

COMMITTEE OF THE WHOLE OCTOBER 25, 2011

**ZONING BY-LAW AMENDMENT FILE Z.10.032
SITE DEVELOPMENT FILE DA.10.112
WYCLIFFE KIPLING LTD. ET AL
WARD 2**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.10.032 (Wycliffe Kipling Ltd. et al) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from RM2 Multiple Residential Zone and R3 Residential Zone subject to Exception 9(1297) to RM2 Multiple Residential Zone, as shown on Attachment #3, together with the zoning exceptions identified in Table 1 of this report, and the following:
 - a) the definition for a "Stacked Townhouse Dwelling" be included:

"Stacked Townhouse Dwelling – Means an attached low rise residential building form containing 3 or more dwelling units, each of which has: (1) direct access from the outside ground level; (2) one or two party walls with abutting dwelling units; and (3) is above or below another dwelling unit. The maximum building height shall be 3 storeys or 11m with a 5% variation to the permitted numerical requirement".
2. THAT Site Development File DA.10.112 (Wycliffe Kipling Inc. et al) BE APPROVED, to facilitate the development of 65 stacked townhouse dwelling units; the retention and relocation of 2 existing heritage dwellings (Thomas Wright House and The McGillivray Shore House); and, a 58m² addition to the Thomas Wright House, as shown on Attachment #3, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, elevations, landscape plan, and tree inventory plan, shall be approved by the Vaughan Development Planning Department and the Vaughan Cultural Services Division;
 - ii) that the final site servicing and grading plans and stormwater management report, slope stability study, Functional Servicing Report, Noise Study, and lighting plan, shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) all required road widenings and improvements shall be approved and secured to the satisfaction of the Vaughan Development/Transportation Engineering Department;
 - iv) the applicant shall submit a comprehensive Conservation Plan outlining all proposed work as required for the relocation and restoration of the two heritage buildings at 8177 and 8161 Kipling Avenue including detailed elevation drawings, proposed methods and materials to the satisfaction of the Vaughan Cultural Services Division;
 - v) all requirements of the Toronto and Region Conservation Authority shall be satisfied; and,

- vii) all requirements of the Canadian Pacific Railway Company shall be satisfied; and,
 - b) that the Site Plan Letter of Undertaking include the following provisions:
 - i) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands or a fixed unit rate, prior to the issuance of a Building Permit in accordance with the Planning Act and the City's Cash-in Lieu Policy, to the satisfaction of the Vaughan Real Estate Division, Legal Services Department;
 - ii) snow removal, and garbage and recycling pick-up shall be privately administered, and shall be the responsibility of the Owner/Condominium Corporation;
 - iii) appropriate warning clauses shall be inserted into all offers of purchase, or agreements of sale and purchase or lease, and in title and deed or lease, of each of the dwelling units, warning the prospective purchasers or tenants of the increasing road and commercial noise and of CP Rail's operating railway right-of-way, noise, vibration, etc. that may affect the living environment;
 - iv) prior to the issuance of a Building Permit, the Owner shall ensure that a Record of Site Condition (RSC) shall be registered and acknowledged by an Officer of the Provincial Ministry of Environment, to the satisfaction of the Vaughan Development/Transportation Engineering Department; and,
 - v) prior to the issuance of any Building Permit or Heritage Permit, the Owner shall submit a Letter of Credit to ensure the two heritage dwellings are preserved and maintained during and after their relocation until such time as their restoration is complete, to the satisfaction of the Vaughan Cultural Services Division.
3. THAT Council adopt the following resolution with respect to the allocation of sewage and water servicing capacity:

"IT IS HERBY RESOLVED THAT Site Development File DA.10.112 (Related File Z.10.032) is allocated sewage capacity from the York Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 45 units, which is in addition to the 20 units previously allocated to the property (File DA.00.100) on June 12, 2006, subject to the execution of a Site Plan Letter of Undertaking or Site Plan Agreement, whichever is in effect, to the satisfaction of the City."

Contribution to Sustainability

The applicant has indicated through a sustainable design brief that the following sustainable features will be incorporated within the building and site design:

- a) Site Design (in part):
 - i) Re-use – the existing heritage dwellings are being preserved, renovated and offered for residency as part of the development;

- ii) Stormwater Management – the proposed development is designed to control storm water so it does not negatively impact the surrounding infrastructure by allowing permeability in its hard surfaces and facilitate ground water re-charge on the site;
- iii) Micro-climate Control – the combination of building shading with mechanical devices, landscaping and building placement on the site will block cool northerly winds, and trap southern solar winter heat; and,
- iv) Construction Waste Management Program – during construction, a construction waste management program will be implemented.

b) Buildings and Landscaping for the Site (in part):

- i) upgraded windows (EnergyStar);
- ii) low flow water fixtures including shower heads, faucets and toilets;
- iii) integrated mechanical systems;
- iv) permeable pavers for walkways;
- v) native plant and tree species; and,
- vi) a smart sensor irrigation system.

Economic Impact

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

Communications Plan

On March 18, 2011, a Notice of Public Hearing was circulated to all owners within 150m of the subject lands and to those requesting notification.

At the Public Hearing on April 12, 2011, the local Ratepayers Group (West Woodbridge Homeowners Association) and neighbouring residents spoke in opposition to the proposed development expressing the following concerns (in part):

- a) the relocation of the heritage dwellings must be carefully undertaken by a reputable engineering firm and the Owner must post a large Letter of Credit to guarantee the works;
- b) the architecture for the proposed buildings should be compatible with the heritage dwellings and the existing streetscape, and incorporate architectural elements from the heritage dwellings;
- c) the proposed development is too dense, too high and will further impact an already adverse traffic and access condition for Kipling Avenue; and,
- d) garbage should be relocated away from residential properties.

The Owner's agent provided the following response (in part) to the concerns raised by the residents:

- a) agrees that a Letter of Credit or a Security be posted to guarantee the relocation of the heritage homes;
- b) the Woodbridge Heritage District Plan does not preclude modern architecture. The industrial architecture proposed is designed to reflect the 1920's industrial element of the area;
- c) the proposed Floor Space Index (FSI) for the development is 0.8 FSI, which is consistent with the Official Plan (permitted 0.6 to 1.0 FSI);
- d) no commercial uses are proposed for the development; and,
- e) the site-specific zoning exceptions requested are consistent with infill development.

