

AMENDMENT NO. 356
TO THE
OFFICIAL PLAN FOR THE
VAUGHAN PLANNING AREA

This Amendment No. 356 to the Official Plan of the Vaughan Planning Area which was adopted by the Council of the Corporation of the City of Vaughan is hereby modified as follows:

1. PART V DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO, Item 1 c), 3.3 Neighbourhoods, is modified by adding the following to paragraph (1):

"The neighbourhood plan shall include:

- a) traffic study to address:
 - i) access locations and intersection requirements onto Kipling Avenue and Woodbridge Avenue,
 - ii) any required traffic improvements to the Highway #7/Kipling Avenue intersection,
 - iii) preliminary appraisal of possible GO station location on the immediate vicinity, and
 - iv) grade separation and disposition of Porter Avenue.
- b) a noise and vibration study to determine acceptable setbacks from the existing rail line and to identify any mitigative measures which may be required."

2. PART V DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO, Item 1 c), 3.3 Neighbourhoods, be modified by adding the following new subsection (m):

"(m) New development within the area located north of Woodbridge Avenue, west of Kipling Avenue, east of Rainbow Creek and south of Gordon Drive is encouraged to coincide with the phase out of the existing industrial uses. New development shall only be permitted where it has been demonstrated to the satisfaction of the City and the Ministry of the Environment and Energy that there will be no negative impacts from adjacent industrial uses. Determination of the feasibility of development occurring adjacent to existing industrial uses shall be based on a detailed examination of potential adverse impacts, the specific mitigation measures to deal with any identified impacts and the feasibility of implementing proposed mitigation measures."

3. PART V DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO, Item 1 d), 3.4 Residential Specific Policies, be modified by deleting paragraph (k) in its entirety and replacing it with following as paragraph (k):

"(k) Lands designated Medium Density Residential on the west side of Kipling Avenue, east of Rainbow Creek, shall be developed with a range of housing types. Notwithstanding section 3.1(b) permitted housing types within this area shall include small lot single detached units, semi-detached units, quadplex, street townhouses, block townhouses and other building forms which do not exceed the permitted densities. The housing type abutting Kipling Avenue shall be single detached dwelling units with a frontage complementary to the existing neighbourhood along Kipling Avenue. A transition of medium density building forms shall occur westerly to the Rainbow Creek. The maximum permitted density for the lands designated Medium Density Residential shall be 35 units per hectare. The density of development within the Medium Density Residential area shall be distributed to the greatest degree practicable throughout all levels of the medium density range and shall be established in the implementing zoning by-law. The highest density levels shall be

permitted in the area adjacent to the Rainbow Creek, presently used for industrial purposes, in order to encourage its redevelopment. Lower density levels which provide for less intense forms of medium density housing shall be required easterly towards Kipling Avenue."

4. PART V DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO, Item 1 d), 3.4 Residential Specific Policies, be modified by deleting the following from Paragraph (l):

"It is intended that the total amount of medium density housing types on the lands to the west of Kipling Avenue, bounded by Rainbow Creek and North of Woodbridge Avenue, shall be in the order of 250 units."

and modifying the second sentence as follows:

"The precise level of development for the Medium Density Area shall be determined by the density parameters in (k) above, together with ..."

and adding the following paragraph:

"Within this area, the total units provided shall include a minimum of 25% affordable units to satisfy the provincial affordability housing guidelines. It is anticipated that the development of the lands may occur in phases and therefore it will be necessary to ensure each phase of the development provide its proportionate share of the affordable units."

5. PART V DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO, Item 1 d), 3.4 Residential Specific Policies, be modified by adding the following to Paragraph (m) after the words "of existing industrial use, the City":

"and the Ministry of the Environment and Energy".

6. PART V DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO, Item 1 d), 3.4 Residential Specific Policies, be modified by adding the following to Paragraph (p) after the words "will require the undertaking of":

"soils study in accordance with the Ministry of the Environment and Energy Guidelines for Decommissioning and Cleanup of Sites in Ontario,"

and adding the following sentence:

"All future developments shall comply with the Ministry of the Environment and Energy Guidelines for Separation Distances between Industrial Facilities and Sensitive Land Uses."

7. PART V DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO, Item 1 d), 3.4 Residential Specific Policies, be modified by adding the following to Paragraph (q):

"The Rainbow Creek has been identified by the Ministry of Natural Resources as a valuable fisheries resource. Any development in this area is to take place in a manner which minimizes negative impacts. This will include the use of proper stormwater management, erosion and sedimentation control both during and after the development of the site.

Development along the Rainbow Creek shall include a naturally vegetated buffer strip to the satisfaction of the Ministry of Natural Resources. The buffer strip shall measure approximately 30 metres from the streambank or alternately to the top-of-bank whichever provides the necessary protection. The implementing zoning by-law will place the buffer strip in the appropriate open space zone category. Prior to draft approval of any plan of subdivision for this site, the Ministry of Natural Resources shall approve a preliminary stormwater management plan. Any part of the buffer strip located above the top of bank may be included in the net density calculations."

