium Density Residential" and "Open Space"

Attachment 3

FILE No.: Z.06.022 & OP.06.008
RELATED FILE: 19T-06V03
June 7, 2007



The City Above Toronto

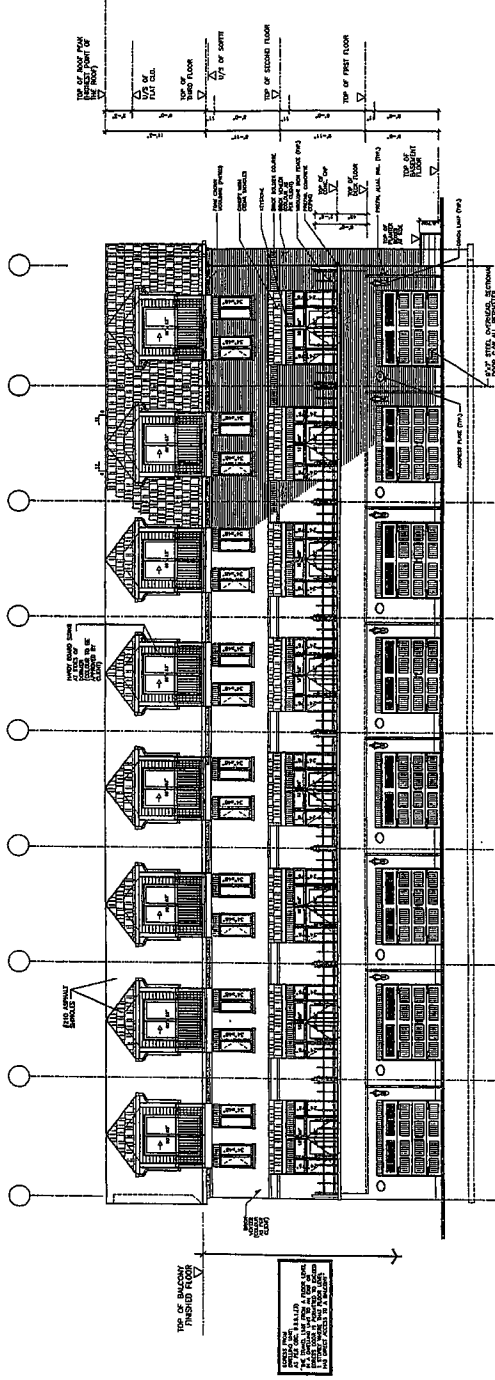
Development Planning Department

Draft Plan of Subdivision 19T-06V03

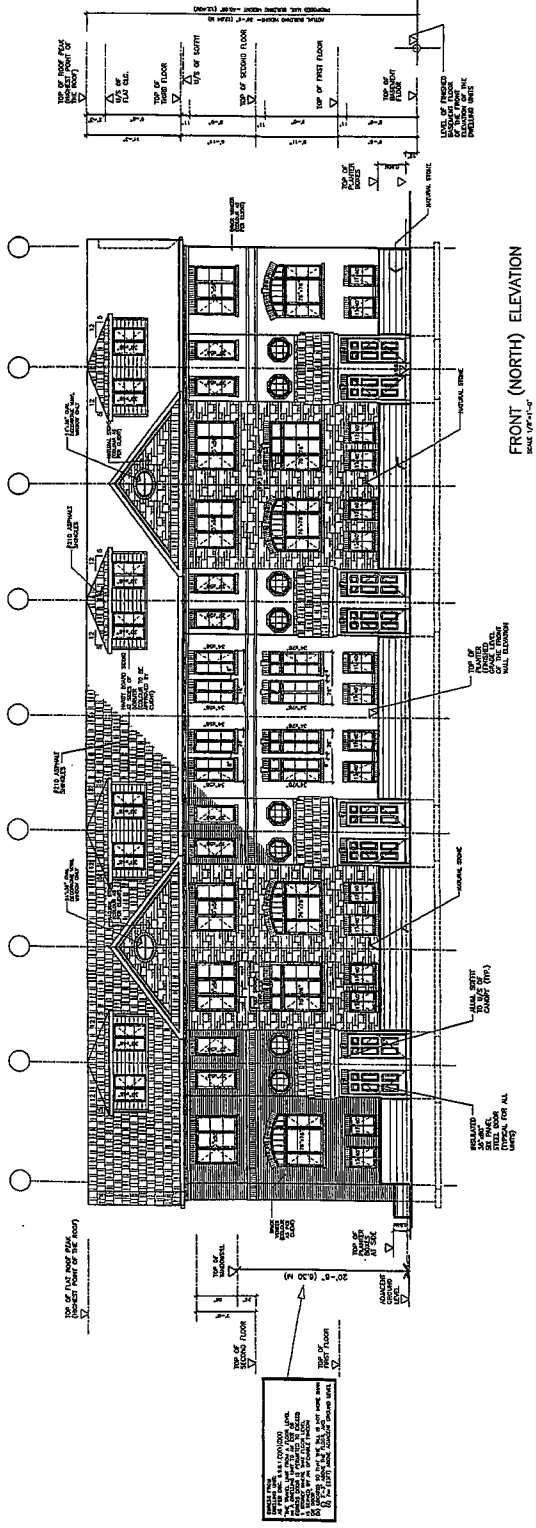
Part of Lots 9 & 10, Concession 7

APPLICANT: 1463291 ONTARIO LTD.

N:\OPT\1 ATTACHMENTS\OP\06.008-06.022



TYP. REAR ELEVATION
SCALE: 1/8"=1'-0"



FRONT (NORTH) ELEVATION
SCALE: 1/8"=1'-0"

Not to Scale

Typical Elevations - 4.26m (14') Wide Units

APPLICANT:
1463291 ONTARIO LTD.

