

**2. ZONING BY-LAW AMENDMENT FILE Z.10.032  
WYCLIFFE KIPLING LTD. AND ANTOINETTE MARIE ALGIERI  
WARD 2**

**P.2011.12**

**Recommendation**

The Commissioner of Planning and the Director of Development Planning recommend:

THAT the Public Hearing report for File Z.10.032 (Wycliffe Kipling Ltd. and Antoinette Marie Algeri) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a) Date the Notice of a Public Meeting was circulated: March 18, 2011
- b) Circulation Area: 150m and to those individuals that requested notification.  
Comments received as of March 29, 2011: None

**Purpose**

The Owner has submitted a Zoning By-law Amendment Application (File Z.10.032) to amend By-law 1-88 on the subject lands shown on Attachments #1 and #2, specifically to rezone the subject lands from R3 Residential Zone and RM2 Multiple Residential Zone to RM2 Multiple Residential Zone to permit the development of 65 stacked townhouse units within 5 residential blocks, and the retention and relocation of two existing detached heritage dwellings (Thomas Wright House and McGillivray Shore House) as shown on Attachment #3. A 58 m<sup>2</sup> two storey addition is also proposed to the Thomas Wright House as shown on Attachment #3. In addition, the following site-specific zoning exceptions are proposed to implement the site plan shown on Attachment #3:

	<b>By-law Standard</b>	<b>By-law 1-88, RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to RM2 Multiple Residential Zone</b>
a.	Permitted Uses	i) Block Townhouse Dwelling ii) Apartment Dwelling iii) Multiple Family Dwelling	i) 65 Stacked Townhouse Units within 5 Block Townhouse Dwellings ii) 2 Single Family Detached Dwellings
b.	Minimum Front Yard (Kipling Avenue)	4.5 m	3.0 m

	<b>By-law Standard</b>	<b>By-law 1-88, RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to RM2 Multiple Residential Zone</b>
c.	<b>Minimum Parking Requirements</b>	<p>i) 65 Stacked Townhouse Units @ 1.75 spaces/unit (1.5 resident spaces + 0.25 visitor spaces) = 114 spaces plus,</p> <p>2 Single Family Detached dwellings @ 3.0 spaces per unit = 6 spaces</p> <p>Total Required Parking = 120 spaces</p> <p>ii) A strip of land not less than 3.0m in width around the periphery of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping, but this shall not prevent the provision of access driveways across the said strip.</p>	<p>i) Minimum of 93 parking spaces</p> <p>ii) A strip of land not less than 1.4m in width around the periphery of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping, but this shall not prevent the provision of access driveways across the said strip.</p>
d.	<b>Permitted Yard Encroachments and Restrictions</b>	A balcony may encroach into the required interior side yard to a maximum of 0.3m and no encroachment shall be closer than 1.2 m to an interior side yard.	A balcony (Block "D") may encroach into the required interior side yard (south) to a maximum of 0.7m and no encroachment shall be closer than 0.9 m to the interior side yard (south).
e.	<b>Minimum Amenity Area</b>	3905 m <sup>2</sup>	2900 m <sup>2</sup>
f.	<b>Minimum Lot Area Per Unit</b>	230 m <sup>2</sup> per unit	115 m <sup>2</sup> per unit

Other zoning exceptions may be identified through the detailed review of the application.

A related Site Development Application (File DA.11.112, Wycliffe Kipling Ltd. and Antoinette Marie Algieri) has also been submitted to facilitate the development as shown on Attachment #3.