8. PART V DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO, Item d), 3.4 Residential Specific Policies, be modified by adding the following paragraphs:

"(s) That the lands abutting Burton's Lane and/or Kipling Avenue, known municipally as 7974, 7984, 7988, 7994 Kipling Avenue and 1 and 3 Burton's Lane be considered suitable for business and professional office development. The following specific policies shall apply to this area:

- i) where a business and professional office use is proposed on a lot used for residential purposes, the proposed use and development shall not materially change the existing residential character of the building and lot with respect to such matters as signage, parking, landscaping, lighting and the amenity of adjacent residential properties. In such cases, at least 40% of each residence shall remain used for residential purposes;
- ii) where a business and professional use is proposed on a lot used for industrial purposes along Burton's Lane, the site may be re-developed with structures which are in keeping with the low density residential character of the area.
- iii) the development or re-development of lots within this area shall occur on the basis of site development and zoning amendment application approved by Vaughan council. The implementing zoning by-law shall provide for the site specific uses on any lot intended for business and professional office use.

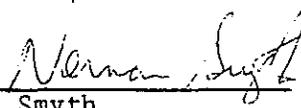
Notwithstanding the above, residential uses which are appropriately integrated may be provided in this area provided it does not adversely prejudice the development of the surrounding lands."

As thus modified, this amendment is hereby approved pursuant to Sections 17 and 21 of the Planning Act.

Date: 1994-09-22

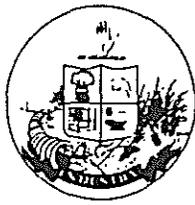
Diana Jardine
 Diana L. Jardine, M.C.I.P.
 Director
 Plans Administration Branch
 Central and Southwest
 Ministry of Municipal Affairs

I, NORMAN SMYTH, Deputy Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a duplicate original copy of By-law Number 62-91, passed by the Council of the City of Vaughan on the 5th day of March, 1991.


N. Smyth
Deputy Clerk
City of Vaughan

DATED at the City of Vaughan
this 11th day of March, 1991.

19-0P-1500-356



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 62-91

A By-law to adopt Amendment Number 356 to the Official Plan of the Vaughan Planning Area.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 356 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "1" and "2" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 356 to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST, SECOND and THIRD time and finally passed this 5th day of March 1991.



Lorna D. Jackson, Mayor

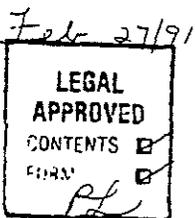


John D. Leach, City Clerk

AMENDMENT NUMBER 356
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedules "1" and "2" to Amendment Number 356 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 356.

Also attached hereto, but not constituting part of the Amendment are Appendicies I and II.



KIPLING AVENUE OFFICIAL PLAN AMENDMENT

I PURPOSE

The purpose of this amendment to the Official Plan of the Vaughan Planning Area is to amend Schedules "A" and "B" and to amend Sections, 3.3 Neighbourhoods, 3.4 Residential Specific Policies, 4.8 Commercial Specific Policies, and 8.0 Transportation, of Amendment No. 240 (Woodbridge Community Plan).

The amendment will introduce new land use designations and area specific policies as they relate to the lands included in the "Kipling Avenue Corridor Study". The designations and policies are based upon the Kipling Avenue Corridor Study and comments received during various public discussions.

II LOCATION

The lands affected by this amendment are consistent with the lands included in the "Kipling Avenue Corridor Study" Appendix "1". The Study area extended from Highway No. 7, in the south, to the realignment of Kipling Avenue, south of the Humber River in the north, bounded on the west by Rainbow Creek, and on the east by the Woodbridge Fairgrounds. The Canadian Pacific Railway tracks bisect the study area from the northwest to the southeast.

III BACKGROUND

The area subject to this amendment has recently been under some redevelopment pressure. The number and diversity of development applications that have been received by Town Staff have given rise to the need for further study and review. Towards that end, Vaughan Council directed Planning Staff to conduct a land use study for the Kipling Avenue Corridor. The intent of the study, as directed by Vaughan Council on July 13, 1988, was as follows:

- "a) To evaluate land use alternatives for the Kipling Avenue Corridor from Highway No. 7, north to the realignment of Kipling Avenue, south of the Humber River; and
- b) To determine appropriate development guidelines which will become the basis for evaluating and regulating development along Kipling Avenue."

IV BASIS

Official Plan Amendment No. 240 to the Vaughan Official Plan (Woodbridge Community Plan) received final approval in November of 1988. Two of the general goals adopted as the basis of the Community Plan were:

- To create a distinctive residential community of a scale and character which will relate well to the existing village quality of Woodbridge, and possess a strong sense of community identity; and
- To create a community with a number of neighbourhoods, focussed on neighbourhood schools and parks, and collectively oriented toward the existing Woodbridge Village Centre and the planned Woodbridge Community Centre.

Official Plan Amendment No. 240 recognizes that the Woodbridge Community consists of a series of historical and new neighbourhoods surrounding a traditional downtown core area. With the intent of preserving the existing Woodbridge core, considerable attention was given to the development of policies which would protect and define the role it would play in the future urban area. Although the majority of the Kipling Avenue Study Area was not included in the Core Area review, the east side of Kipling Avenue from north of Abell Avenue to Church Street is covered by the Core Area Policies of OPA No. 240. These policies were considered when reviewing development alternatives for the entire Kipling Avenue Study Area.

The majority of the lands within the Kipling Avenue Study Area are designated "Low Density". The intent of OPA No. 240 is to allow for low density development to predominate, but also to permit higher densities, to accommodate senior citizens and other family housing needs.