Part of Lots 9 & 10,
Concession 7



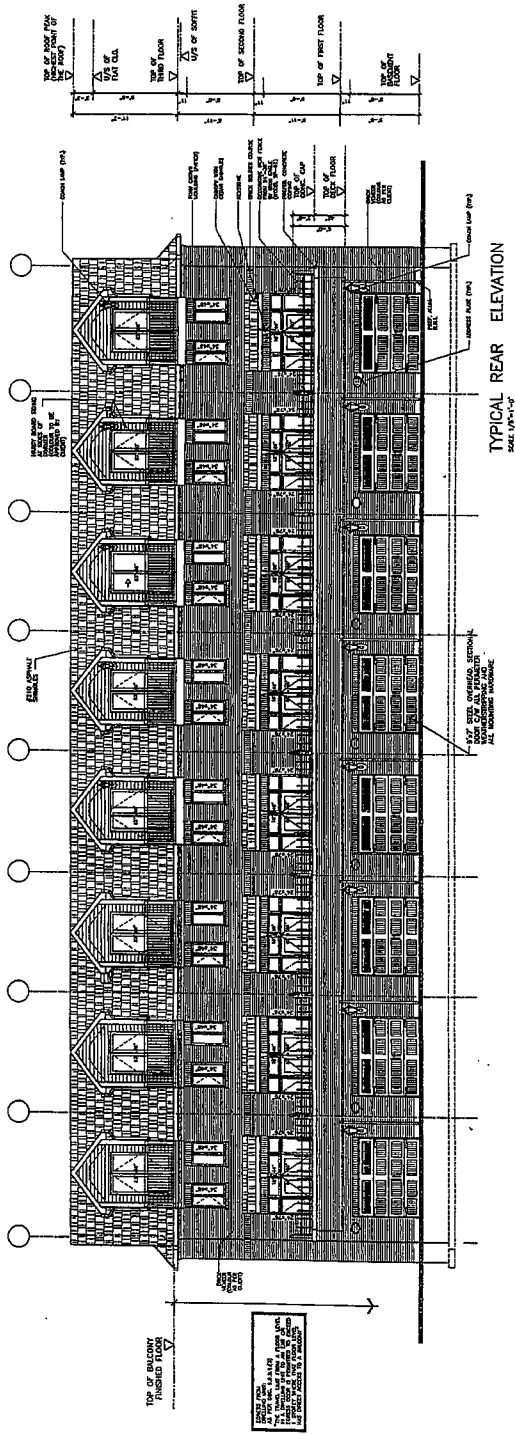
The City Above Toronto

Development Planning Department

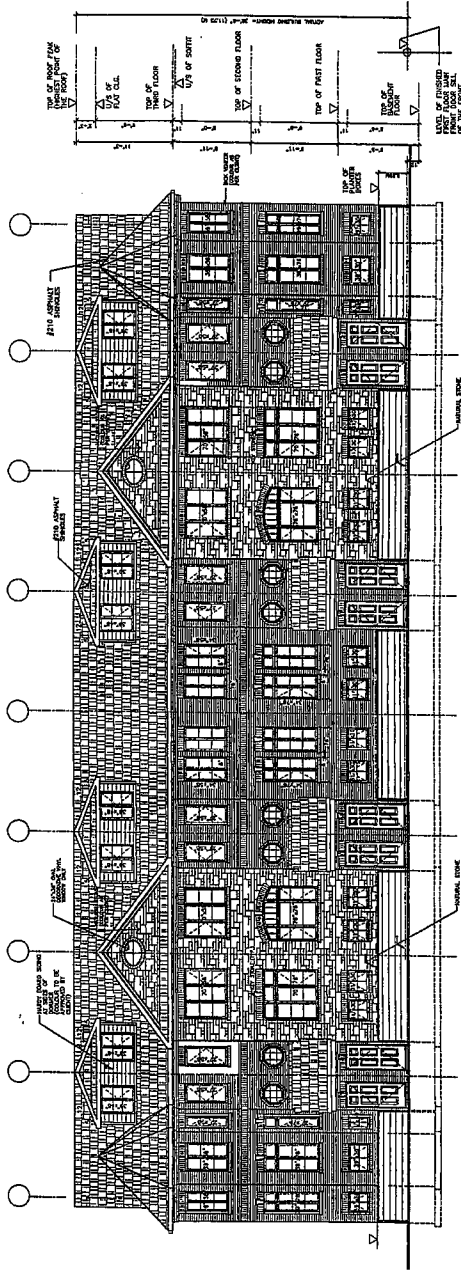
Attachment 4

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

June 7, 2007



TYPICAL REAR ELEVATION