The recommendation to receive the Public Hearing report of April 12, 2011, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on May 3, 2011.

Purpose

1. The Owner has submitted Zoning By-law Amendment File Z.10.032 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from R3 Residential Zone and RM2 Multiple Residential Zone subject to Exception 9(1297) to RM2 Multiple Residential Zone together with the site-specific zoning exceptions shown on Table 1.
2. The Owner has submitted Site Development File DA.10.112 to permit the development of 65 stacked townhouse dwelling units within 5 residential blocks, the retention and relocation of two existing heritage dwellings (Thomas Wright House and McGillivray Shore House), and a 58 m² addition to the Thomas Wright House, as shown on Attachment #3.

Background - Analysis and Options

The subject lands shown on Attachments #1 and #2 are located on the east side of Kipling Avenue, south of Meeting House Road known municipally as 8161, 8171 and 8177 Kipling Avenue, City of Vaughan. The surrounding land uses are shown on Attachment #2. The property represents an assembly of three residential lots with total lot area of 0.77 ha. The site is relatively flat with a downward slope towards the eastern lot line and is developed with 2 heritage dwellings.

Land Use Policies/Planning Considerations

The subject lands are designated "Mid-Density Mixed-Use" by OPA #695 (Kipling Avenue Corridor Plan), which permits residential units, including detached, semi-detached, street townhouses, live work units, and other similar uses considered to meet the general intent of the Official Plan. OPA #695 is incorporated into the Vaughan Official Plan 2010 (VOP 2010) under Section 11.5 of Volume 2, and designates the subject lands "Low Rise Mixed Use". The City of Vaughan Official Plan 2010 was adopted by Vaughan Council on September 7, 2010, and is pending approval from the Region of York.

Stacked townhouse dwelling units are not specifically identified as a permitted building type however, are considered to be consistent with the permitted building forms listed above and therefore, conforms to the Official Plan.

Zoning

The subject lands are zoned RM2 Multiple Residential Zone and R3 Residential Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1297), which permits single detached and semi-detached dwellings. The Owner is proposing to amend Zoning By-law 1-88 to rezone the subject lands entirely to RM2 Multiple Residential Zone together with the following site-specific exceptions to facilitate the proposed development shown on Attachment #3:

Table 1

	By-law Standard	By-law 1-88, RM2 Multiple Residential Zone Requirements	Proposed Exceptions to RM2 Multiple Residential Zone
a.	Permitted Uses	<ul style="list-style-type: none"> ▪ Block Townhouse Dwelling ▪ Apartment Dwelling ▪ Multiple Family Dwelling 	<ul style="list-style-type: none"> ▪ 65 Stacked Townhouse Units within 5 buildings ▪ 2 Single Detached Dwellings (existing heritage dwellings)
b.	Minimum Front Yard (Kipling Avenue)	4.5 m	3.0 m
c.	Minimum Parking Requirements	<p>i) 65 Stacked Townhouse Units @ 1.75 spaces/unit (1.5 resident spaces + 0.25 visitor spaces) = 114 spaces</p> <p style="text-align: center;">plus,</p> <p>2 detached dwellings @ 3.0 spaces per unit = 6 spaces</p> <p style="text-align: center;">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 (1.4 spaces/unit, including visitor spaces)</p> <p>ii) A strip of land less than 3.0 m 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.	Permitted Yard Encroachments and Restrictions	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.	Minimum Amenity Area	3905 m ²	2900 m ²

	By-law Standard	By-law 1-88, RM2 Multiple Residential Zone Requirements	Proposed Exceptions to RM2 Multiple Residential Zone
f.	Minimum Lot Area Per Unit	230 m ² per unit	115 m ² per unit
g.	Definition of a Lot	Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 49 of the Planning Act, RSO. 1983 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the street.	For the purpose of zoning conformity, the subject lands shall be deemed to be one lot, regardless of the number of buildings constructed on the lot, the creation of any new lot by plan of condominium, part-lot-control, consent, and any easements or restrictions.
h.	Definition of Building Height	<p>Means the vertical distance between the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main entrance); and,</p> <p>i) in the case of a flat roof, the highest point of the roof surface;</p> <p>ii) in the case of a mansard roof, the highest point on the roof surface;</p> <p>iii) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the highest point of the roof;</p> <p>exclusive of accessory roof construction such as chimney, tower, steeple, elevator, mechanical room, or television antenna.</p>	<p>Means the vertical distance between the average finished grade along the front wall of the building (for the purpose of this definition, the front wall of this building shall be a wall that does not contain a garage and that faces Kipling Avenue or the internal courtyard); and,</p> <p>i) in the case of a flat roof, the highest point of the roof surface;</p> <p>ii) in the case of a mansard roof, the highest point on the roof surface;</p> <p>iii) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the highest point of the roof;</p> <p>exclusive of accessory roof construction such as chimney, tower, steeple, elevator, mechanical room, or television antenna.</p>

Zoning By-law 1-88 does not include a specific zone category which permits the proposed stacked townhouse dwellings, nor does it have a definition for this building type. Consequently,

site-specific use permissions and development standard exceptions are required to the RM2 Multiple Residential Zone to implement the proposed development, if approved.

For the purpose of the implementing Zoning By-law, it is recommended that a "Stacked Townhouse Dwelling" be defined as follows:

"Stacked Townhouse Dwelling - Means an attached low rise residential building form containing 3 or more dwelling units, each of which has: (1) direct access from the outside ground level; (2) one or two party walls with abutting dwelling units; and (3) is above or below another dwelling unit. The maximum building height shall be 3 storeys or 11m with a 5% variation to the permitted numerical requirement."

The Development Planning Department has reviewed the above requested zoning exceptions and is of the opinion that the stacked townhouse dwellings implement the intent of the Official Plan, and is therefore considered appropriate. The exception to the minimum front yard setback is acceptable as it implements a pedestrian friendly development that is closer to the street. The minimum interior side yard of 0.9m rather than the required 1.2 m, and the maximum balcony encroachment into the southern interior side yard of 0.7 m rather than the required 0.3 m are acceptable as they are typical of infill sites and in this particular case, relate to the relocation of the heritage dwellings on the site.