There are two (2) areas designated "Commercial" within the Study Area, one at the intersection of Highway No. 7 and Kipling Avenue, and the second at the intersection of Woodbridge Avenue and Kipling Avenue. OPA No. 240 provides that major commercial activity be oriented to the Woodbridge Village Centre and Woodbridge Commercial Centre, and to selected defined locations along Highway No. 7. "Local Convenience Commercial" designations shall be for retail stores offering convenience commercial goods and personal services for the residents of the immediate area.

The area designated "Industrial" on the west side of Kipling Avenue was once one of the main industrial areas in Woodbridge. In recent years, however, three major industrial parks have been developed in the Woodbridge Community. OPA No. 240 suggests that industrial development be encouraged in appropriate locations which will enhance the community and provide enjoyment for the residents.

In light of the foregoing and coupled with the changing structure of land use in the Woodbridge Community as a whole, and specifically in the Core Area, a re-evaluation of the land use policies that affect Kipling Avenue was considered appropriate. In recent years the number of property sales and tenant-occupied buildings along Kipling Avenue has steadily increased and in addition, the number of applications for zoning and official plan changes have also been on the rise. This would indicate that some areas of Kipling Avenue are in transition and that pressures for land use changes and redevelopment are increasing.

In order to re-evaluate land uses and to determine the appropriate development guidelines for the Kipling Avenue

Corridor, it was necessary to have regard for the policies of the Woodbridge Community Plan, OPA No. 240 as they relate to the Woodbridge Community as a whole and the Woodbridge Core Area in particular.

To assist in the evaluation the Study Area was divided into three Zones. The Zone boundaries were based on such factors as: variations in redevelopment pressure; evidence of transition; mixed land uses; and the influence of the rail line.

ZONE 1

Zone 1 extends from Highway No. 7, north to Abell Avenue. This area was found to be a fairly stable low density residential area with upgraded roads and municipal services.

ZONE 2

Zone 2 extends from Abell Avenue, north to Church Street. This area comprises a wide range of uses and development forms, it includes low density residential dwellings, commercial uses, professional and business offices in a few converted dwellings, substantial industrial development (adjacent to the CPR rail line), institutional uses, and the Woodbridge Fairgrounds.

The buildings in Zone 2 are generally older with evidence of deterioration. Approximately two-thirds of the tenant occupied dwellings, half of the property sales for 1988, and all but one recent application for development and land use change along Kipling Avenue are found in Zone 2. In addition, most of the buildings identified on the Town's inventory of buildings of architectural or historical importance for Kipling Avenue are located in this Zone. Municipal sanitary sewers and water are adequate for some redevelopment, however the need for road improvements and storm sewers north of Woodbridge Avenue have been identified.

ZONE 3

Zone 3 extends from Church Street to the realignment of Kipling Avenue to the north. This zone is predominately low density residential with street townhouses on the west side of Kipling Avenue, north of Gordon Drive. There has been little evidence of re-development pressure in this zone and it continues to function as a low density residential area.

Based on the findings for the three Zones it was determined that a certain amount of re-development was desirable and steps would have to be taken to institute policies which would serve to maintain the policy objectives of OPA No. 240 and to retain the residential character of Kipling Avenue, while providing for some redevelopment opportunities. This was seen as a necessary policy objective given the current mix of land use types and the changing nature of the Woodbridge Community. The policies focus on redeveloping the undesirable aspects of the study area, such as the large industrial users, by redesignating in a manner which will encourage positive re-development. The adopted policies are seen as a means to preserve and build on the desirable aspects of the Study Area by encouraging investment to take place.

V DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. The Official Plan of the Vaughan Planning Area, as amended is hereby further amended by:
 - a) Deleting Schedule "A" to Amendment No. 240 and substituting therefore the Schedule "A" attached hereto as Schedule "1", thereby implementing the following changes:
 - i) Redesignating the lands to the west of Kipling Avenue, bounded by Rainbow Creek and north of Woodbridge Avenue, from "Industrial" and "Low Density Residential" to "Medium Density Residential".

ii) Redesignating the lands at the northwest and southwest corners of Kipling Avenue and Woodbridge Avenue from "Low Density Residential" to "Local Convenience Commercial".

b) Deleting Schedule "B" to Amendment No. 240 and substituting therefore the Schedule "B" attached hereto as Schedule "2", thereby implementing the following changes:

i) Redesignating the lands at the northeast and southeast corners of Woodbridge Avenue and Kipling Avenue from "Commercial" and "Residential Medium Density" to "Local Convenience Commercial".

c) 3.3 Neighbourhoods

(1) Prior to the development of any medium density uses on the lands to the west of Kipling Avenue, bounded by Rainbow Creek and north of Woodbridge Avenue, a neighbourhood plan shall be submitted and approved by Vaughan Council. The plan shall provide for the coordinated and phased development of all medium density lands, including an overall road network, open space/parkland and a variety of dwelling types in accordance with the policies of this amendment.