SCALE: 1/8" = 1'-0"



TYPICAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Not to Scale

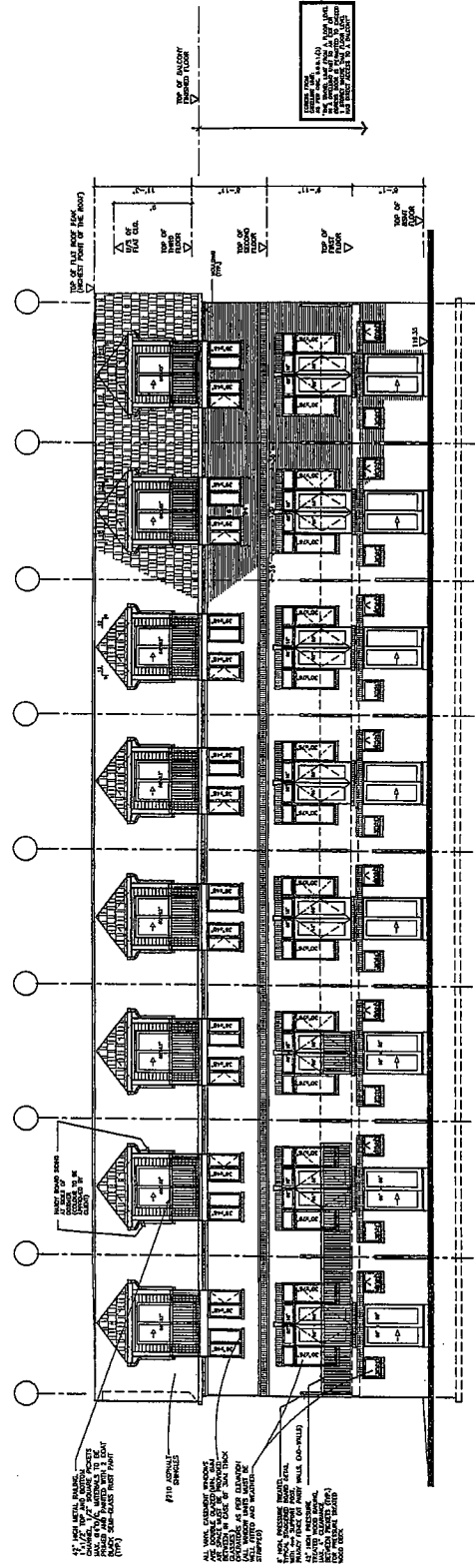
**Typical Elevations - 4.26m
(14') Wide Units with
Corner Bay End-Units**
 APPLICANT:
 1463291 ONTARIO LTD.
 Part of Lots 9 & 10,
 Concession 7



