

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012

5

1738283 ONTARIO INC.

The Committee of the Whole (Public Hearing) recommends:

- ## Recommendation

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.

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

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

The Owner has submitted Zoning By-law Amendment File Z.12.026 for the subject lands shown on Attachments #1 and #2, to amend 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" of the subject lands from R2 Residential Zone to A Agricultural Zone in the manner shown on Attachments #3 and #4 to facilitate the creation of 4 residential lots to be developed with single detached dwellings, together with the following site-specific zoning exceptions:

CITY OF VAUGHAN

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	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

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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.

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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.

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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.

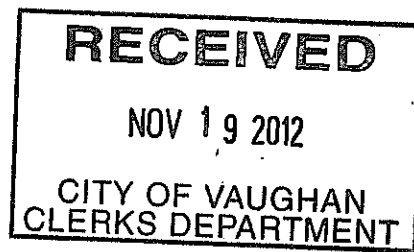
Attachments

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.)



November 15, 2012

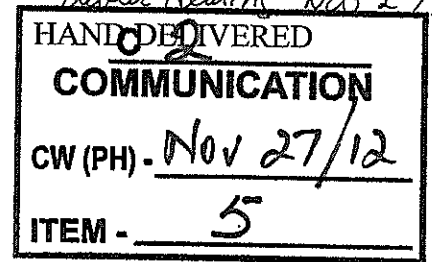
To: City of Vaughan

Attention: Mr. John Mackenzie, Commissioner of Planning,
Development Planning Department

Attention: Mr. Jeffrey A. Abrams,
Clerks Department

Dear Sirs,

Re: File No. Z.12.026
Applicant 1738283 Ontario Inc.
Property 8399 Kipling Avenue (southeast corner of Langstaff Road and
Kipling Avenue – Ward 2), City of Vaughan



Attachments: Item #1, Item #2,
Item #3,
Attachment 3, &
Attachment 4

I act as authorized representative for the Gate House Court Residents, and I am also the Owner of Lot 89 on Gate House Court, which collectively we are the owners of the properties immediately west of the lands affected by the 1738283 Ontario Inc. Zoning By-Law Amendment file referenced above, and wish to state our objections to this application accordingly.

We currently have an Application filed with the City of Vaughan to purchase the city owned lands at the rear of our lots, which was filed with the Real Estate Department on April 30, 2010. (see Item #1 attached, which is one of eight applications, therefore totaling \$4,000.00 in application fees) We have also retained a Lawyer, Paul Valenti, to facilitate the transfers, if and when the ultimate sale of these lands occurs. Collectively, we have agreed to purchase the parcels of lands at the rear of our lots 85 to 92 inclusive, as indicated on (Item #2) attached, which was prepared by the City of Vaughan Engineering Department.

Since 1998, we have been requesting to purchase these city owned lands, (see Item #3 attached). During the years from 1998 through to 2009, we were never given any decision whether or not, the City would want to sell us these lands. It was only until late 2009, that we collectively approached the City as one group, and submitted our Applications in April of 2010, that the City indicated the possibility of selling us these remaining road allowance lands.

Throughout these years however, most of these road allowance parcels of City owned lands have been sold to the other adjacent Land Owners, which is indicated on (Attachment 3). As a result, all of the surrounding City owned road allowance lands around us have been sold, and the only remaining City owned road allowance lands left to be sold, are the ones that we have submitted the application to purchase, as indicated on (Item #2) and on (Attachment 3), which has now created a thin sliver of land at the rear of our lots, with which we have many concerns relating to cleanliness, maintenance, privacy, safety and our overall disruption of enjoyment of living.

The purpose of this submission is to ensure that this relief requested to the Zoning By-law by the Applicant, does not negatively effect our Application to purchase the City owned lands at the rear of our lots. Furthermore, we are requesting the City to extend the new proposed four lots as indicated on (Attachment 3 and Attachment 4) to be consistent with our existing adjacent lots, as this development of smaller lots is not consistent with the existing development on Gate House Court. The rear lot extension of these lots is critical, as it would then match, or coincide with our Application to purchase the remaining road allowance lands at the rear of our lots, and would create a more continuous flow of lot lines behind and between our lots and the new proposed four adjacent lots to the east.

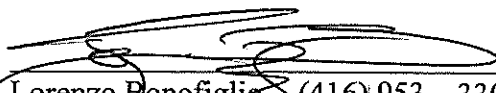
Moreover, this point is well stated, as the City has already sold to the Applicant in 2006, as indicated in (Attachment 3), the road allowances for Old Kipling road, to form these new proposed lots, and there is no reason why the Applicant cannot extend the new four proposed lots as indicated on (Attachment 3 and Attachment 4), as these lands also belong to the Applicant, which sets a precedence, that we would expect the City to entertain the continuation of the sale of these same road allowances which is clearly stated in (Item #2) and (Attachment 3) at the rear of all our lots.

If, for whatever reasons, the lot adjacent to lot 92 is not extended at the rear as indicated in (Attachment 4), and the City does not agree to sell us the parcels of Lands, as indicated in (Item #2), then we would request to be informed, and be made party to, any final decisions with regards to what the City plans to do with these lands at the rear of our lots.

This letter is being filed as input to the Public Hearing that is scheduled for November 27, 2012. Essentially, we, The Gate House Court Residents, are opposing the Application for this development, as it is not consistent with the existing development in the area and is contrary to the official plan, as there is no reason why the Applicant cannot extend these lots to create a more consistent development, and we are requesting that Council approve the sale of the remnant road allowance lands to the respective Gate House Court Residents, as indicated in (Item #1, Item #2, Attachment 3 & Attachment 4), attached hereto.

We also request to be kept advised of any action being taken by the city in connection with the subject applications, and any other surrounding parcels of land.

Yours truly,


Lorenzo Bonofiglio (416) 953 - 3300

Gate House Court Representative
49 Gate House Court, Woodbridge Ont. L4L 9A2

Cc: Paul M. Valenti - 3800 Steeles Ave. #300, Gate House Court Solicitor - Fax: (905)850-9988 (faxed)



The City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
Canada L6A 1T1
Tel [905] 832-2281

April 30, 2010

Lorenzo Bonofiglio
49 Gate House Court
Woodbridge, Ontario
L4L 9A2

Dear: Lorenzo Bonofiglio

RE: Request to Purchase City Land
Part of Lot 10 Concession 8, Plan 65M-3059
Gate House Court

Thank you for your completed application form together with the administrative fee of \$500 and sketch indicating your interest in purchasing City land located to the rear of the your property. We have also advised your lawyer Paul Valenti of the receipt of your application.

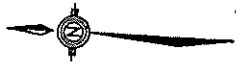
In accordance with the City's Disposal of Property By-law and procedures, we are circulating this request to other departments for their comments on the proposed sale. Upon completion of our investigations and circulation process, we will contact you to discuss the results and any issues pertaining to this file.

Should you have any further questions, please call me at Ext 8473.