The proposed parking rate has been supported by a parking study prepared by Cole Engineering dated December 2010, that was approved by the Vaughan Development/Transportation Engineering Department, and is therefore considered acceptable.

Vaughan Cultural Services Division - Woodbridge Heritage Conservation District Plan

The Vaughan Cultural Services Division has reviewed the proposed development and provides the following comments:

"The subject lands are designated under Part V of the Ontario Heritage Act, and are located within the Woodbridge Heritage Conservation District Plan. The existing dwellings (8161 and 8177 Kipling Avenue) are designated under Part IV of the Ontario Heritage Act. The applicant proposes to retain the heritage dwellings and incorporate them as part of the proposed development.

The proposed development was considered by the Heritage Vaughan Committee on two occasions, once to deal with the relocation of the heritage dwellings and the second time to deal with the new development and its' design. At the April 27, 2011 meeting, Heritage Vaughan Committee approved the relocation of the heritage dwellings to allow future intensification of the subject site, and the approval of the 2-storey addition to 8161 Kipling Avenue, subject to a number of conditions set out in the recommendation section of this report (report to Heritage Vaughan Committee).

On July 20, 2011, the Vaughan Heritage Committee considered the merits of the proposed development as it dealt with design and architecture. The applicant and staff worked together to achieve a development more in keeping with the Heritage District Plan. At the meeting, Heritage Vaughan Committee advised that they had no objection to the development, subject to the Owner submitting a Heritage Permit Application and the following conditions (in part):

- that the Owner and staff continue to work together to resolve the above-referenced issues and any other issues of design and conformance;
- that the Owner will be required to submit a comprehensive Conservation Plan to outline all proposed work as required for the relocation and restoration of the two

- buildings at 8177 and 8161 including detailed elevation drawings, proposed methods and materials for final approval by Cultural Services staff; and, that a Letter of Credit be obtained from the Owner to ensure the building is preserved and maintained during and after its relocation until such time as its restoration is complete.”

A condition to implement the requirements of the Heritage Vaughan Committee and the Cultural Services Division has been included in the recommendation of this report.

Urban Design

The Urban Design Division of the Development Planning Department has reviewed the latest submission and is satisfied with the plans and will continue to work with the applicant to finalize details with respect to the landscaping treatment and architectural details. The site plan, landscape plan, building elevations and landscape cost estimate must be approved to the satisfaction of the Development Planning Department.

Surrounding Area

The subject lands shown on Attachments #1 and # 2 are located within a predominantly residential area. The Woodbridge Fairgrounds abuts the rear of the subject property to the south. There are detached dwellings fronting onto Kipling Avenue both north and south of the subject property. The CP Rail line is located west of Kipling Avenue, with an industrial use further west. There is one recently constructed medium density development in the area with 116 residential units north of Meeting House Road, and a smaller development comprised of 6 semi-detached units and two detached units at the north east corner of Kipling Avenue and Chavendar Place. There is also an approved proposed medium density development across from the subject lands on the west side of Kipling Avenue for 44 commercial units and 24 live-work townhouse units. The area is also subject to OPA #695 (Kipling Avenue Corridor Plan), which includes policies that envision a more dense mixed-use community.

Site Plan Review

The site plan shown on Attachment #3 represents the assembly of three residential lots known municipally as 8161, 8171 and 8177 Kipling Avenue. There are two existing nineteenth century heritage dwellings (8161 and 8177 Kipling Avenue - Thomas Wright House and McGillivray Shore House, respectively) located on the subject lands that are designated under Part IV of the Ontario Heritage Act as having architectural and historical significance. The Thomas Wright House is currently vacant and the McGillivray-Shore House is occupied.

The proposed development is comprised of 65 residential stacked townhouse units distributed over 5 blocks, including two smaller blocks (Blocks "D" and "E") positioned along Kipling Avenue with the larger buildings (Blocks "A", "B", and "C") centrally located around a raised garden area. The main driveway from Kipling Avenue leads to a ring road, which provides access to the residential units, the parking areas and garbage/recycling enclosure, and functions as the main fire route.

The proposed site plan positions the heritage dwellings in a manner that provides a gateway to the interior of the development with a vista to a cascading landscape planter feature and into the internal court yard from Kipling Avenue. A landscape buffer ranging in size from 2.0m to 3.0m is proposed for the periphery of the site. A small garbage and recycling enclosure is located at the southeast corner of the site.

Elevations

The proposed streetscape along Kipling Avenue and the building elevations are shown on Attachments #4 and #5. The buildings are designed in a modern composition using heritage inspired architectural styles to compliment the local existing heritage architecture. The architectural style represents a late 19th century industrial style/architecture. The applicant has included details (e.g. quoining, windows, and brickwork) and elements from the existing heritage dwellings on the proposed buildings. The buildings are proposed to be constructed using brick as the main wall cladding material in a reddish brown/beige colour scheme which compliments the existing heritage dwellings. Large loft type windows are proposed on all elevations, particularly along the rear elevation of each building. The elevations have been accepted by the Cultural Service Division, subject to a number of conditions. Additional architectural treatment should be provided along the end units for all the Blocks given their visual prominence on the street and within the development. The proposed free standing garbage enclosure located at the south east corner of the site will be constructed with the same material and colour scheme as the proposed buildings as shown on Attachment #7.

The final site plan and elevation plans including proposed building materials and colours must be approved to the satisfaction of the Vaughan Development Planning Department.

Landscaping

The proposed landscape plan shown on Attachment #6 proposes a combination of hard and soft landscaping material consisting of deciduous and coniferous trees, shrubbery and sod. The final landscape plans and landscape cost estimate must be approved to the satisfaction of the Vaughan Development Planning Department.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has provided the following comments to date. The final engineering plans must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.

a) Environmental

The Phase I Environmental Site Assessment (ESA), a Designated Substance Survey (DSS) and two (2) Records of Site Conditions (RSC) were submitted to the Development/Transportation Engineering Department for review, and were found to be acceptable. The ESA clearance for this application is complete.

b) Transportation Planning Division

The Transportation Planning Division has reviewed the submitted Parking and Access Study prepared by Cole Engineering dated December 2010, in support of the applications. Ninety-three (93) parking spaces (1.4 spaces per unit including parking for visitors) are proposed for the development, which has been reviewed and approved by the Transportation Planning Division.