MODIFICATION
NO. #1
UNDER SECTION 17(9) OF
THE PLANNING ACT,

↳ a), b)

d) 3.4 Residential Specific Policies

(k) ~~Lands designated Medium Density Residential on the West Side of Kipling Avenue, north of Woodbridge Avenue, east of Rainbow Creek, shall be developed with a range of housing types. Notwithstanding section 3.1(b) permitted housing types within this area shall include small lot single detached units, semi-detached units, quadruplex,~~

MODIFICATION
NO. #3
UNDER SECTION 17(9) OF
THE PLANNING ACT,

street townhouses and block or stacked townhouse units. The housing type abutting Kipling Avenue shall be single family detached dwelling units with a frontage complementary to the existing neighbourhood along Kipling Avenue. A transition of medium density building forms shall occur westerly to the Rainbow Creek. The maximum permitted density of 35 units per hectare shall be permitted in the area adjacent to the Rainbow Creek, presently used for industrial purposes, in order to encourage its redevelopment. Lower density levels which provide for less intense forms of medium density housing shall be required easterly towards Kipling Avenue.

(1) ~~It is intended that the total amount of medium density housing types on the lands to the west of Kipling Avenue, bounded by Rainbow Creek and north of Woodbridge Avenue, shall be in the order of 250 units. The precise level of development shall be determined by the density parameters established for the above noted area together with the capability of the internal road system, the provision of public open space/parklands and the creation of specific development forms which are compatible to the neighbourhood and are functional, attractive and provide the necessary private amenity space.~~

MODIFICATION
NO. #4
UNDER SECTION 17(9) OF
THE PLANNING ACT,

MODIFICATION
NO. #5
UNDER SECTION 17(9) OF
THE PLANNING ACT.

MODIFICATION
NO. #2
UNDER SECTION 17(9) OF
THE PLANNING ACT.

(m) Prior to approving any residential development on lands adjacent to or in the vicinity of ~~existing industrial use~~ the City shall be satisfied that there are no unacceptable environmental or land use impacts.

(n) In order to preserve the historic low density appearance of the area, lands with frontage

onto Kipling Avenue shall be developed in a manner that will enhance the low density character of the area. Accordingly the Kipling Avenue frontage shall be developed with single family detached units consistent with other dwellings in the area.

(o) The City shall encourage the preservation and incorporation into any future development of the Kipling Avenue Corridor the single family homes, known municipally as 8204 and 8066 Kipling Avenue, the United Church located at 8090 Kipling Avenue.

MODIFICATION
NO. #6
UNDER SECTION 17(9) OF
THE PLANNING ACT.

(p) Lands currently occupied by industrial uses will require the undertaking of soil residue and other environmental studies prior to any future development on the site. Given the nature of the existing industrial use, precautions must be taken to eliminate any possible health risks.

MODIFICATION
NO. #7
UNDER SECTION 17(9) OF
THE PLANNING ACT.

(q) The development of housing types along the Rainbow Creek area shall incorporate urban design aspects that are sensitive to the natural setting. The development of this area will be required to provide treatments that integrate well with the natural surroundings. These treatments will include additional landscaping and architectural considerations such as varied roof lines and be of a proportion and scale which will complement the natural and existing built environment.

(r) Within the residential area fronting onto Kipling Avenue located south of Woodbridge Avenue and north of Highway No. 7, the provision of business and professional offices shall be permitted within the existing residences subject to the following criteria:

MODIFICATION
NO. #8
UNDER SECTION 17(9) OF
THE PLANNING ACT.

W S |

- i) at least 40% of the gross floor area of each residence remains used for residential purposes; and
- ii) provided that proposed uses and development do not materially change the existing residential character of the building and lots with respect to such matters as signage, parking, landscaping, lighting, and the amenity of adjacent residential properties;
- iii) the implementing by-law shall provide for the site specific uses on any lot intended for business or professional office use. Any such use shall be consistent with the definition of "Business or Professional Office" contained in the City's Comprehensive Zoning By-law;
- iv) only one business or professional office use shall be permitted in any existing dwelling.

g) 8.0 Transportation

8.2 Standards

- (g) Kipling Avenue, north of Woodbridge Avenue, shall be upgraded to a two-lane feeder road standard, including storm sewers, improved pavement width, curbs, gutters and sidewalks, and that the substantial upgrading of Kipling Avenue be scheduled to coincide with development of the proposed subdivisions to the northwest, in neighbourhood 4.
- (h) The City in consultation with the CPR shall review public safety requirements at the

level crossing on Kipling Avenue and undertake identified improvements as required.

- (i) Concurrent with the planned upgrading of Kipling Avenue the City shall consider the provision of underground Hydro Service.

VI IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands shall be implemented through the policies established in Section 12.0 IMPLEMENTATION of the Woodbridge Community Plan, Official Plan Amendment No. 240.

VII INTERPRETATION

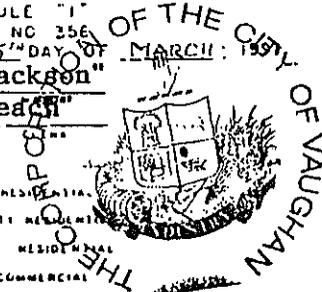
The provisions of the Official Plan of the Vaughan Planning Area, as amended from time to time, regarding the interpretation of that plan shall apply with respect to this Amendment.