Sincerely

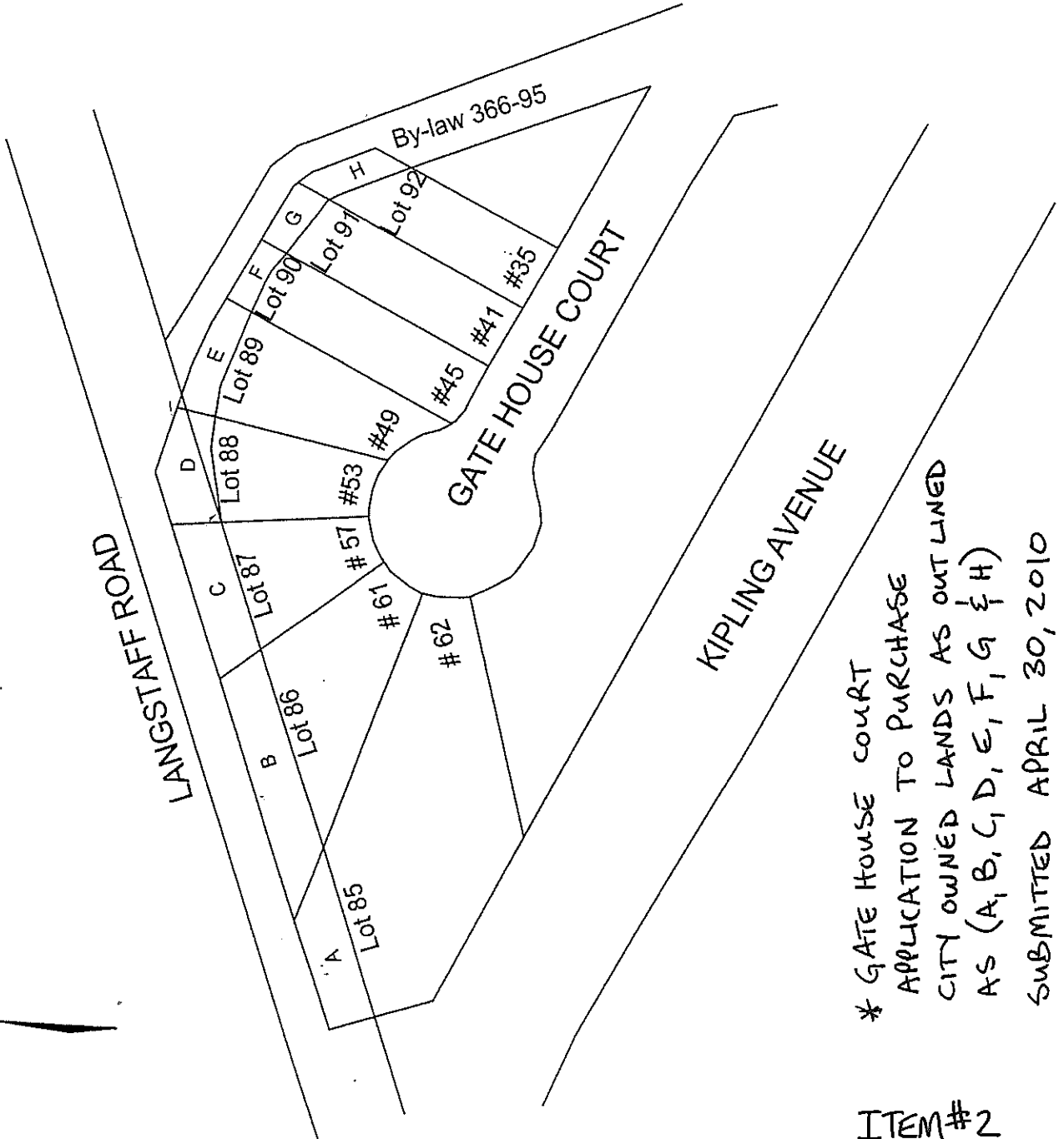
Liana Haughton
Senior Manager of Real Estate

ITEM #1



GATE HOUSE COURT

SCALE: NOT TO SCALE



LOTS

LOT 85:	2462m ²
LOT 86:	1022m ²
LOT 87:	625m ²
LOT 88:	632m ²
LOT 89:	823m ²
LOT 90:	772m ²
LOT 91:	754m ²
LOT 92:	641m ²

CITY OF VAUGHAN

A:	317m ²
B:	498m ²
C:	318m ²
D:	311m ²
E:	209m ²
F:	90m ²
G:	107m ²
H:	128m ²

NOTE: DIMENSIONS ARE NOT EXACT

* GATE HOUSE COURT
APPLICATION TO PURCHASE
CITY OWNED LANDS AS OUT LINED
AS (A, B, C, D, E, F, G & H)
SUBMITTED APRIL 30, 2010

ITEM #2

May 15, 1998

Michael & Jacqueline LaFarciola
61 Gate House Court
Woodbridge, ON
L4L 9A2

Dear Mr. & Mrs. LaFarciola:

Re: Request to purchase City land
adjacent to lot 86, 61 Gate House Ct.

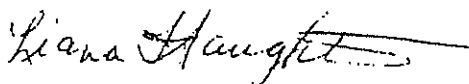
Thank you for your letter indicating your interest in purchasing City land adjacent to your backyard.

In accordance with City procedures, we are circulating this request to other departments for their comments. When this information is received, a decision will be made as to whether or not the City can sell the land.

We will inform you of the status of your request as soon as possible.

Should you have any further question, please do not hesitate to call me at 905-832-2281, extension 8473.