The access study assesses the proposed site access at the request of the City for the northerly intersection of Kipling Avenue and Meeting House Road. The existing turning movement volumes for this intersection were obtained from the Kipling Corridor Study prepared by MMM Group (April 2008) with a 10% factor applied to the 2008 volumes to estimate the peak hour volumes along Kipling Avenue.

Future level of service conditions were determined for the study area intersections utilizing future background traffic volumes plus the subject development. The analysis indicates that under total traffic volume conditions all the intersections within the study area are operating at acceptable

levels, however, as recommended in the MMM Group report the intersection of Kipling Avenue and Meeting House Road is suggested to be signalized in the future based on the comprehensive redevelopment analysis undertaken for the area.

In summary, the Transportation Planning Division concurs with the overall study and methodology of the Parking and Access study and the traffic recommendations of the Kipling Avenue Corridor Study and accept their conclusions and recommendations.

Servicing

The site will be serviced by existing municipal services on Kipling Avenue by providing service connection to the property line as follows:

- 200 mm diameter watermain connection for domestic and fire from the existing 350 mm diameter watermain;
- 200 mm diameter sanitary sewer connection from the existing 300 mm diameter sanitary sewer;
- 450 mm diameter storm sewer connection from the existing 450 mm diameter storm sewer.

Stormwater quantity control will be provided through a combination of on-site storage and orifice control manhole located at the property line. A stormceptor treatment unit will provide an appropriate level of stormwater quality control located upstream of the control manhole on the site.

Access to the site will be via a private single driveway entrance from Kipling Avenue and provides for internal driveways and sidewalks for vehicle and pedestrian circulation.

Servicing Capacity Allocation

On June 12, 2006, formal servicing capacity allocation was granted to previous Site Development File DA.00.100 in the amount of 20 residential dwelling units for the subject property. Subsequently, the application on the subject lands was changed to propose a total of 69 units. On May 24, 2011, in accordance with the City's Servicing Capacity Distribution Protocol, Council approved the recommendation to reserve an additional water and wastewater servicing capacity in the amount of 49 residential dwelling units to this development. The said servicing capacity is unrestricted regional servicing capacity and therefore in conjunction with Site Plan Approval may be formally allocated to the Plan. The current application is for 65 stacked townhouse units.

Given the twenty (20) units of servicing capacity have already been allocated, this report recommends the allocation of an additional 45 units from the aforementioned reservation (unrestricted servicing capacity).

Waste Collection

The City has approved a Waste Collection Design Standard Policy for development. The design of the proposed stacked townhouse buildings does not allow for a common internal waste collection facility for each building, and therefore, the applicant has proposed a free standing building at the southeast corner of the site. The proposed waste facility building will be completely enclosed and designed with materials consistent with the main residential buildings. The final Waste Collection Plan for the site must be approved to the satisfaction of the Vaughan Public Works Department.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the latest submission in support of the proposed development and have no objection to the approval of the Zoning By-law Amendment and Site Development

Applications, subject to the Owner obtaining a TRCA Permit under Ontario Regulation 166/06 for those works located within the Regulated area.

Cash-in-Lieu of Parkland Dedication

The Vaughan Legal Services Department (Real Estate Division) has indicated that the Owner is required to pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, or a fixed unit rate per unit, whichever is higher, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in Lieu of Parkland Policy.

Canadian Pacific Railway (CPR)

The development applications have been circulated to the Canadian Pacific Railway (CPR) for review. To date, no comments have been received from the CPR. The Owner will be required to satisfy all requirements of the CPR prior to the execution of the Site Plan Letter of Undertaking. A condition of approval is included in the recommendation of this report in this respect.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Well-being".

Regional Implications

The subject lands do not front onto a Regional Road, and therefore, there are no Regional implications.

Conclusion

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.10.032 and Site Development File DA.10.112 (Wycliffe Kipling Ltd. Et al.) in accordance with the policies of the Official Plan, Zoning By-law 1-88, comments from City departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed stacked townhouse development conforms to the policies of the Official Plan and is appropriate and compatible with the existing and future planned uses in the surrounding area, subject to the comments and recommendations contained in this report. Accordingly, the Development Planning Department can support the approval of the Zoning By-law Amendment and Site Development Applications, subject to the recommendations in this report.

Attachments

1. Context Map
2. Location Map
3. Site Plan
4. Streetscape Plan (Kipling Avenue)
5. Building Elevations
6. Landscape Plan
7. Elevations – Garbage Enclosure

Report prepared by:

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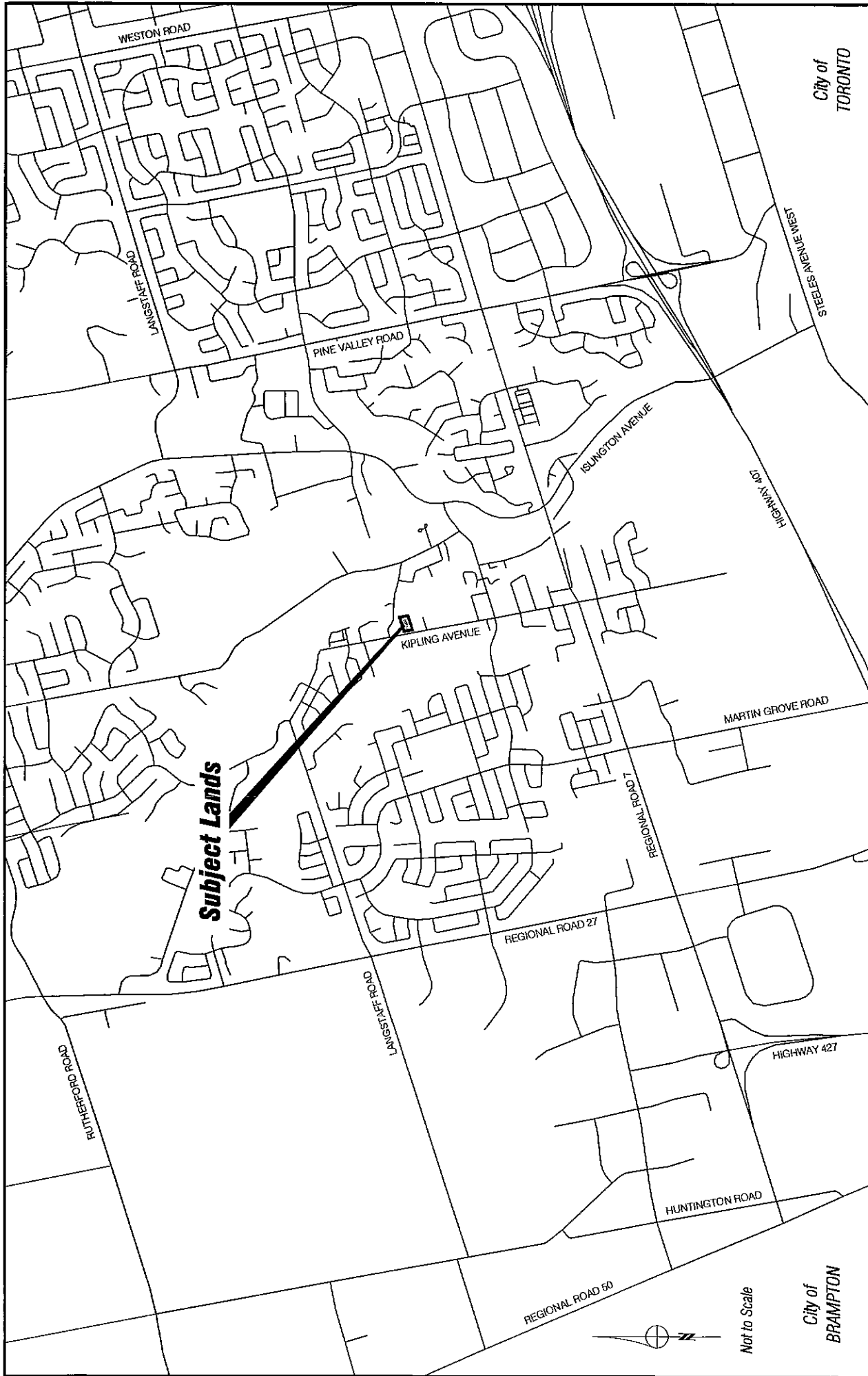
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Subject Lands

Context Location Map

LOCATION:
Part of Lot 8, Concession 7

APPLICANT:
Wycliffe Kipling Ltd. et al

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Attachment

FILE:
Z.10.032, DA.10.112

DATE:
September 14, 2011

City of
TORONTO

Not to Scale

City of
BRAMPTON



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
Not to Scale

Location Map

LOCATION:
Part of Lot 8, Concession 7

APPLICANT:
Wycliffe Kipling Ltd. et al

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Attachment

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Z.10.032, DA.10.112

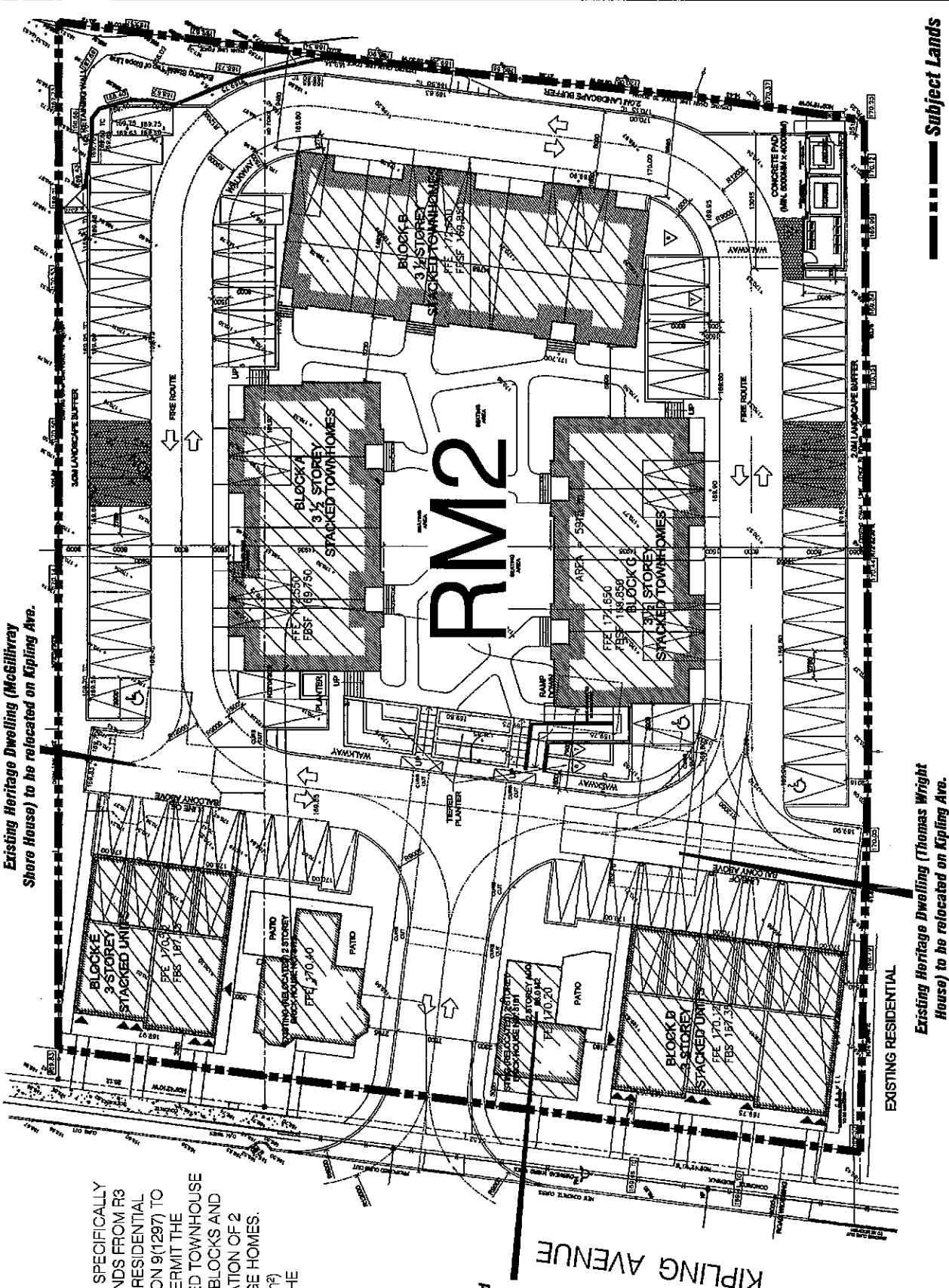
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ZONING BY-LAW AMENDMENT