**Analysis and Options**

<p style="text-align: center;">Location</p>	<ul style="list-style-type: none"> <li>▪ East side of Kipling Avenue, south of Meeting House Road, known municipally as 8161, 8171 and 8177 Kipling Avenue, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.</li> <li>▪ The property is an assembly of three residential lots with a total lot area of 0.77 ha and 77 m frontage on Kipling Avenue. The site is developed with 2 detached heritage dwellings, one being 2-storeys (8161 Kipling Avenue – Thomas Wright House) and the other 1-1/2 storeys (8177 Kipling Avenue – McGillivray Shore House).</li> </ul>
<p style="text-align: center;">Official Plan Designation</p>	<ul style="list-style-type: none"> <li>▪ “Mid Density Mixed Use” by OPA #695 (Kipling Avenue Corridor Plan). OPA #695 is incorporated into the Vaughan Official Plan 2010 under Section 11.5 of Volume 2. The new City of Vaughan Official Plan 2010 was adopted by Vaughan Council on September 7, 2010, and is pending approval from the Region of York.</li> <li>▪ The proposal conforms to the Official Plans.</li> </ul>
<p style="text-align: center;">Zoning</p>	<ul style="list-style-type: none"> <li>▪ R3 Residential Zone and RM2 Multiple Residential Zone by By-law 1-88, subject to site-specific Exception 9(1297), which permits only semi-detached dwellings.</li> <li>▪ The lands are proposed to be rezoned entirely to RM2 Multiple Residential Zone to facilitate the proposed stacked townhouse development. An amendment to By-law 1-88 is required.</li> </ul>
<p style="text-align: center;">Surrounding Land Uses</p>	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	<p style="text-align: center;"><b>MATTERS TO BE REVIEWED</b></p>	<p style="text-align: center;"><b>COMMENT(S)</b></p>
<p style="text-align: center;">a.</p>	<p style="text-align: center;">City Official Plan Policies</p>	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in the context of the applicable City Official Plan policies, specifically OPA #695 (Kipling Avenue Corridor Study).</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
b.	Appropriateness of Proposed Uses and Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed uses and zoning exceptions will be reviewed in the context of the surrounding existing and planned land uses, with particular consideration given to land use and built form compatibility, the availability of parking and the appropriate development standards required to implement the site plan.</li> </ul>
c.	Woodbridge Heritage Conservation District Plan (HCDP)	<ul style="list-style-type: none"> <li>▪ The subject lands are designated under Part V of the Ontario Heritage Act. The retention and relocation of the Thomas Wright House and the McGillivray Shore House must be reviewed and approved by the Vaughan Cultural Services Division and Heritage Vaughan.</li> <li>▪ A Heritage Impact Study has been submitted for review and approval by the Cultural Services Division.</li> <li>▪ The proposed development including the 2 storey addition to the Thomas Wright House must conform to the Heritage Conservation District Plan guidelines for Character Area 1 (Kipling Avenue North) and be approved by the Vaughan Cultural Services Division and Heritage Vaughan.</li> </ul>
d.	Access, Road Widening and Parking Review	<ul style="list-style-type: none"> <li>▪ Access improvements and any required road widening along Kipling Avenue must be approved by the Vaughan Engineering Department.</li> <li>▪ An Access and Parking Study has been submitted in support of the application which must be approved by the Vaughan Engineering Department.</li> </ul>
e.	Additional Studies	<ul style="list-style-type: none"> <li>▪ Review will be given to determine if additional studies are required to support the proposed development.</li> </ul>
f.	Environmental Impact	<ul style="list-style-type: none"> <li>▪ A Phase 1, Environmental Site Assessment for the subject site has been submitted for City approval.</li> <li>▪ Additional environmental reports and a Record of Site Condition are required to determine the suitability of the lands for redevelopment.</li> </ul>
g.	Slope Stability	<ul style="list-style-type: none"> <li>▪ The site is generally flat with a descending grade toward a slope at the north east portion of the site. This area is regulated by the Toronto and Region Conservation Authority. Geotechnical and slope stability studies must be approved in consultation with the Toronto and Region Conservation Authority.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
h.	Proposed Related Site Plan and Elevations	<ul style="list-style-type: none"> <li>▪ The proposed related site plan will be reviewed to determine the appropriate site design, to enhance pedestrian connections and permeability throughout the site, and to review the adequacy of the on-site amenity area.</li> <li>▪ Opportunities for relocating the proposed garbage enclosure internal to the site and within the proposed buildings will be reviewed.</li> <li>▪ Opportunities for reducing the amount of paved area on the site will be reviewed.</li> <li>▪ The proposed building elevations will be reviewed with respect to their compatibility with the existing built form in the surrounding area and with the heritage dwellings on the site. The side elevations for Blocks "A" and "C" (Attachment #5) will need to be upgraded.</li> </ul>