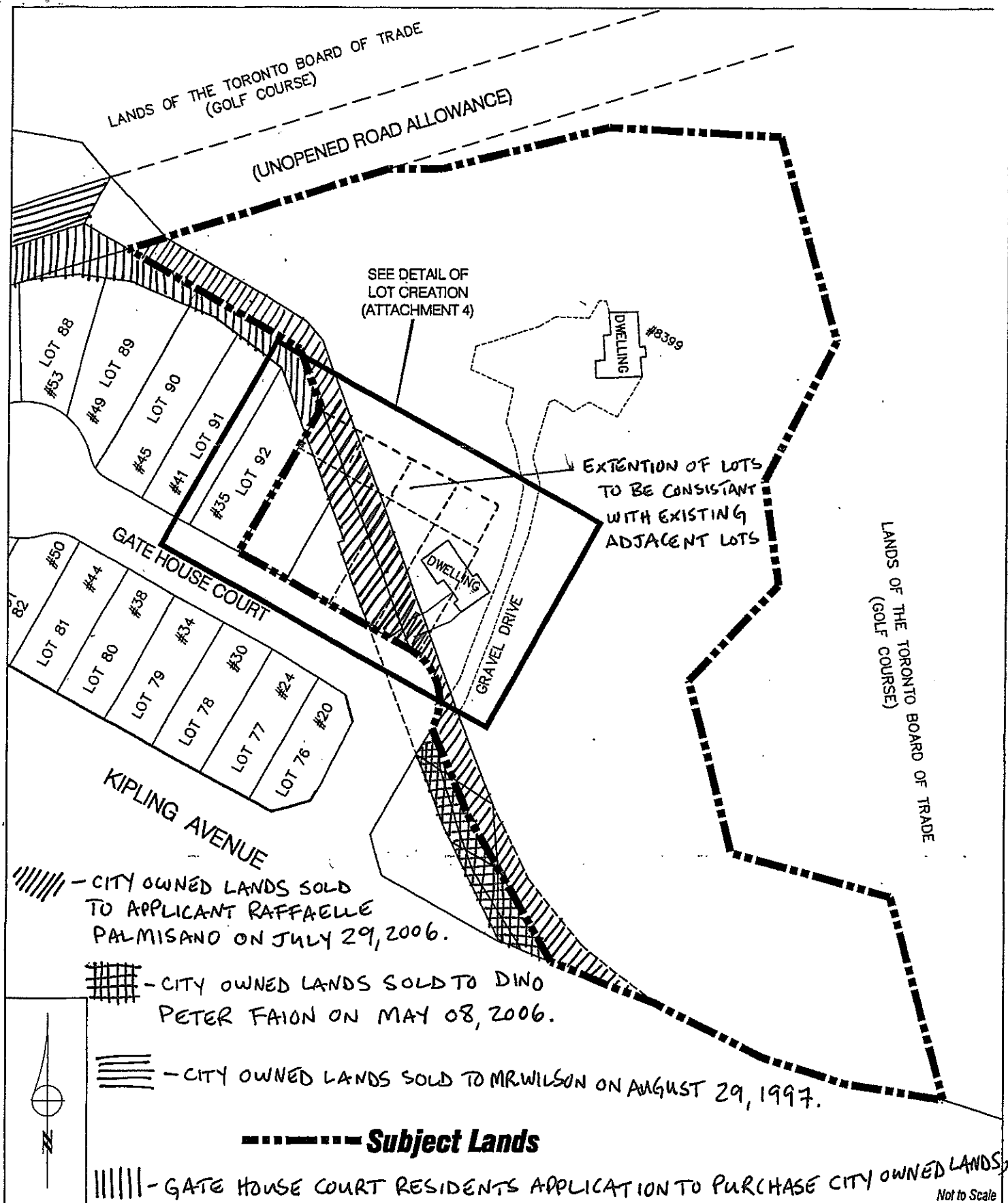
Sincerely,



Liana Haughton
Manager of Real Estate

re

ITEM #3



Proposed Site Plan

LOCATION:
Part Lot 10, Concession 8

APPLICANT:
1738283 Ontario Inc.

N:\OFF\1 ATTACHMENTS\Z\z.12.028.dwg



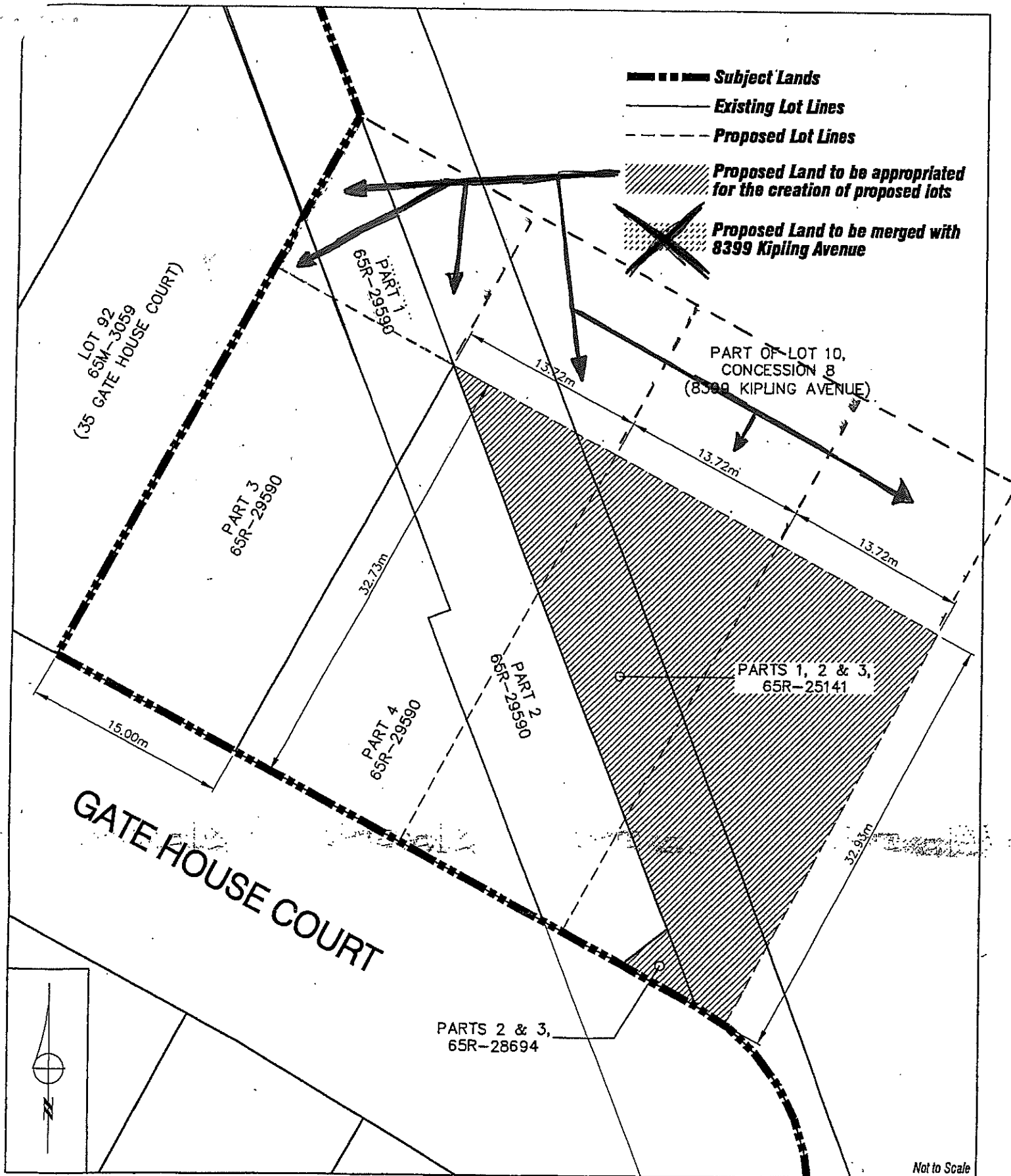
APRIL 30, 2010.

Attachment

FILES:
Z.12.026

DATE:
August 24, 2012

3



Lot Creation Detail

LOCATION:
Part Lot 10, Concession 8

APPLICANT:
1738283 Ontario Inc.

M:\DFT\1 ATTACHMENTS\Z\z.12.026.dwg



Attachment

FILES:
Z.12.026

DATE:
August 24, 2012

4

COMMUNICATION	
CW (PH) -	Nov 27/12
ITEM -	5

HAND DELIVERED

November 26, 2012

To: City of Vaughan

RECEIVED

Attention: Mr. John MacKenzie, Commissioner of Planning,
Development Planning Department

NOV 26 2012

CLERK'S DEPT.

Attention: Mr. Jeffrey A. Abrams,
Clerks Department

Attachments: Schedule 'A'

Dear Sirs,

Re: File No. Z.12.026
Applicant 1738283 Ontario Inc.
Property 8399 Kipling Avenue (southeast corner of Langstaff Road and
Kipling Avenue – Ward 2), City of Vaughan

Further to our letter submitted on November 15, 2012 with regards to this application, with which we stated our objections to the new four smaller proposed lots, we wish to include a chart comparison as shown below in Schedule 'A', which clearly shows that the new smaller four proposed lots are not consistent with the existing adjacent lot development on gate house court.


The Chart below (schedule 'A') shows the lot frontages and lot depths, and total lot size in feet squared. All of the new four proposed lots that the Applicant has applied for are the smallest lots on the street. This difference is even greater with the adjacent lots on the same side of the street, and more specifically with regards to lots 92 through to lot 85 inclusive, with which we have made the application to purchase the remaining city road allowances at the rear of our lots, as explained in our previous letter dated November 15, 2012. Even the lots directly across the street which back onto Kipling road have a larger lot frontage, and larger lot depth, so there is no reason why the Applicant cannot increase the lot depths of these new proposed lots to create a more consistent development, especially when the Applicant owns the lands at the rear of these new proposed lots.


