

1. **OFFICIAL PLAN AMENDMENT FILE OP.07.012
ZONING BY-LAW AMENDMENT FILE Z.07.050
NASER GJURECI**

P. 2008.4

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.07.012 and Z.07.050 (Naser Gjureci) 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.

Communication Plan

On January 11, 2008, 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. As of January 22, 2008, 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.

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), to:
 - i) redesignate the subject lands from "Low Density Residential" to "Medium Density Residential"; and,
 - ii) increase the maximum permitted density in the "Medium Density Residential" designation from 35 units per hectare to 41 units per hectare.
2. Amend Zoning By-law 1-88 to rezone the subject lands from R3 Residential Zone to RM2 Multiple Residential Zone with the necessary zoning exceptions to permit the proposed development.

The applications will facilitate an increase in units, from 6 to a 7 unit residential townhouse Block served by a private driveway with access from Lansdowne Avenue, as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the north side of Regional Road #7, and east side of Kipling Avenue, being Lots 16, 17, 18, 19 and 20 on Plan 554, known municipally as 15 Lansdowne Avenue, City of Vaughan. The lands are currently vacant, and have a total site area of 0.1707 ha, with 9 m of frontage and a driveway from Lansdowne Avenue.

In 1994, an application to amend the Zoning By-law to permit the development of two-semi-detached dwellings (total of 4 units) on the subject lands was submitted to the City for consideration. The applicant was informed that the proposed development required an Official Plan Amendment, and on February 14, 1995, the applicant withdrew the zoning application.

On November 6, 2000, applications to amend the Official Plan (OPA #240) and Zoning By-law 1-88 (Files OP.00.021 and Z.00.102 - 9 Way Developments Inc.) were submitted to the City, which proposed 5 detached residential dwellings served by a private driveway. The applications were circulated and considered at a Public Hearing on January 22, 2001. On November 6, 2001, the City received a letter from the Owner requesting that the applications be revised to permit a 6 unit townhouse block accessed by a private laneway from Lansdowne Avenue. The revised applications were considered by Council at a Public Hearing held on January 21, 2002. The applications were subsequently closed by the applicant.

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan), and zoned R3 Residential Zone by By-law 1-88. The surrounding land uses are identified on Attachment #1.

Preliminary Review

Following a preliminary review of the 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 use, density, built form and site design, including consideration of the appropriate, setbacks, building height, site access, parking, and separation from existing uses;
- iii) the applications, if approved, will require the submission of future site plan and draft plan of condominium applications to facilitate the development;
- iv) 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;
- v) the availability of water and sanitary servicing capacity for the 7 residential units must be identified and allocated by Council, if approved;
- vi) parking adequacy will be reviewed, and a traffic impact study may be required to be submitted in support of the applications in order to determine and identify any associated traffic impacts and means for mitigation;
- vii) a noise study will be required to ensure appropriate noise mitigation measures are considered for the residential development given its' proximity to Regional Road #7. The noise study will require review by both the City and Region of York; and,
- viii) the following additional studies in support of the applications may be required, including planning justification, environmental reports, and urban design and architectural design guidelines.

Relationship to Vaughan Vision 2020

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

Regional Implications

The applications have been circulated to the Region of York for review and comment.

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, density, site design, access, traffic, parking, and servicing.