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

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

#### **Regional Implications**

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

#### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Zoning By-law Amendment application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Streetscape
5. Elevations (Typical)

**Report prepared by:**

Eugene Fera, Planner, ext. 8064

Carmela Marrelli, Senior Planner, ext. 8791

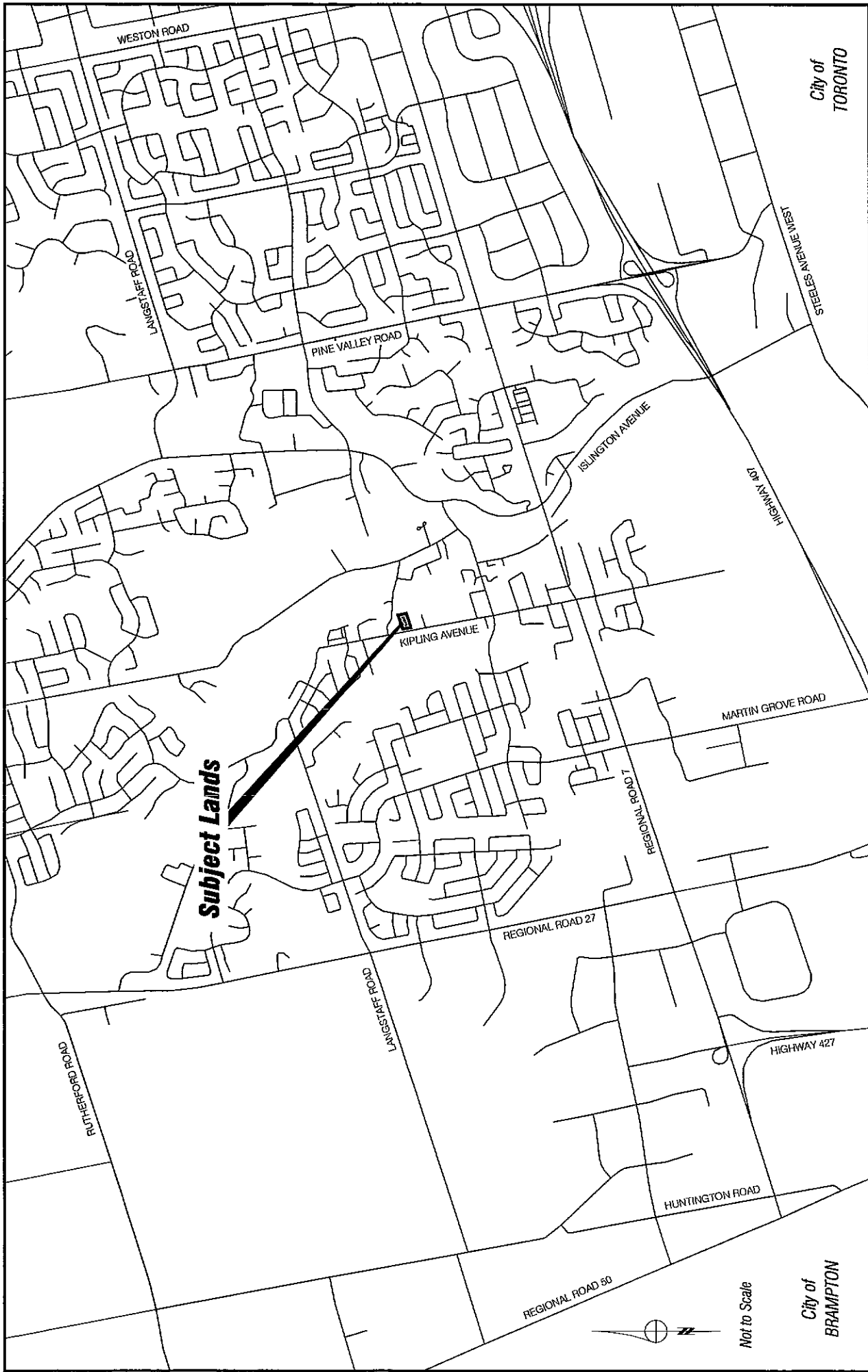
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYHEYAMA  
Director of Development Planning