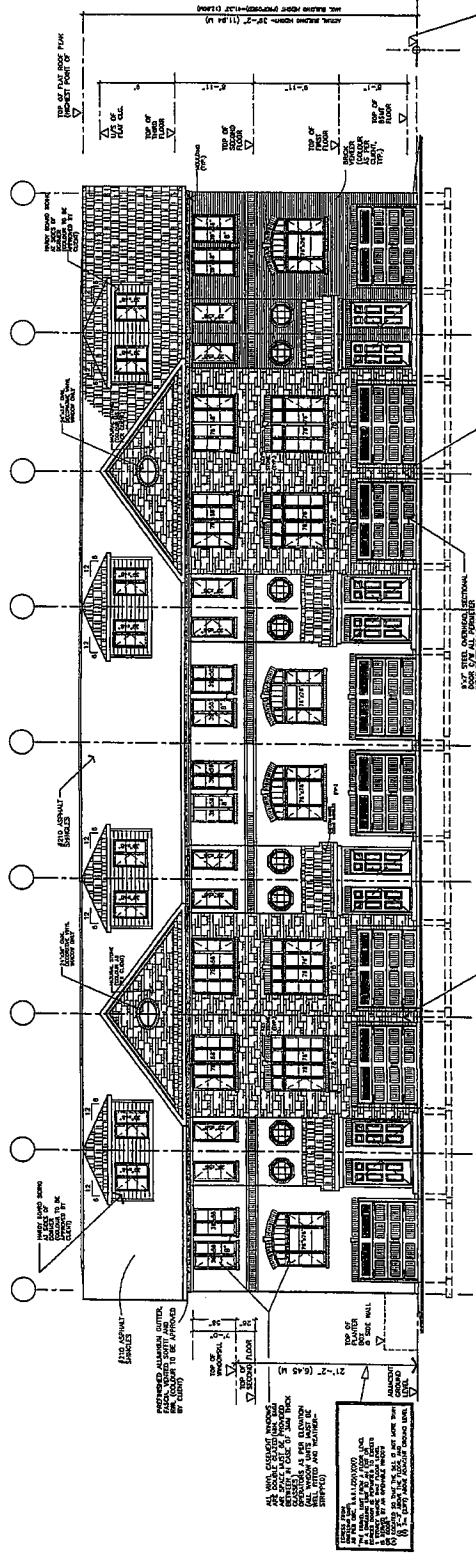
Development Planning Department

Attachment 5
 FILE No.:
 Z.06.022 & OP.06.008
 RELATED FILE:
 19T-06V03
 June 7, 2007

N:\DPT\1 ATTACHMENTS\OP\06.008\06.022



REAR ELEVATION
SCALE: 1/8"=1'-0"



FRONT ELEVATION
SCALE: 1/8"=1'-0"

Not to Scale

**Typical Elevations -
4.87m (16') Wide Units**

APPLICANT:
1463291 ONTARIO LTD.

