

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012

5

1738283 ONTARIO INC.

WARD 2 - VICINITY OF KIPLING AVENUE AND LANGSTAFF ROAD

1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 27, 2012, be approved; and

1. **Mr. Clare Riepma, Riepma Consultants Inc., Highway 7, Georgetown, on behalf of the applicant;**
2. **Mr. Lorenzo Bonofiglio, Gate House Court, Woodbridge, and Communications C2 and C16, both dated November 15, 2012, and C6 dated November 26, 2012;**
3. **Ms. Dora Turi, Gate House Court, Woodbridge; and**
4. **Mr. Silvio Iafrate, Gate House Court, Woodbridge.**

THAT the Public Hearing report for File Z.12.026 (1738283 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

This will be addressed when the technical report is completed.

- Date the Notice of a Public Meeting was circulated: November 2, 2012
- Circulation Area: 150 m and to the West Woodbridge Homeowner's Association
- Comments Received as of November 13, 2012: None

 $\dots/2$

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012

Item 5, CW(PH) Report No. 50 – Page 2

	By-law Standard	By-law 1-88 Requirements of R2 Residential Zone	Proposed Exceptions to R2 Residential Zone
a.	Minimum Lot Frontage	15 m	13.7 m
b.	Minimum Lot Area	450 m ²	445 m ²
	By-law Standard	By-law 1-88 Requirements of A Agricultural Zone	Proposed Exceptions to A Agricultural Zone
c.	Minimum Lot Frontage	100 m	22 m
d.	Minimum Lot Area	10 ha	2.5 ha

Background - Analysis and Options

Location	<ul style="list-style-type: none"> Northeast of Langstaff Road and Kipling Avenue, municipally known as 8399 Kipling Avenue, shown as “Subject Lands” on Attachments #1 and #2. The 2.6 ha property is irregular in shape with approximately 78.85 m of frontage on Gate House Court. The property currently maintains two dwellings shown as Dwellings “A” and “B” on Attachment #3.
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated “Low Density Residential” by in-effect OPA #240 (Woodbridge Community Plan), as amended by OPA #695 (Kipling Avenue Corridor Study), which permits single detached and semi-detached dwelling units to a maximum building height of 8.5m and maximum lot coverage of 40%. OPA #695 only permits single detached dwelling units on lots fronting on Gate House Court, to maintain the character of the existing residential court. OPA #695 recognizes the existing dwelling (Dwelling “A” on Attachment #3) as a property that contributes to the Heritage Conservation District Heritage Character. The subject lands are designated “Low Rise Residential A” and “Natural Area” by the Kipling Avenue Corridor Secondary Plan, which forms part of Volume 2 of the Vaughan Official Plan (VOP 2010) and was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012 and April 17, 2012), and is pending approval from the Ontario Municipal Board. VOP 2010 and the Kipling Avenue Corridor Secondary Plan recognize the existing dwelling as a property that contributes to the Heritage Conservation District Heritage Character. The “Low Rise Residential A” designation permits single detached and semi-detached houses to a maximum building height of 8.5m (2-storeys) and a maximum lot coverage of 40%, while only permitting single detached houses on lots with frontage facing Gate House Court. The development proposal conforms to the Official Plans.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012

Item 5, CW(PH) Report No. 50 – Page 3

Zoning	<ul style="list-style-type: none"> The subject lands are currently zoned A Agricultural Zone, R2 Residential Zone and OS1 Open Space Conservation Zone by Zoning By-law 1-88, as shown on Attachment #2. The proposal to create 4 residential lots for single detached dwellings requires an amendment to Zoning By-law 1-88, specifically to rezone Part “A” of the subject lands from A Agricultural Zone to R2 Residential Zone and Part “B” from R2 Residential Zone to A Agricultural Zone in the manner shown on Attachments #3 and #4, together with the proposed site-specific zoning exceptions.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with City Official Plan policies	<ul style="list-style-type: none"> The application will be reviewed in consideration of the applicable City of Vaughan Official Plan policies.
b.	Appropriateness of Proposed Zoning By-law Amendment and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed Zoning By-law Amendment and site-specific zoning exceptions to Zoning By-law 1-88 that are required to facilitate the creation of 4 new residential lots (permitting single detached dwellings) will be reviewed in the context of the surrounding land uses, with particular consideration given to land use, built form, and lot size compatibility.
c.	Lot Creation	<ul style="list-style-type: none"> The applicant will be required to submit future Consent (severance) applications to create the individual lots (if approved). The Owner will be required to satisfy all conditions of development through the consent process.
d.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> The subject lands are located within the Toronto and Region Conservation Authority’s (TRCA) regulated area as established by Ontario Regulation 166/06. TRCA comments state that the applicant must demonstrate to the satisfaction of the TRCA that the 4 proposed residential lots do not encroach within the limits of the valley corridor and that there is still sufficient safe access to the remaining dwelling at 8399 Kipling Avenue. Further, the TRCA states that once the limits of development have been finalized, the TRCA would seek to ensure that the valley corridor is rezoned into an appropriate environmental or open space category and dedicated into public ownership to ensure its long-term protection.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012

Item 5, CW(PH) Report No. 50 – Page 4

e.	Additional Studies	<ul style="list-style-type: none">▪ An Environmental Impact Statement (EIS) is required given the proximity of the subject lands to the City of Vaughan's Natural Heritage Network, including Regionally Significant Forests. The Owner is required to submit the EIS for the review and approval of the Vaughan Policy Planning Department (Environmental Division).▪ Review will be undertaken to determine if additional studies are required.
f.	Cultural Services	<ul style="list-style-type: none">▪ The subject lands contain two single detached dwellings (Dwelling 'A' and Dwelling 'B'), both with frontage and access from Gate House Court, as shown on Attachment #3.▪ Dwelling 'A' is included in the "Listing of Buildings of Architectural and Historical Value" in the City of Vaughan's Register of Properties of Cultural Heritage Value as per Part IV, Subsection 27 of the Ontario Heritage Act (approved by City of Vaughan Council on June 27, 2005). This dwelling is proposed to be preserved.▪ Dwelling 'B' is included in the City of Vaughan's Inventory of Heritage Buildings and is proposed to be demolished to facilitate the proposal. Prior to issuing a Demolition Permit, the City of Vaughan Cultural Services Division must conduct a Built Heritage Evaluation to assess the condition of the dwelling and make a recommendation with respect to its disposition. The request to demolish the dwelling must also be considered by Heritage Vaughan Committee. The results of the Heritage Evaluation and Heritage Vaughan Committee's recommendation are required, prior to a technical report on the subject zoning application proceeding to the Committee of the Whole.
g.	Servicing	<ul style="list-style-type: none">▪ The availability of water and sanitary sewage capacity must be identified and allocated by Vaughan Council, if the applications are approved. Should servicing capacity not be available, use of the Holding Symbol "(H)" will be considered for the subject lands.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012

Item 5, CW(PH) Report No. 50 – Page 5

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this 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 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. Proposed Site Plan & Zoning
4. Lot Creation Detail

Report prepared by:

Daniel Woolfson, Planner 1, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)