/LG



# Attachment 1

FILE: Z.10.032, DA.10.112  
 DATE: January 21, 2011



# Context Location Map

LOCATION: Part of Lot 8, Concession 7  
 APPLICANT: Wycliffe Kipling Ltd. and Antoinette Marie Algieri  
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City of  
**BRAMPTON**

Not to Scale



**Legend**

- C1 - RESTRICTED COMMERCIAL ZONE
- M1 - RESTRICTED INDUSTRIAL ZONE
- M3 - TRANSPORTATION INDUSTRIAL ZONE
- OS3 - OPEN SPACE COMMERCIAL ZONE
- R3 - RESIDENTIAL ZONE
- RM2 - MULTIPLE RESIDENTIAL ZONE

**Subject Lands** (hatched pattern) Not to Scale

North Arrow

# Location Map

LOCATION:  
Part of Lot 8, Concession 7

APPLICANT:  
Wycliffe Kipling Ltd. and Anoinette Marie Algieri  
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# Attachment

FILE:  
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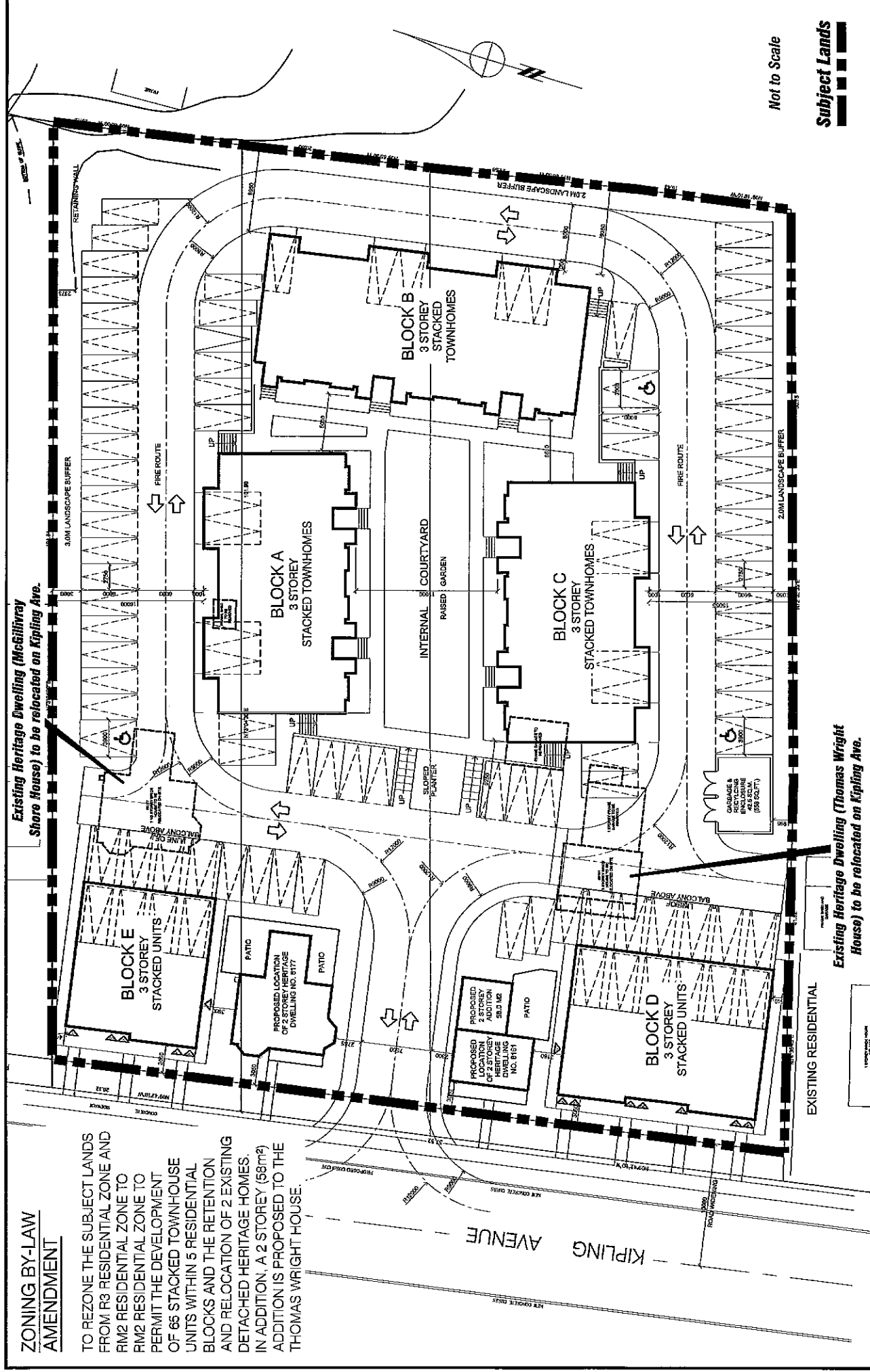
DATE:  
January 21, 2011