CONCESSION 8

CONCESSION 7

CONCESSION 6

THIS IS SCHEDULE "1"
 TO AMENDMENT NO 256
 ADOPTED THE 5TH DAY OF MARCH 1991
 "L.D. Jackson"
 "J.D. Leach"



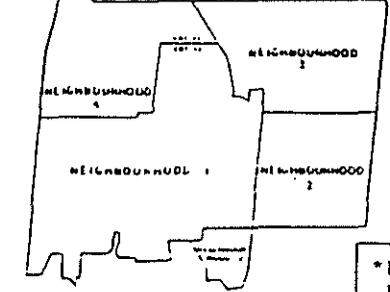
LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMUNITY COMMERCIAL
- LOCAL CONVENIENCE COMMERCIAL
- GENERAL COMMERCIAL
- SERVICE STATION
- SERVICE COMMERCIAL
- INDUSTRIAL
- UTILITY
- OPEN SPACE
- DRAINAGE TRIBUTARY
- CHURCH
- SPECIAL USE
- CONSERVATION AUTHORITY FLOODLINE
- ELEMENTARY SCHOOL
- SECONDARY SCHOOL
- BOUNDARY OF WOODBRIDGE LANE SET SCHEDULE 1
- BOUNDARY OF WOODBRIDGE COMMUNITY PLAN
- PARADE LOT BOUNDARY

SCALE 0 500 1000m

THIS IS SCHEDULE 'A' TO AMENDMENT NO. 240
 WOODBRIDGE COMMUNITY PLAN

NEIGHBOURHOOD KEY MAP



*FULL SIZE MAP AVAILABLE
 FROM PLANNING DEPARTMENT
 UPON REQUEST.

ADJOURNED BY OMB
SINE DIE DATED 198

WOODBRIDGE COMM
SET SCHEDULE 1

ADJOURNED BY OMB
SINE DIE DATED 198

ADJOURNED BY OMB
SINE DIE DATED 198

DEFERRED BY MINISTER

CONCESSION 8

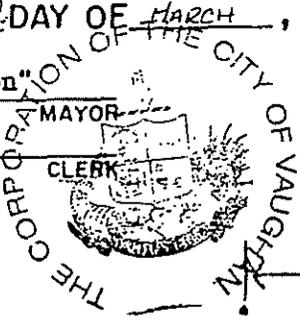
CONCESSION 7

CONCESSION 6

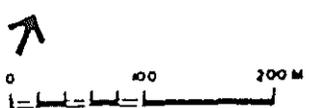
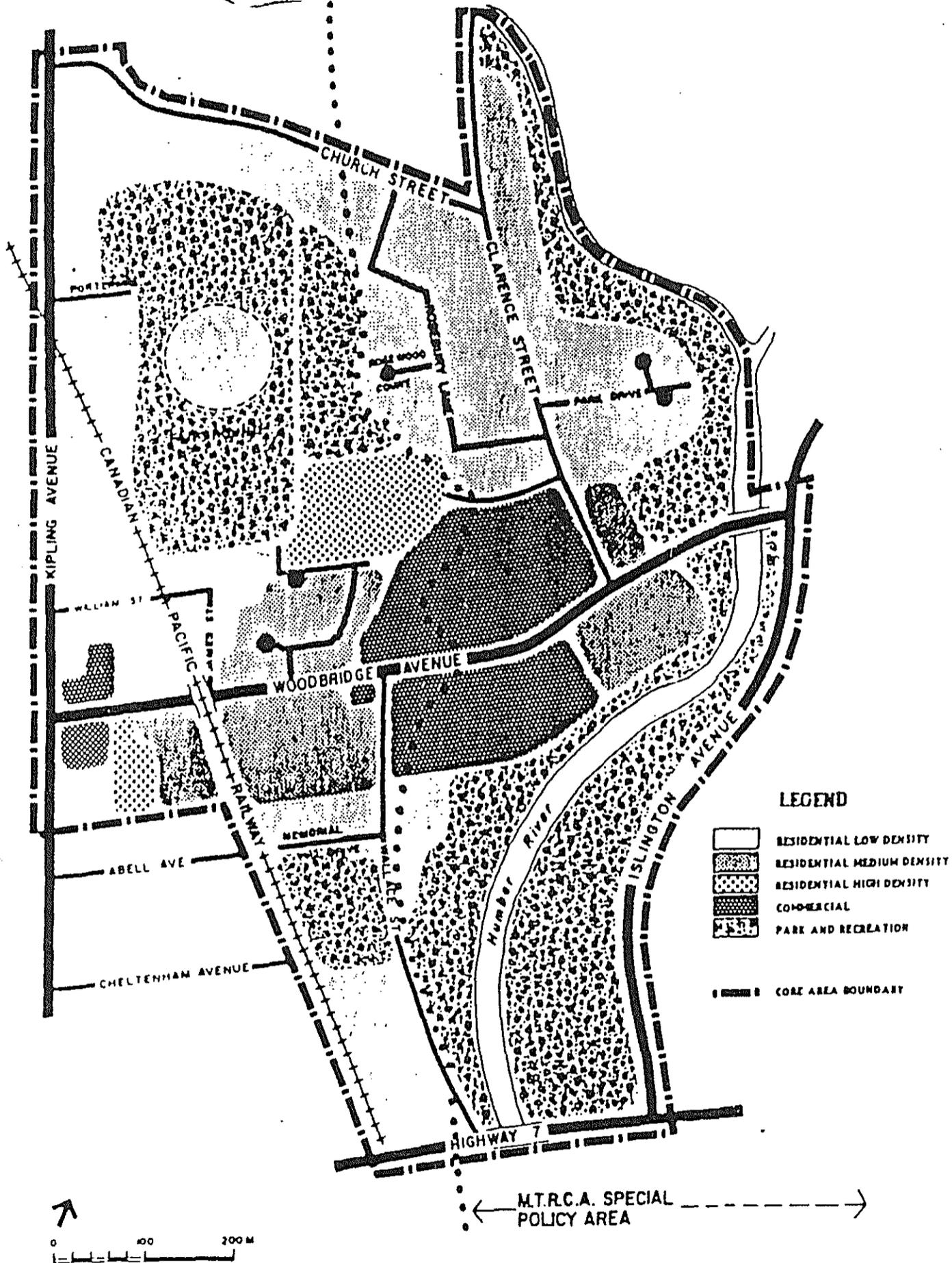
THIS IS SCHEDULE "2"
 TO AMENDMENT NO. 356
 ADOPTED THE 5TH DAY OF MARCH, 1991