AMEND ZONING BY-LAW 1-88, SPECIFICALLY TO REZONE THE SUBJECT LANDS FROM R3 RESIDENTIAL ZONE AND RM2 RESIDENTIAL ZONE - SUBJECT TO EXCEPTION 9(4297) 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 (58m²) ADDITION IS PROPOSED TO THE THOMAS WRIGHT HOUSE.

2 STOREY ADDITION on relocated Heritage Dwelling (Thomas Wright House)



--- Subject Lands

Site Plan

LOCATION:
Part of Lot 8, Concession 7

APPLICANT:
Wycliffe Kipling Ltd. et al

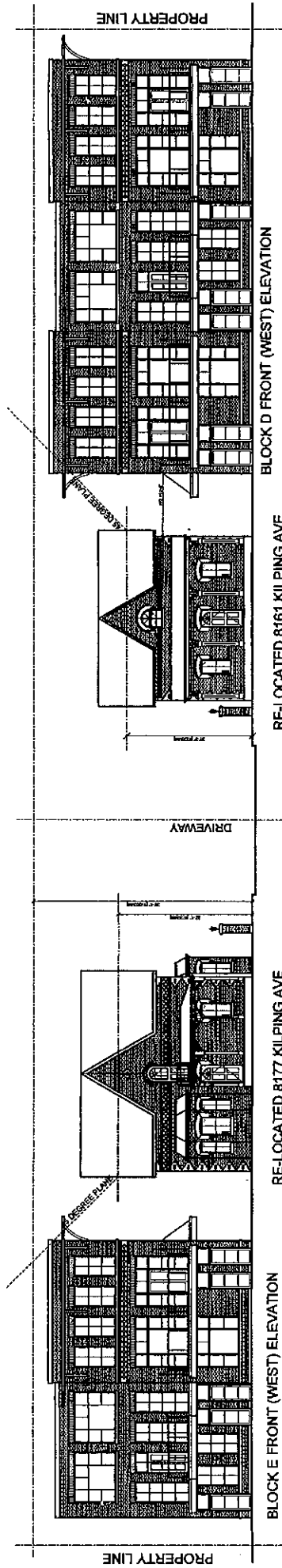
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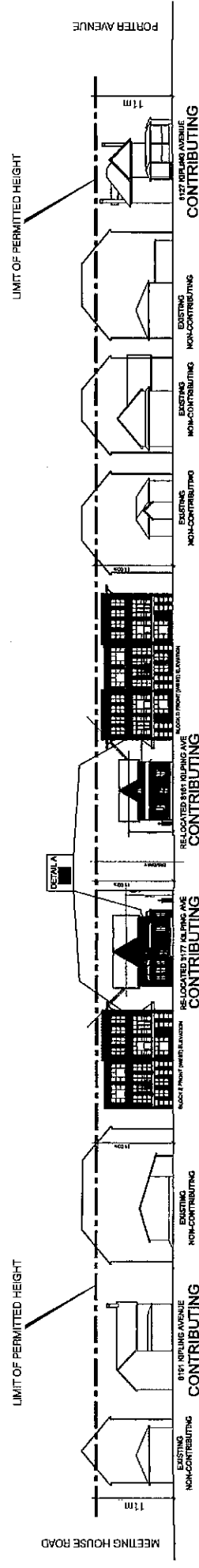
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September 14, 2011





KIPLING AVENUE STREETSCAPE



KIPLING AVENUE EXTENDED STREETSCAPE

Not to Scale

**Streetscape Plan
(Kipling Avenue)**

APPLICANT: Wycliffe Kipling Ltd. et al
 LOCATION: Part of Lot 8, Concession 7
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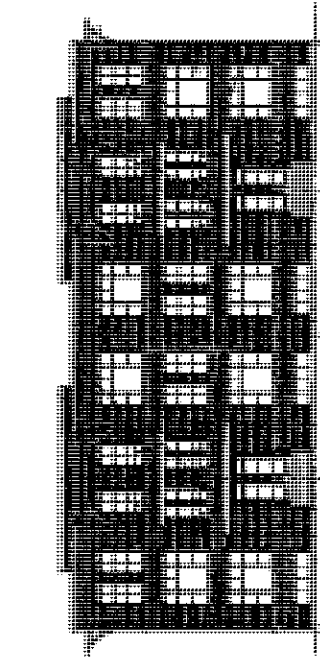