We are submitting this letter as further support toward our letter dated November 15, 2012, with which we, The Gate House Court Residents, are opposing the Application for this development, as it is not consistent with the existing development in the area and is contrary to the official plan, as there is no reason why the Applicant cannot extend these lots to create a more consistent development, and we are requesting that Council approve the sale of the remnant road allowance lands to the respective Gate House Court Residents, as indicated below, and in our previous letter dated November 15, 2012.


We also request to be kept advised of any action being taken by the city in connection with the subject applications, and any other surrounding parcels of land.


Sincerely,

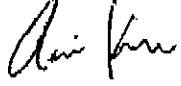

Lorenzo Bonofiglio
Gate House Court Representative


Mr. & Mrs. Silvio Iafate (Lot 92) – 35 Gate House Court


Mr. & Mrs. George Elia (Lot 90) – 45 Gate House Court



Ms. Dora Turi (Lot 88) – 53 Gate House Court


Mr. & Mrs. Michael Tafarciola (Lot 86) – 61 Gate House Court


Mr. & Mrs. Aeri Kim (Lot 91) – 41 Gate House Court


Mr. & Mrs. Lorenzo Bonofiglio (Lot 89) – 49 Gate House Court


Mr. & Mrs. Mark Artuso (Lot 87) – 57 Gate House Court


Mr. & Mrs. Bruno Pol-Bodetto (Lot 85) – 62 Gate House Court

Cc: Tony Carella – City of Vaughan, Councillor Ward 2 – Fax: (905) 832-8538 (FAXED)

Cc: Paul M. Valenti – 3800 Steeles Ave. #300, Gate House Court Solicitor – fax: (905) 850-9998 (FAXED)

SCHEDULE "A" - GATE HOUSE COURT LOT SIZES

Lot#	LEFT SIDE IN METERS	RIGHT SIDE IN METERS	LEFT SIDE IN FEET	RIGHT SIDE IN FEET	FRONTAGE IN FEET	REAR LOT IN FEET	TOTAL LOT SIZE IN FEET SQUARED
PROPOSED NEW LOT #1	32.73	32.93	107.38	108.03	45.01	45.01	4,847.80 SF
PROPOSED NEW LOT #2	32.73	32.73	107.38	107.38	45.01	45.01	4,833.17 SF
PROPOSED NEW LOT #3	32.73	32.73	107.38	107.38	45.01	45.01	4,833.17 SF
PROPOSED NEW LOT #4	32.73	32.73	107.38	107.38	49.21	49.21	5,284.16 SF
92	49.424	36.776	162.15	120.66	49.21	64.37	8,030.39 SF
91	51.582	49.424	169.23	162.15	49.21	49.72	8,195.85 SF
90	50.888	51.582	166.95	169.23	47.21	49.61	8,137.23 SF
89 PIE SHAPE	39.345	50.888	129.98	166.95	45.85	80.23	9,358.92 SF
88 PIE SHAPE	32.648	39.345	107.11	129.08	43.78	78.13	7,198.78 SF
87 PIE SHAPE	33.392	32.648	109.55	107.11	35.77	97.40	7,213.15 SF
86 PIE SHAPE	60.628	33.392	198.91	109.55	35.43	150.41	14,331.05 SF
85 PIE SHAPE	54.021	60.628	177.23	198.91	35.43	299.79	31,522.41 SF
81	38.70	38.70	126.97	126.97	49.21	49.21	6,248.18 SF
80	38.70	38.70	126.97	126.97	49.21	49.21	6,248.18 SF
79	38.70	38.70	126.97	126.97	49.21	49.21	6,248.18 SF
78	38.70	38.70	126.97	126.97	49.21	49.21	6,248.18 SF
77	38.70	38.70	126.97	126.97	49.21	49.21	6,248.18 SF

C 16	
COMMUNICATION	
CW (PH) -	Nov 27/12
ITEM -	5

HAND DELIVERED

November 15, 2012

To: City of Vaughan

Attention: Mr. John Mackenzie, Commissioner of Planning,
Development Planning Department

Attention: Mr. Jeffrey A. Abrams,
Clerks Department

Dear Sirs,

Re: File No. Z.12.026
Applicant 1738283 Ontario Inc.
Property 8399 Kipling Avenue (southeast corner of Langstaff Road and
Kipling Avenue – Ward 2), City of Vaughan

RECEIVED

NOV 27 2012

CLERK'S DEPT.

Attachments: Item #1, Item #2,
Item #3,
Attachment 3, &
Attachment 4

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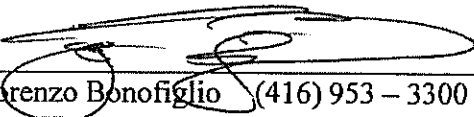
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If, for whatever reasons, the lot adjacent to lot 92 is not extended at the rear as indicated in (Attachment 4), and the City does not agree to sell us the parcels of Lands, as indicated in (Item #2), then we would request to be informed, and be made party to, any final decisions with regards to what the City plans to do with these lands at the rear of our lots.

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We also request to be kept advised of any action being taken by the city in connection with the subject applications, and any other surrounding parcels of land.

Yours truly,



Lorenzo Bonofiglio (416) 953 – 3300
Gate House Court Representative
49 Gate House Court, Woodbridge Ont. L4L 9A2

Cc: Paul M. Valenti – 3800 Steeles Ave. #300, Gate House Court Solicitor – Fax: (905)850-9988 (faxed)

April 30, 2010

Lorenzo Bonofiglio
49 Gate House Court
Woodbridge, Ontario
L4L 9A2

Dear: Lorenzo Bonofiglio

RE: Request to Purchase City Land
Part of Lot 10 Concession 8, Plan 65M-3059
Gate House Court

Thank you for your completed application form together with the administrative fee of \$500 and sketch indicating your interest in purchasing City land located to the rear of the your property. We have also advised your lawyer Paul Valenti of the receipt of your application.

In accordance with the City's Disposal of Property By-law and procedures, we are circulating this request to other departments for their comments on the proposed sale. Upon completion of our investigations and circulation process, we will contact you to discuss the results and any issues pertaining to this file.

Should you have any further questions, please call me at Ext 8473.