"L.D. Jackson" MAYOR

"J.D. Leach" CLERK



M.T.R.C.A. SPECIAL POLICY AREA



NOTE: THIS PLAN FORMS PART OF THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT.

THIS SCHEDULE 'B' TO AMENDMENT NO. 240
 LAND USE PLAN

APPENDIX "1"

The "Kipling Avenue Corridor Study - Draft for Public Discussion" was submitted to Council on April 17, 1989. At which time Staff were directed to hold a public meeting with area residents to discuss the draft report. On June 1, 1989, a meeting was held with area residents to discuss the Corridor Study and to solicit responses.

The study was then referred back to a public hearing on September 6, 1989, at which time it was the decision of Council:

"THAT the public hearing for the Kipling Avenue Corridor Study be received and a decision be deferred to a future Council Committee meeting bearing in mind all the views expressed by the residents."

On June 25, 1990 the revised "Kipling Avenue Corridor Study - Draft for Public Discussion" was considered by Council Committee and forwarded on to a Council meeting on July 3, 1990 at which time it was resolved:

"THAT Staff be directed to prepare an Official Plan Amendment to implement the proposed policies and proposed changes to the land use designations set out in the Kipling Avenue Corridor Study and the supplementary changes as outlined and shown on the Concept Plan.

AND THAT under "Future Road Improvements" where road improvements are undertaken that underground wires be installed.

CARRIED AS AMENDED

AMENDMENT

THAT the existing low density residential character of Kipling Avenue be maintained, and that in Zone 1, it remain the dominant land use and in Zone 1 and part of Zone 2, the section between Abell Avenue and Woodbridge Avenue, in order to encourage revitalization while preserving buildings of historical or architectural importance, conversion to business and professional offices be permitted within the existing residences provided that at least 40% of the Gross Floor Area of each residence remains used for residential purposes and provided that proposed uses and development not materially change the existing character of the building and lot."

Therefore the recommendations as approved by Council are as follows:

RESIDENTIAL

1. That the existing low density residential character of Kipling Avenue be maintained, and that in Zones 1 and 3, it remain the dominant land use.

2. That although the industrial uses are expected to continue in the foreseeable future, recognizing the possibility of redevelopment, the lands be designated "Medium Density Residential". It is suggested that the site design incorporate "Low Density Residential" development along the Kipling Avenue frontage and "Medium Density Residential" including semi-detached dwellings and townhouses on the remainder of the lands, to give an overall "Medium Density" on the site. The total number of residential units on the lands to be designated "Medium Density Residential" shall not exceed 250 units.

The "Medium Density" designation is expected to serve as an incentive for the relocation of the industrial uses and to provide the design flexibility to adequately address the problem of noise, and the need for suitable buffering/screening adjacent to the railway tracks, as well as to accommodate the required setbacks from both the CPR tracks and the Rainbow Creek watercourse.

3. That in Zone 2, the lands on the west side of Kipling Avenue, south of Porter Avenue, bounded to the west by the CPR spur line and north of Burton's Lane be designated as "Medium Density Residential", with the provision that development along the Kipling Avenue frontage shall be restricted to single family detached units consistent with other dwellings in the area.

The density shall be calculated at a rate of 35 units per hectare (14 units per acre). Staff consider that for this form of development to take place, it would be necessary to coordinate development between adjacent land owners by developing a concept plan for the area as defined on Attachment #2. The concept plan should contain elements which will maintain and enhance the low density character of the Kipling Avenue frontage and preserve and protect any homes which are considered to be of architectural or historical significance. The rear portions of the lots should be developed in a coordinated manner with medium density standards, as noted.

The concept plan should be designed to achieve an overall contiguous development but yet allow individual land owners to proceed independently. Consideration shall also be given for applications that include more than one property owner for a form of density bonusing.

All such applications shall be subject to site control under the Planning Act and the Town's Site Plan Control Policy.

4. That the policies contained in the Woodbridge Community Plan, OPA No. 240, respecting the Woodbridge Fairgrounds site remain unchanged, namely:

"It is intended that this approximate 8.4 hectare site will continue to serve the community as the Woodbridge Fairgrounds. Recognizing the possibility of redevelopment, however, the lands are designated "Low Density Residential".