Attachments

1. Location Map
2. Proposed Site Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning


MARCO RAMUNNO
Director of Development Planning

/CM



LEGEND

- C1 - RESTRICTED COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE

SUBJECT LANDS 

Location Map

Part of Lot 6,
Concession 7
APPLICANT:
 NASER GUJRECI

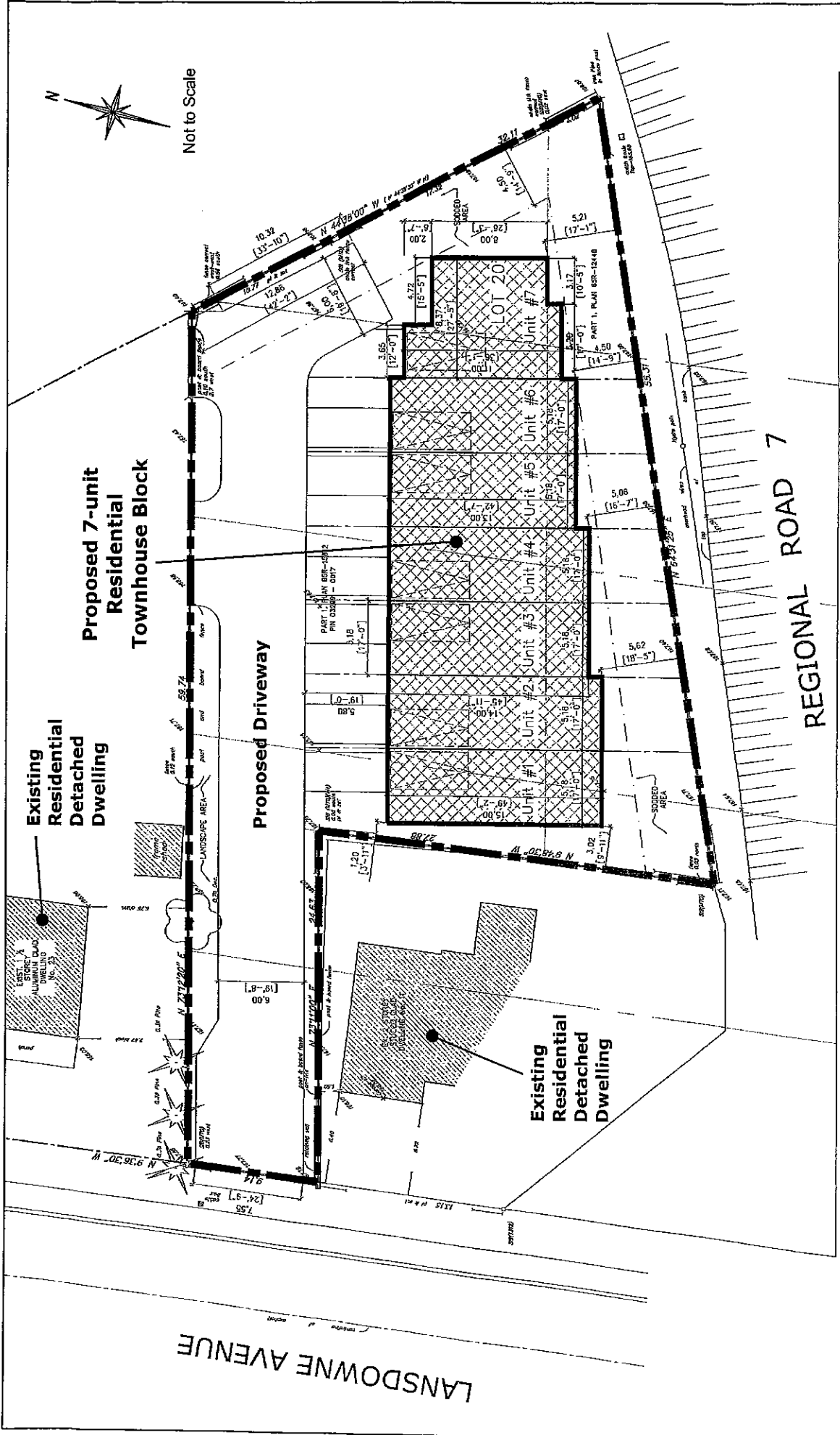


Development Planning Department

Attachment 1

FILE No(s):
 OP.07.012 &
 Z.07.050

January 22, 2008



SUBJECT LANDS **---**

Proposed Site Plan

Part of Lot 6,
Concession 7

APPLICANT:
NASER GJURECI

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The City Above Toronto

Development Planning Department

Attachment 2

FILE No(s):
OP.07.012 &
Z.07.050

January 22, 2008