Part of Lots 9 & 10,
Concession 7

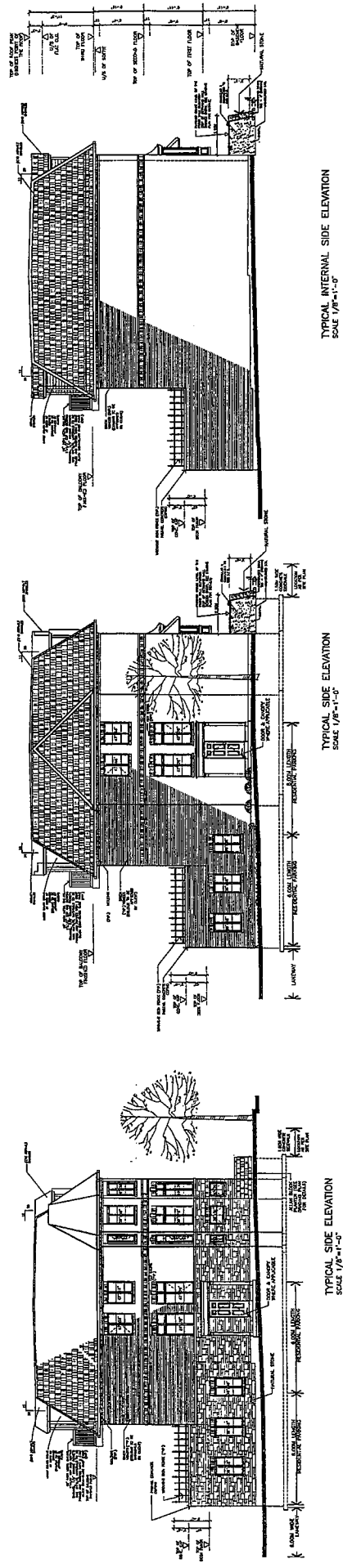


Development Planning Department

**Attachment
6**

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

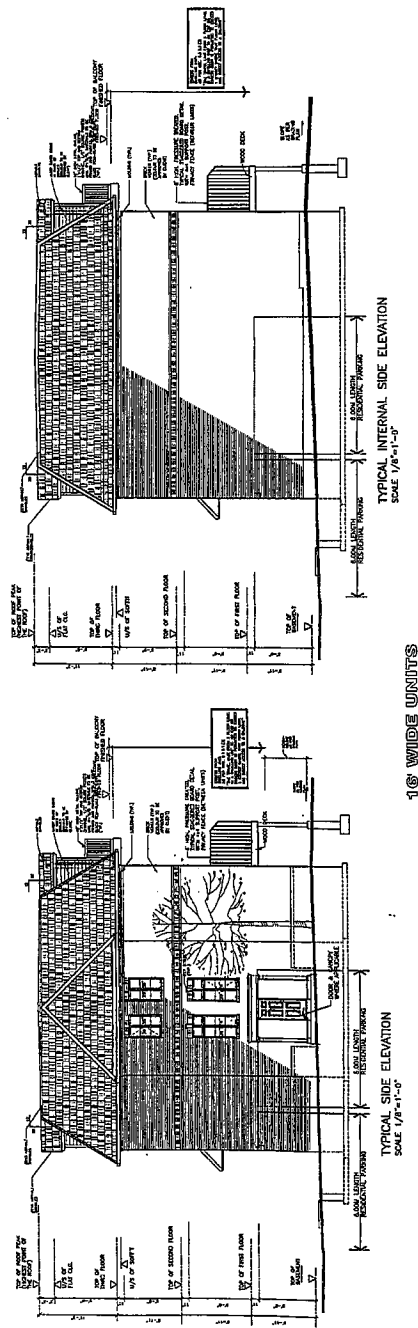
June 7, 2007



TYPICAL INTERNAL SIDE ELEVATION
SCALE 1/8"=1'-0"

TYPICAL SIDE ELEVATION
SCALE 1/8"=1'-0"

14' WIDE UNITS



TYPICAL INTERNAL SIDE ELEVATION
SCALE 1/8"=1'-0"

TYPICAL SIDE ELEVATION
SCALE 1/8"=1'-0"

16' WIDE UNITS

Not to Scale

Typical Side Elevations - 4.26m & 4.87m (14' & 16') Wide Units with Corner Bay End-Units