COMMERCIAL

1. That the General Commercial uses at the intersection of Highway No. 7 and Kipling Avenue, permitting existing commercial uses, retail stores, restaurants, banks and business and professional offices, be limited to the area presently designated in OPA No. 240.
2. That General Commercial uses not be permitted to expand further onto Kipling Avenue.
3. That Local Convenience Commercial uses offering Convenience goods and personal services for the residents of the immediate area be limited to the lands at the intersection of Kipling Avenue and Woodbridge Avenue.

INDUSTRIAL

1. That existing industry be recognized but also be encouraged to relocate to more suitable locations in the Town, and the site be redeveloped for "Medium Density Residential".
2. That new industry, or expansion of existing industry into the adjacent low density residential areas, not be permitted.

INSTITUTIONAL

1. That in Zone 2, institutional uses be permitted within existing residential buildings, provided there is no major alteration or addition to the exterior of the building; that parking be accommodated on the site; and subject to the proposed use and development not materially changing the existing residential character of the building and lot, and not prejudicially affecting the amenity of the adjacent residential use. All such applications shall be subject to site control under the Town's Site Plan Control Policy.

OPEN SPACE

1. That the town investigate the possibility of expansion of the recreational potential and use of the Woodbridge Fairgrounds Site.
2. That the Town consider assisting in the improvement and maintenance of the Fairgrounds, and in the improvement of the entrance to the Fairgrounds from Porter Avenue, by making the entrance more prominent and vibrant.

3. That any major redevelopment in the study area, in particular, redevelopment of the industrial lands for residential purposes, incorporate a neighbourhood park/open space to serve the immediate area.

FUTURE ROAD IMPROVEMENTS

1. That Kipling Avenue, north of Woodbridge Avenue, be upgraded to a two-lane feeder road standard, including storm sewers, improved pavement width, curbs, gutters and sidewalks, and that the substantial upgrading of Kipling Avenue be scheduled to coincide with development of the proposed subdivisions to the northwest, in neighbourhood 4.
2. That protective gates be installed at the CPR level crossing, with a grade separation being the ultimate solution.

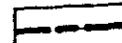
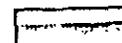
STUDY AREA