**2**



**ZONING BY-LAW  
AMENDMENT**

TO REZONE THE SUBJECT LANDS FROM R3 RESIDENTIAL ZONE AND FROM RM2 RESIDENTIAL ZONE TO RM2 RESIDENTIAL ZONE TO PERMIT THE DEVELOPMENT OF 65 STACKED TOWNHOUSE UNITS WITHIN 5 RESIDENTIAL BLOCKS AND THE RETENTION AND RELOCATION OF 2 EXISTING DETACHED HERITAGE HOMES. IN ADDITION, A 2 STOREY (58m<sup>2</sup>) ADDITION IS PROPOSED TO THE THOMAS WRIGHT HOUSE.



Not to Scale

**Subject Lands**

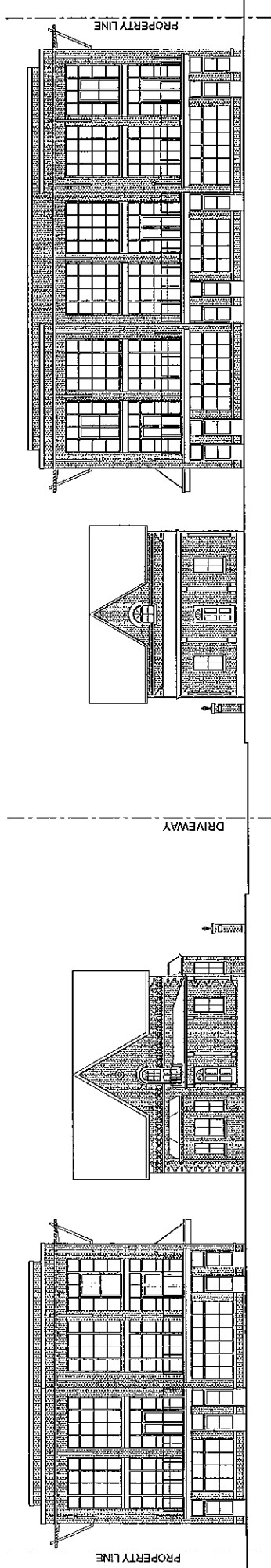


**Site Plan**

LOCATION:  
Part of Lot 8, Concession 7

APPLICANT:  
Wycliffe Kipling Ltd. and Antoinette Marie Algieri  
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# KIPLING AVENUE STREETSCAPE