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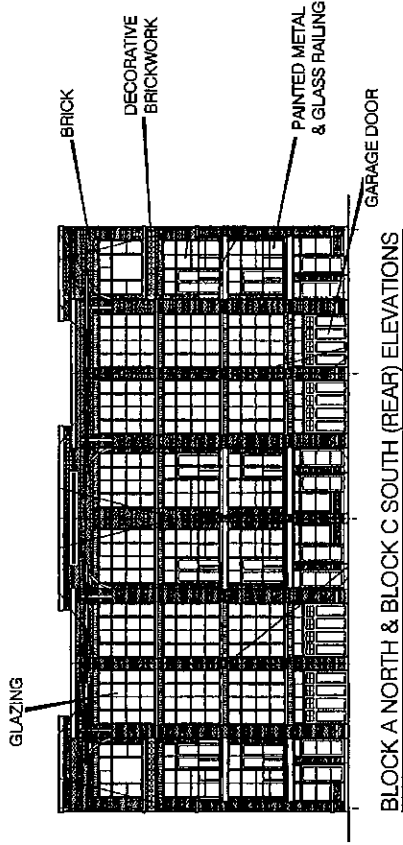
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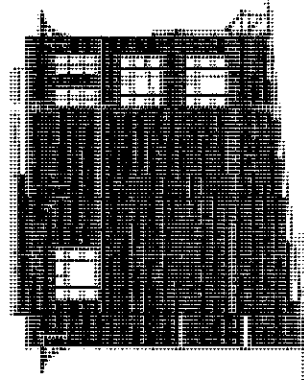
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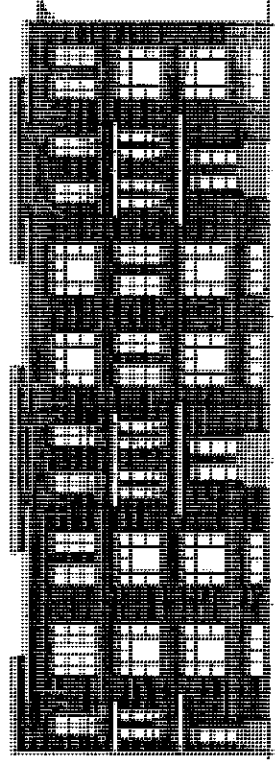
BLOCK A SOUTH & BLOCK C NORTH (FRONT) ELEVATIONS



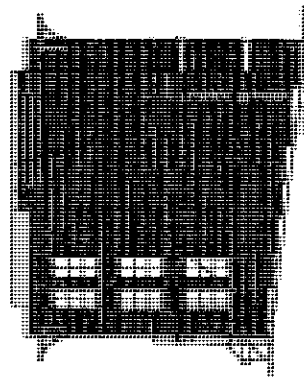
BLOCK A NORTH & BLOCK C SOUTH (REAR) ELEVATIONS



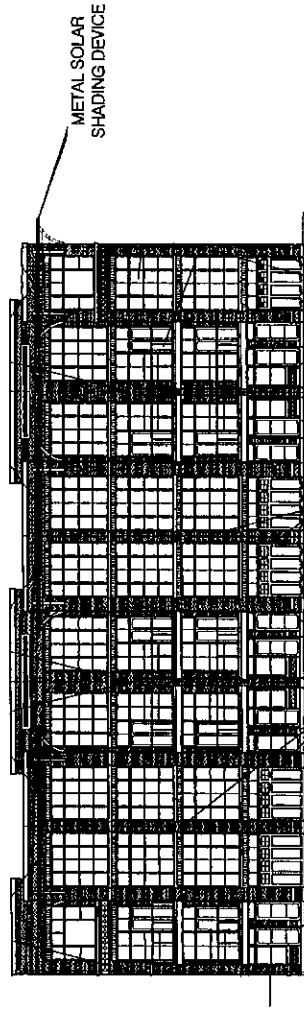
BLOCK A WEST & BLOCK C EAST (SIDE) ELEVATIONS