Sincerely

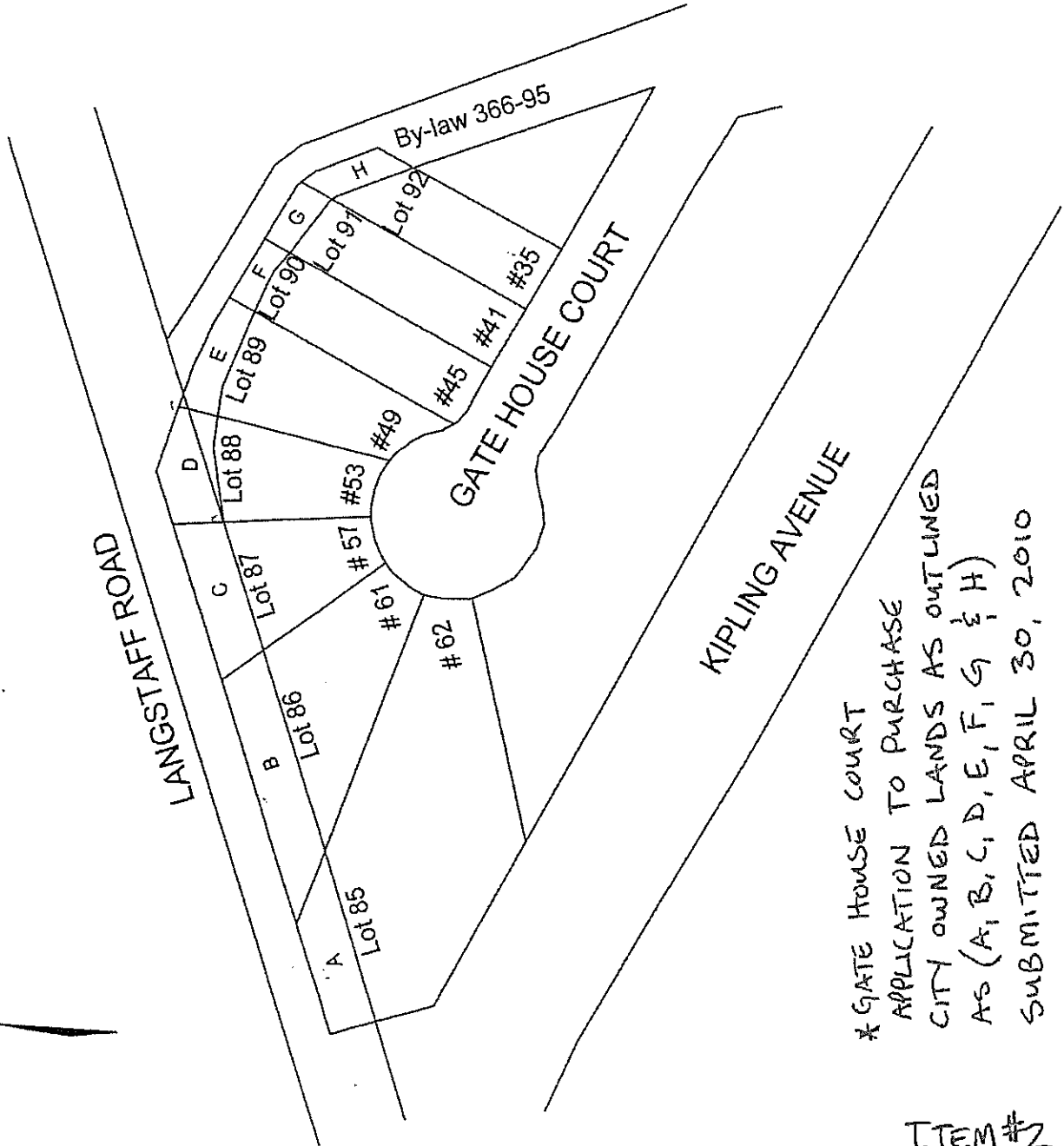


Liana Haughton
Senior Manager of Real Estate

ITEM # 1

GATE HOUSE COURT

SCALE: NOT TO SCALE



LOTS	
LOT 85:	2462m ²
LOT 86:	1022m ²
LOT 87:	625m ²
LOT 88:	632m ²
LOT 89:	823m ²
LOT 90:	772m ²
LOT 91:	754m ²
LOT 92:	641m ²

CITY OF VAUGHAN

A:	317m ²
B:	498m ²
C:	318m ²
D:	311m ²
E:	209m ²
F:	90m ²
G:	107m ²
H:	128m ²

* GATE HOUSE COURT
APPLICATION TO PURCHASE
CITY OWNED LANDS AS OUTLINED
AS (A, B, C, D, E, F, G & H)
SUBMITTED APRIL 30, 2010

ITEM #2

NOTE: DIMENSIONS ARE NOT EXACT

May 15, 1998

Michael & Jacqueline LaFarcioia
61 Gate House Court
Woodbridge, ON
L4L 9A2

Dear Mr. & Mrs. LaFarcioia:

Re: Request to purchase City land
adjacent to lot 86, 61 Gate House Ct.

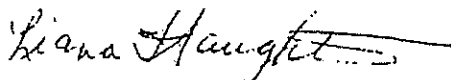
Thank you for your letter indicating your interest in purchasing City land adjacent to your backyard.

In accordance with City procedures, we are circulating this request to other departments for their comments. When this information is received, a decision will be made as to whether or not the City can sell the land.

We will inform you of the status of your request as soon as possible.

Should you have any further question, please do not hesitate to call me at 905-832-2281, extension 8473.

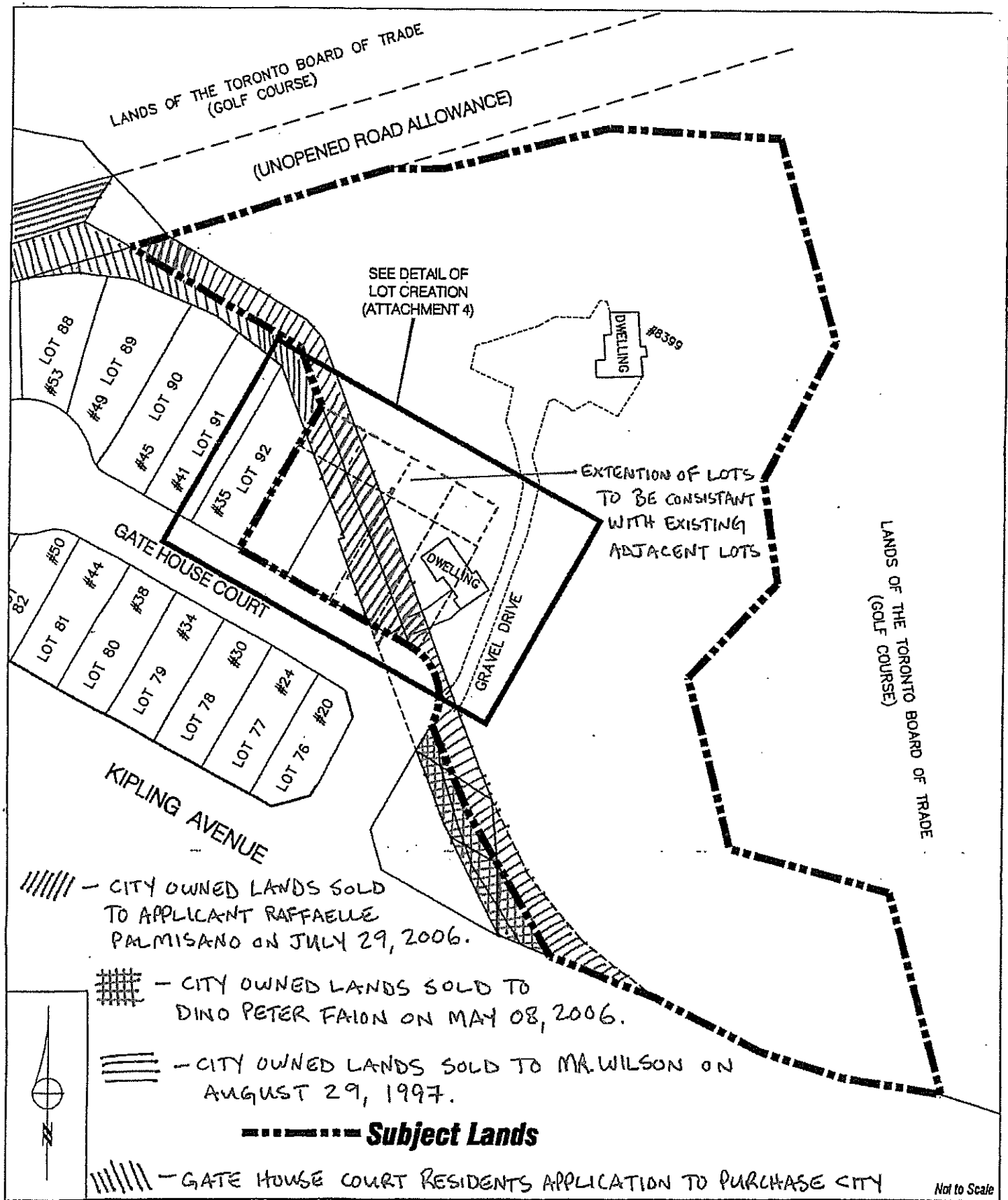
Sincerely,



Liana Haughton
Manager of Real Estate

re

ITEM #3



Proposed Site Plan

LOCATION:
Part Lot 10, Concession 8

APPLICANT:
1738283 Ontario Inc.