BLOCK 'E' WEST (FRONT) ELEVATION

RE-LOCATED 8177 KIPLING AVENUE  
(MCGILLIVRAY SHORE HOUSE)

RE-LOCATED 8161 KIPLING AVENUE  
(THOMAS WRIGHT HOUSE)

BLOCK 'D' WEST (FRONT) ELEVATION

Not to Scale

## Streetscape

LOCATION:  
Part of Lot 8, Concession 7

APPLICANT:  
Wycliffe Kipling Ltd. and Antoinette Marie Algieri  
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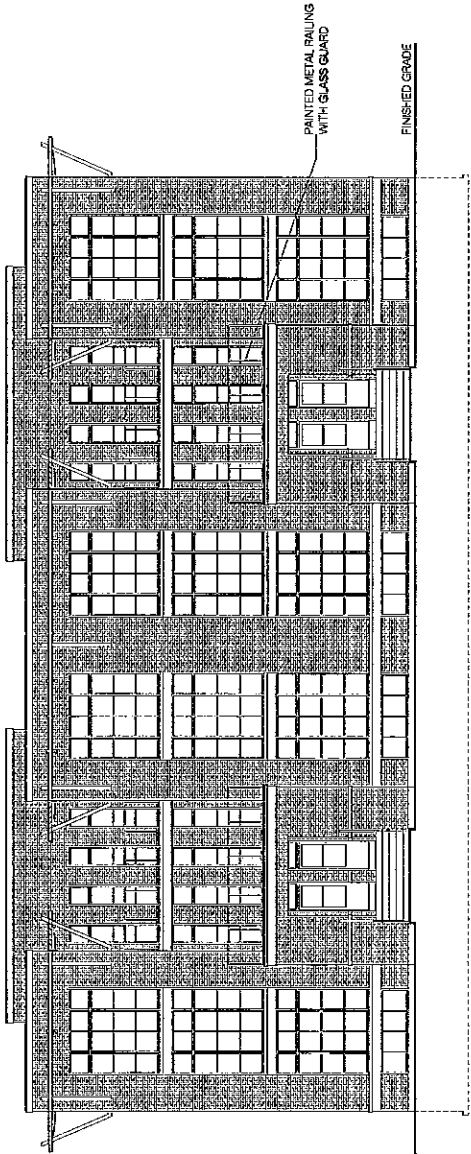


## Attachment

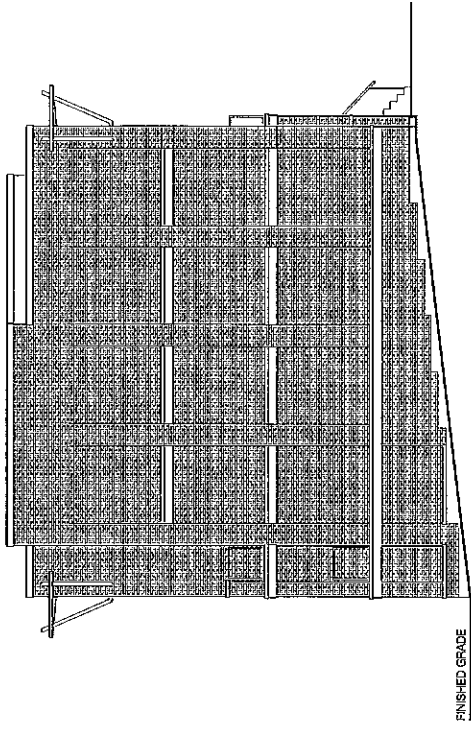
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January 21, 2011