BLOCK B WEST (FRONT) ELEVATIONS



BLOCK A EAST & BLOCK C WEST (SIDE) ELEVATIONS



BLOCK B EAST (REAR) ELEVATIONS

Not to Scale

Building Elevations

LOCATION:
Part of Lot 8, Concession 7

APPLICANT:
Wycliffe Kipling Ltd. et al

N:\DFT\1 ATTACHMENTS\Z\z:10.032_do.10.112.dwg

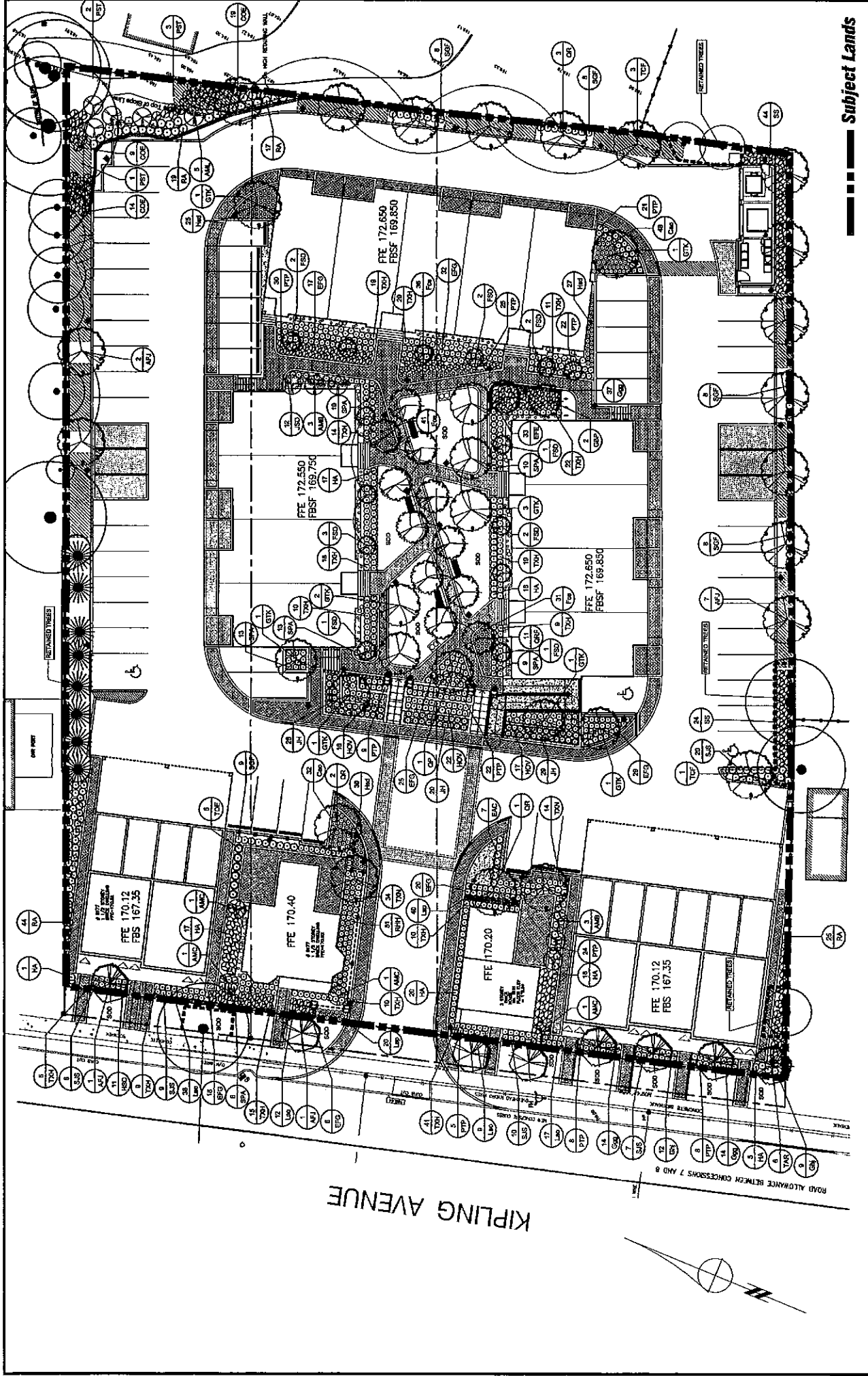


Attachment

FILE:
Z.10.032, DA.10.112

DATE:
September 14, 2011

5



Subject Lands

Landscape Plan

LOCATION:
Part of Lot 8, Concession 7

APPLICANT:
Wycliffe Kipling Ltd. et al

N:\DFT\1 ATTACHMENTS\Z\z:10.032_da:10.112.dwg

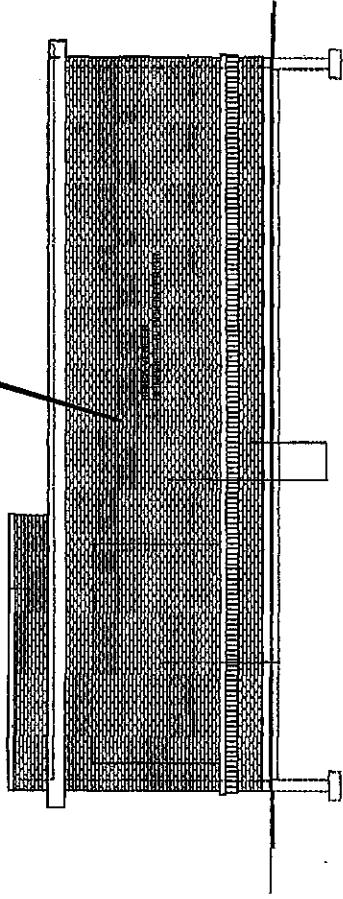
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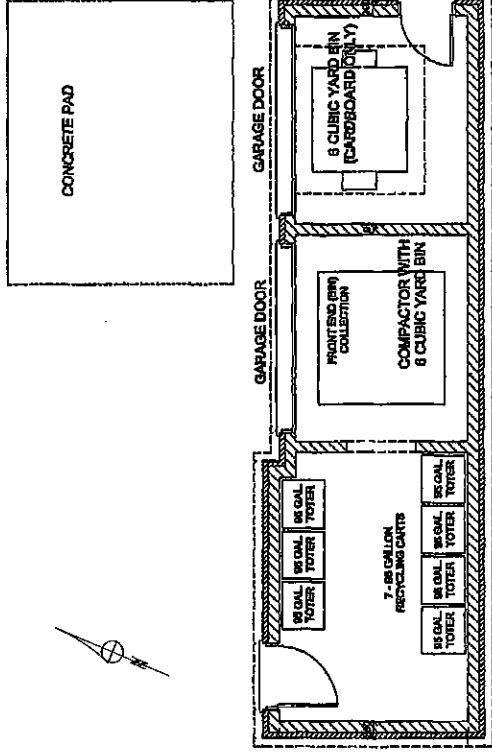
DATE:
September 14, 2011



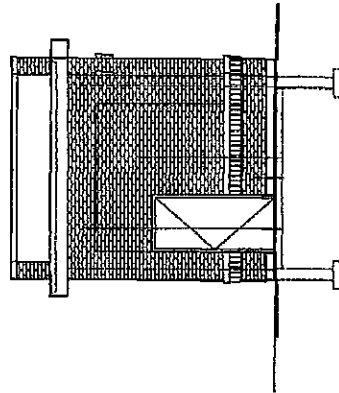
BRICK TO MATCH
RESIDENTIAL
BUILDING



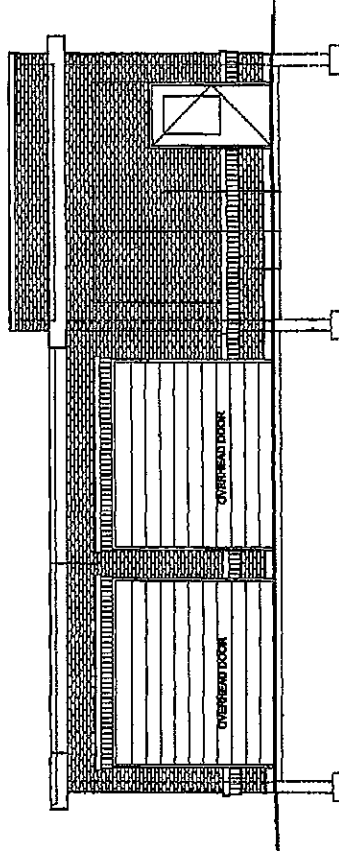
SOUTH (REAR) ELEVATION



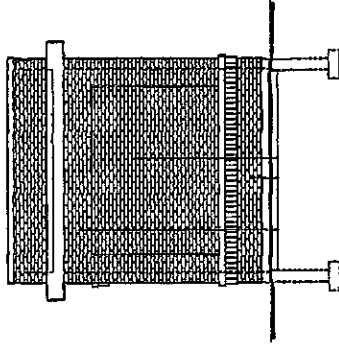
PLAN



EAST (SIDE) ELEVATION



NORTH (FRONT) ELEVATION



WEST (SIDE) ELEVATION

Not to Scale

Garbage Enclosure

LOCATION:
Part of Lot 8, Concession 7

APPLICANT:
Wycliffe Kipling Ltd. et al

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Attachment

FILE:
Z:10.032, DA:10.112

DATE:
September 14, 2011

7