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

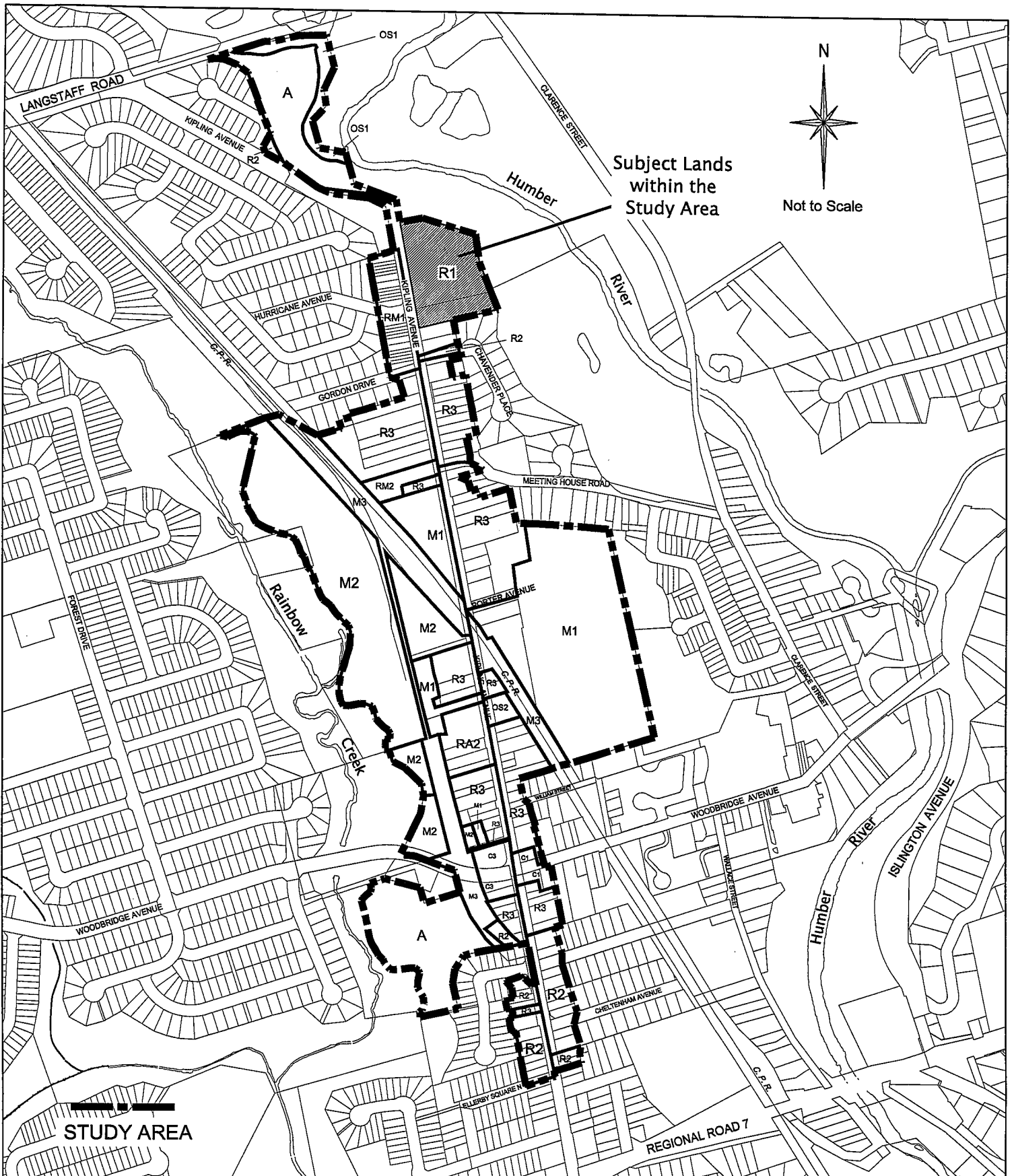


Development Planning Department

Attachment 7

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

June 7, 2007



1463291 Ontario Inc.
c/o Dunpar Homes

Part of Lots 6 - 10,
 Concessions 7 & 8



The City Above Toronto

Development Planning Department

Attachment

FILE No.:
 Z.06.022 &
 OP.06.008

May 14, 2007

8