OFFICIAL PLAN AMENDMENT NO. 356

TOWN OF VAUGHAN

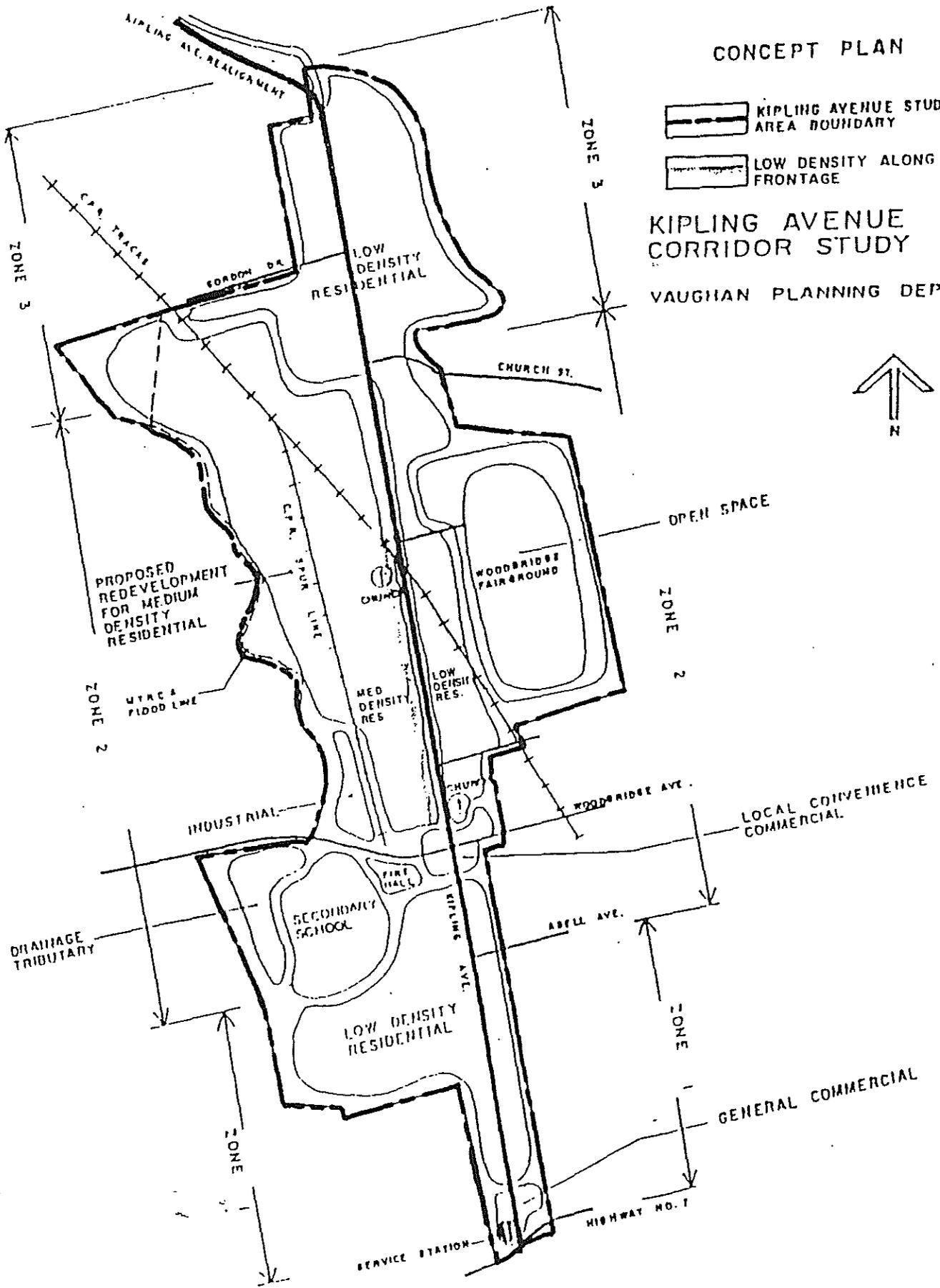
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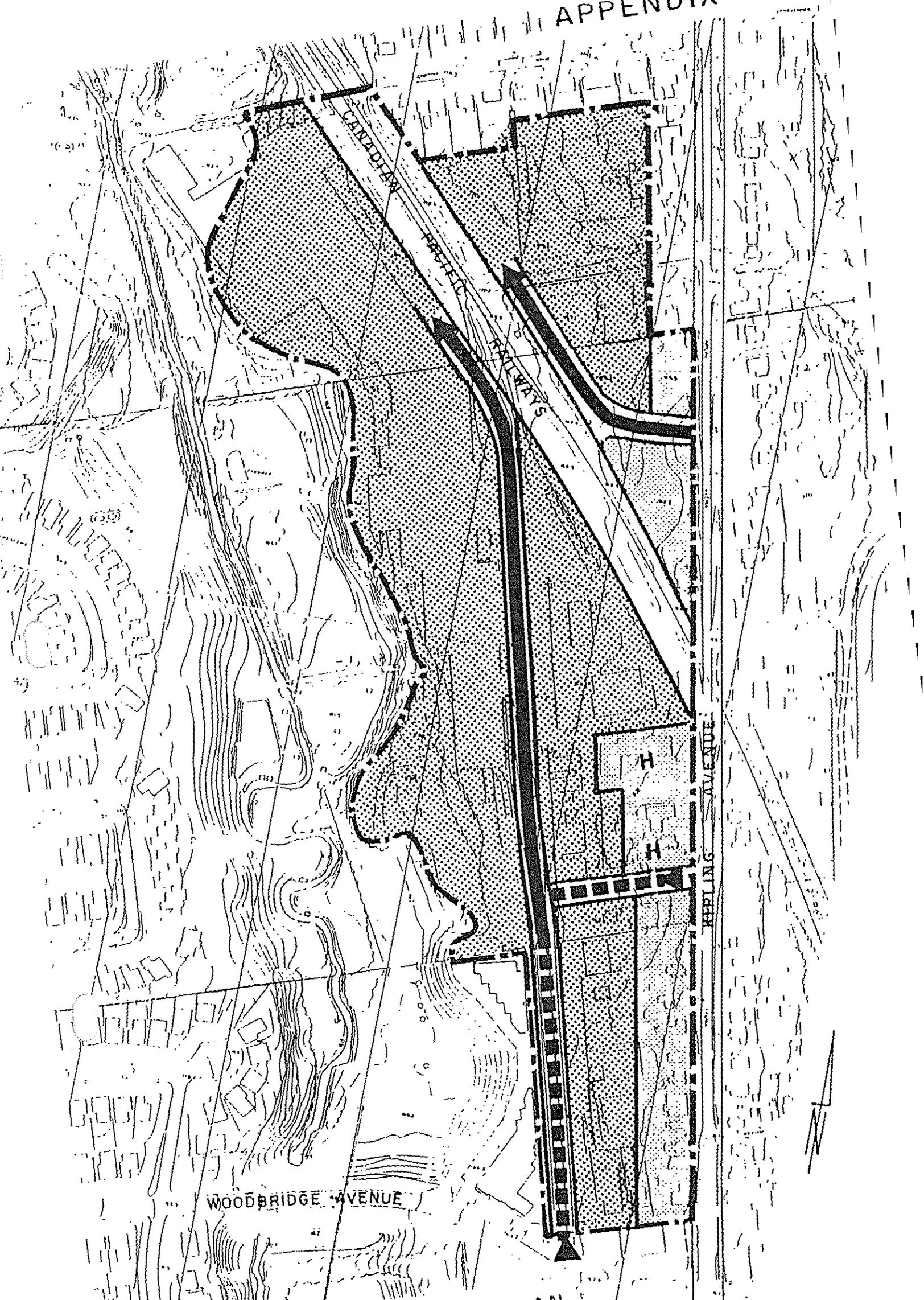
CONCEPT PLAN

-  KIPLING AVENUE STUDY AREA BOUNDARY
-  LOW DENSITY ALONG FRONTAGE

KIPLING AVENUE CORRIDOR STUDY

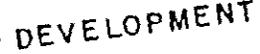
VAUGHAN PLANNING DEPT.





CONCEPTUAL DEVELOPMENT PLAN

-  SINGLE DETACHED UNITS
-  STREET / BLOCK TOWNHOUSE FORMS

-  POTENTIAL ACCESS
-  HISTORICAL DESIGNATION
-  DEVELOPMENT BOUNDARY