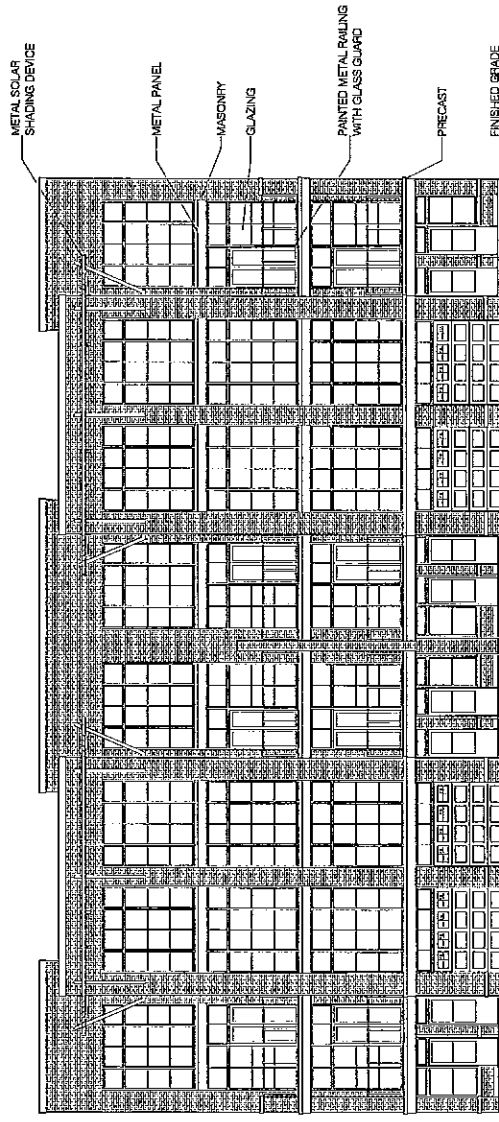
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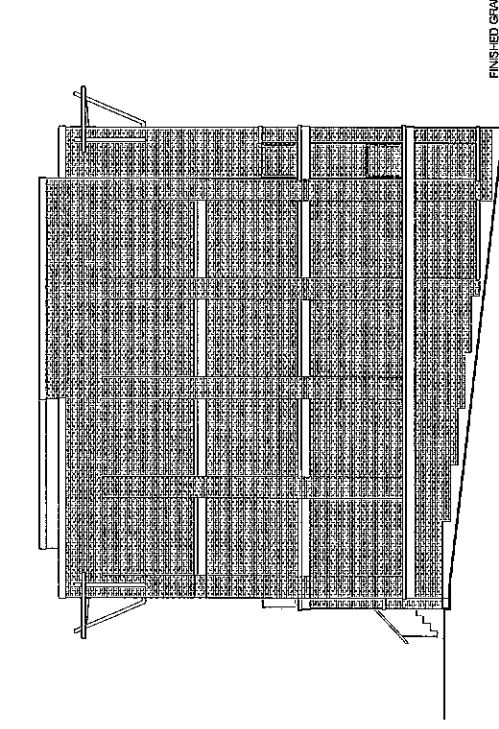
BLOCKS 'A' & 'C' FRONT ELEVATION (FACING INTERNAL COURTYARD)



BLOCKS 'A' & 'C' SIDE ELEVATION



BLOCKS 'A' & 'C' REAR ELEVATION (FACING PRIVATE ROAD)



BLOCKS 'A' & 'C' SIDE ELEVATION

**Not to Scale**

# Elevations (Typical)

LOCATION:  
Part of Lot 8, Concession 7

APPLICANT:  
Wycliffe Kipling Ltd. and Antoinette Marie Algieri  
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DATE:  
January 21, 2011

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