\\s\p\1\ATTACHMENTS\2\12.026.dwg

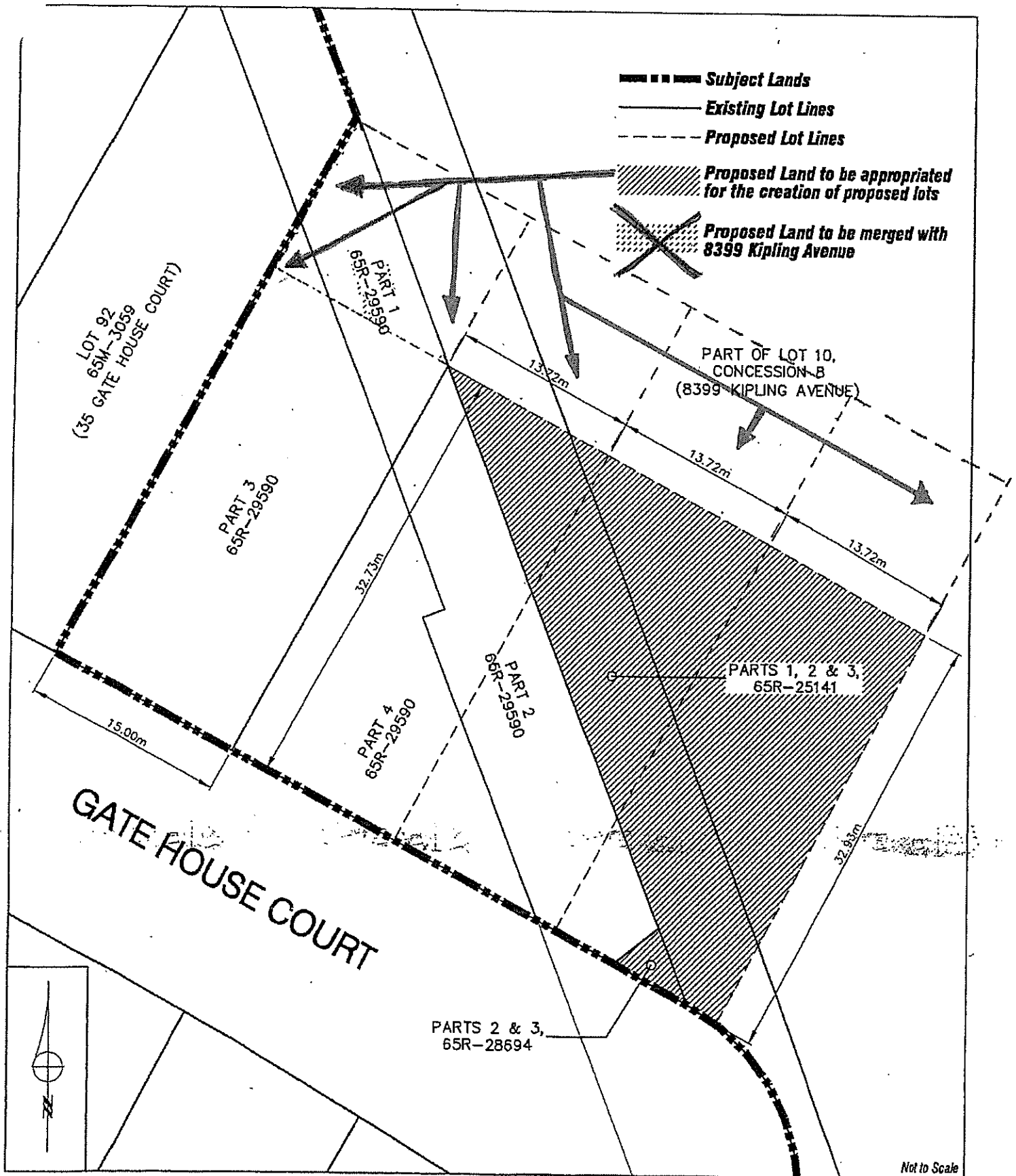


Attachment

FILES:
Z.12.026

DATE:
August 24, 2012

3



Lot Creation Detail

LOCATION:
Part Lot 10, Concession 8

APPLICANT:
1738283 Ontario Inc.

H:\001\1 ATTACHMENTS\Z\2.12.026.dwg



Attachment

FILES:
Z.12.026

DATE:
August 24, 2012

4

**5. ZONING BY-LAW AMENDMENT FILE Z.12.026
1738283 ONTARIO INC.****P.2012.43****WARD 2 - VICINITY OF KIPLING AVENUE AND LANGSTAFF ROAD****Recommendation**

The Commissioner of Planning recommends:

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.

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: November 2, 2012
- b) Circulation Area: 150 m and to the West Woodbridge Homeowner's Association
- c) Comments Received as of November 13, 2012: None

Purpose

The Owner has submitted Zoning By-law Amendment File Z.12.026 for the subject lands shown on Attachments #1 and #2, to amend 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" of the subject lands from R2 Residential Zone to A Agricultural Zone in the manner shown on Attachments #3 and #4 to facilitate the creation of 4 residential lots to be developed with single detached dwellings, together with the following site-specific zoning exceptions:

	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.
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.
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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.
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.

	MATTERS TO BE REVIEWED	COMMENT(S)
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.

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:

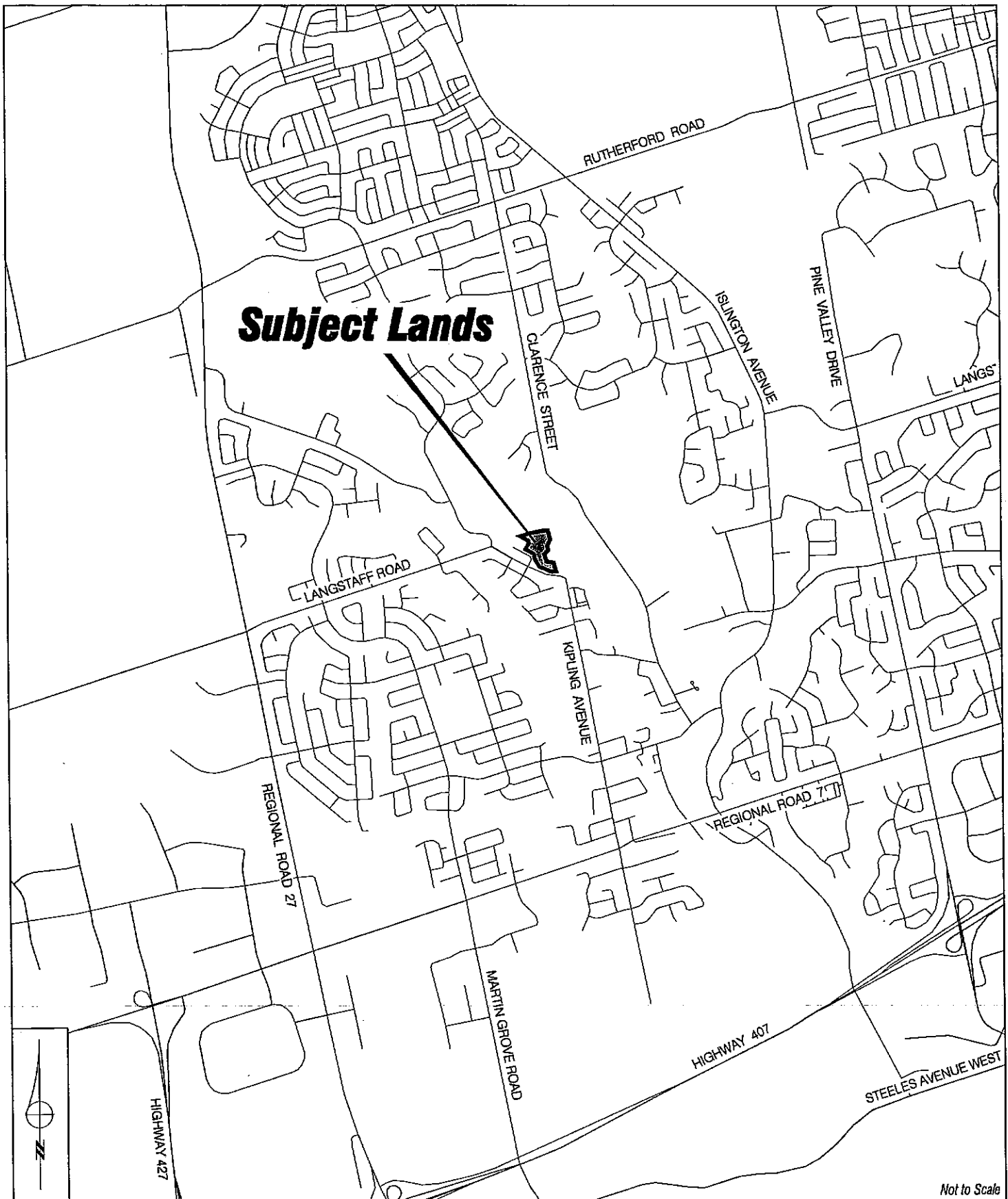
Daniel Woolfson, Planner 1, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEHAMA
Director of Development Planning

/CM



Not to Scale

Context Location Map

LOCATION:
Part Lot 10, Concession 8

APPLICANT:
1738283 Ontario Inc.

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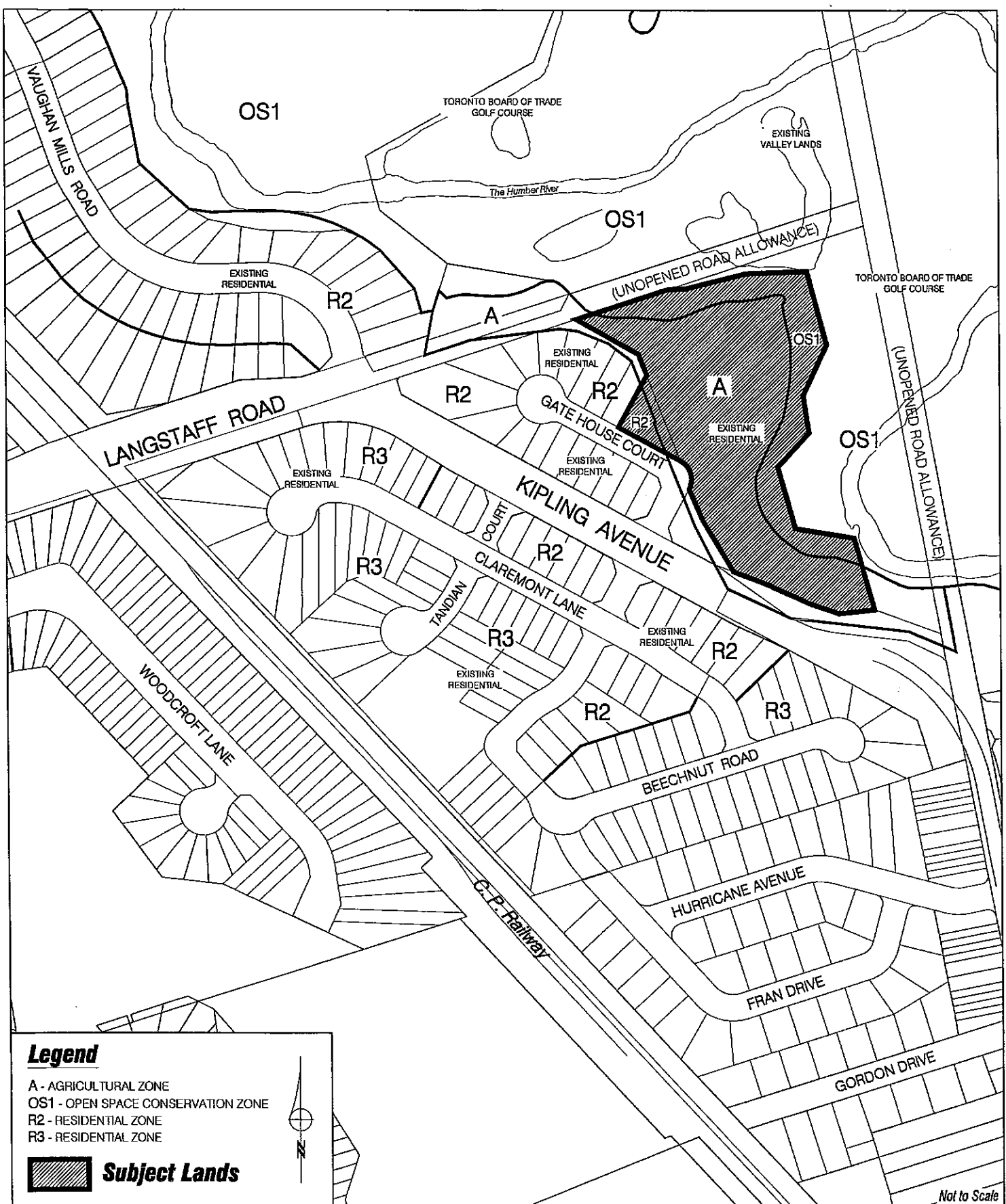


Attachment

FILES:
Z.12.026

DATE:
August 24, 2012

1



Location Map

LOCATION:
Part Lot 10, Concession 8

APPLICANT:
1738283 Ontario Inc.

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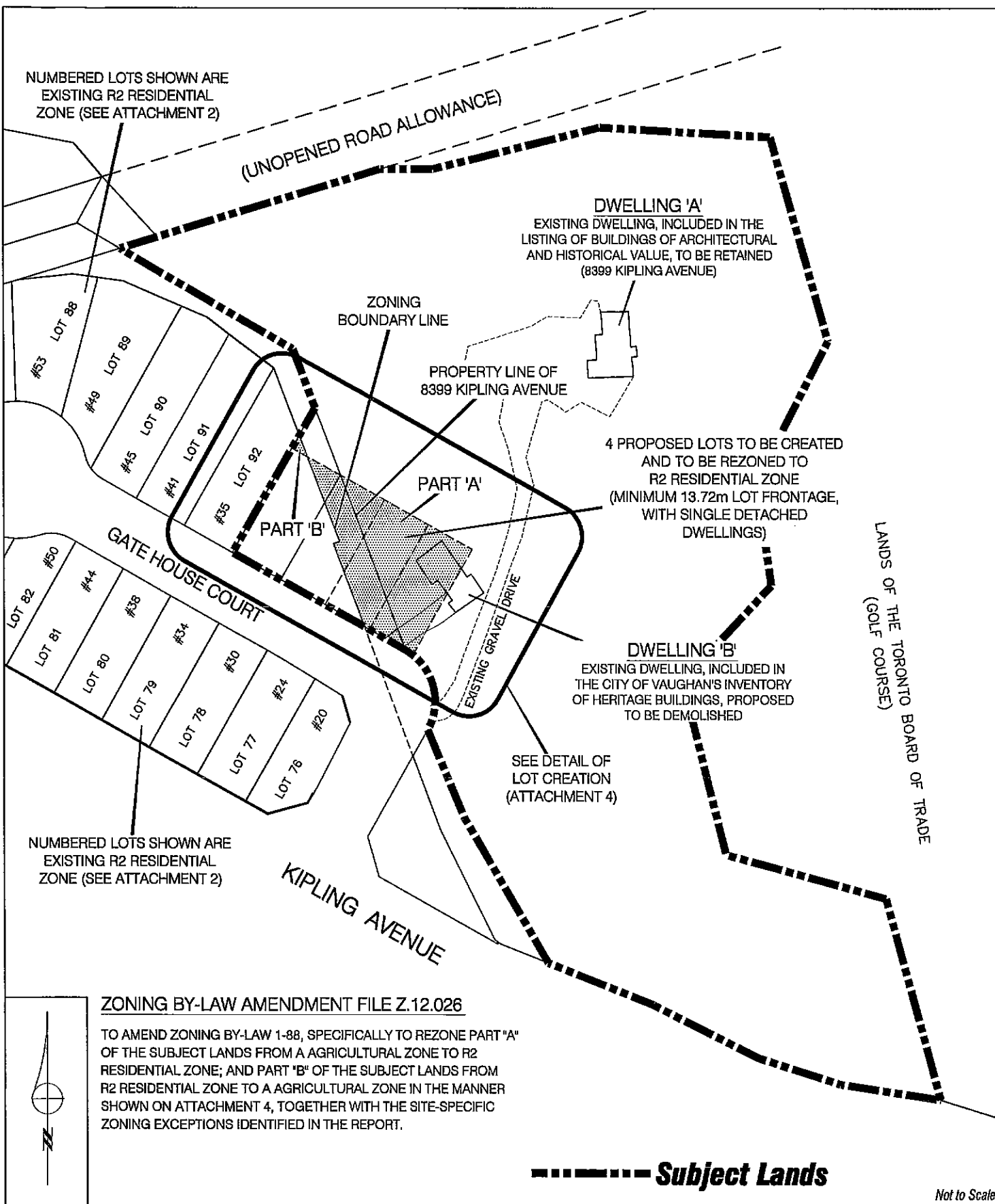


Attachment

FILES:
Z.12.026

DATE:
August 24, 2012

2



Proposed Site Plan & Zoning

LOCATION:
Part Lot 10, Concession 8

APPLICANT:
1738283 Ontario Inc.

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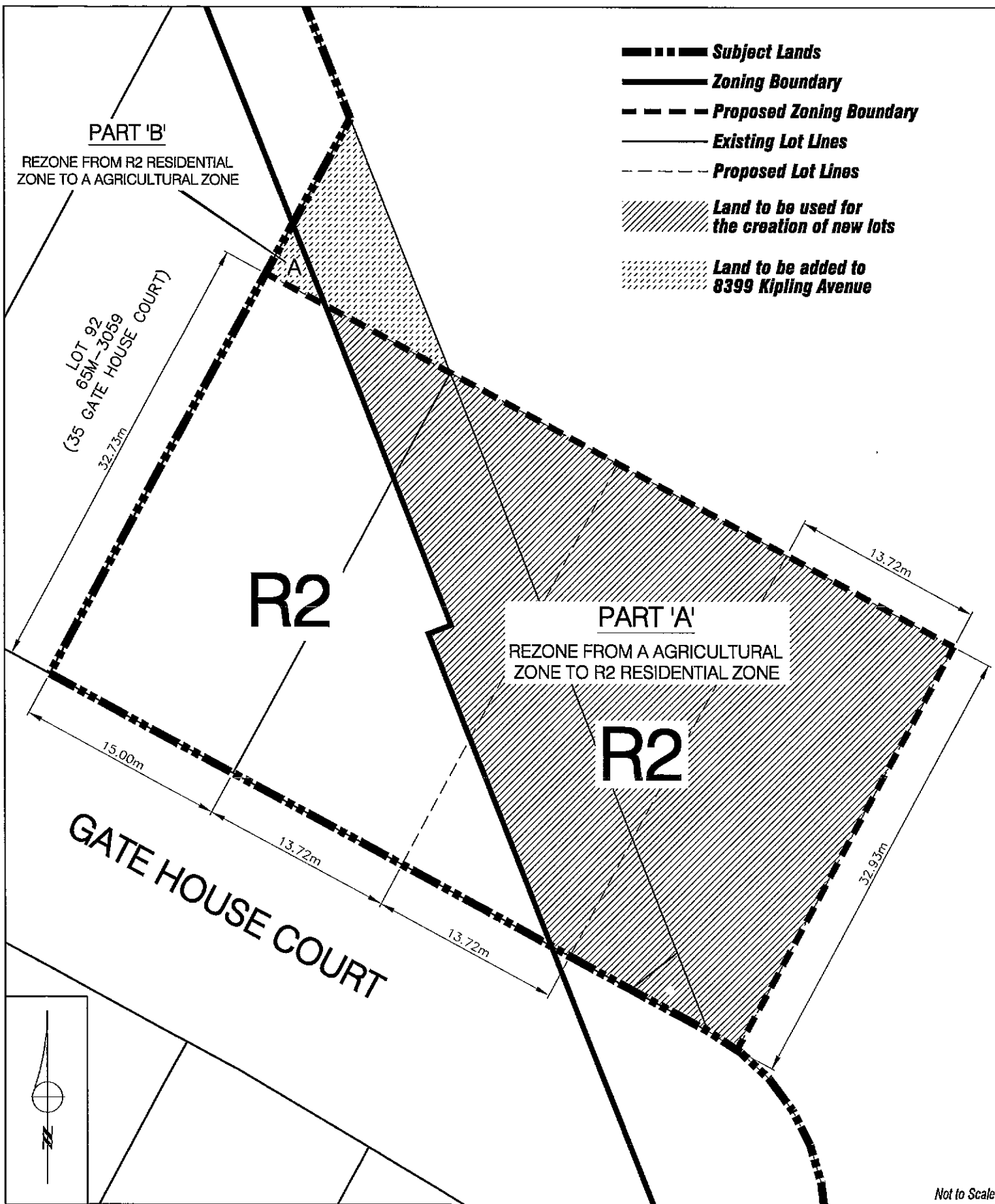


Attachment

FILES:
Z.12.026

DATE:
August 24, 2012

3



Lot Creation Detail

LOCATION:
Part Lot 10, Concession 8

APPLICANT:
1738283 Ontario Inc.

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Attachment

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