

10951 KIPLING AVENUE

1539253 ONTARIO INC.
CITY OF VAUGHAN
OP.09.003 and Z.09.026

Location

- The Subject Lands are located within the northeast quadrant of Kipling Avenue and Teston Road
- The lands are municipally known as 10951 Kipling Avenue.
- The Subject Lands are 79.69 hectares (196.9 acres) in size.
- Frontage of approximately 807 metres on Kipling Avenue.



Location Map

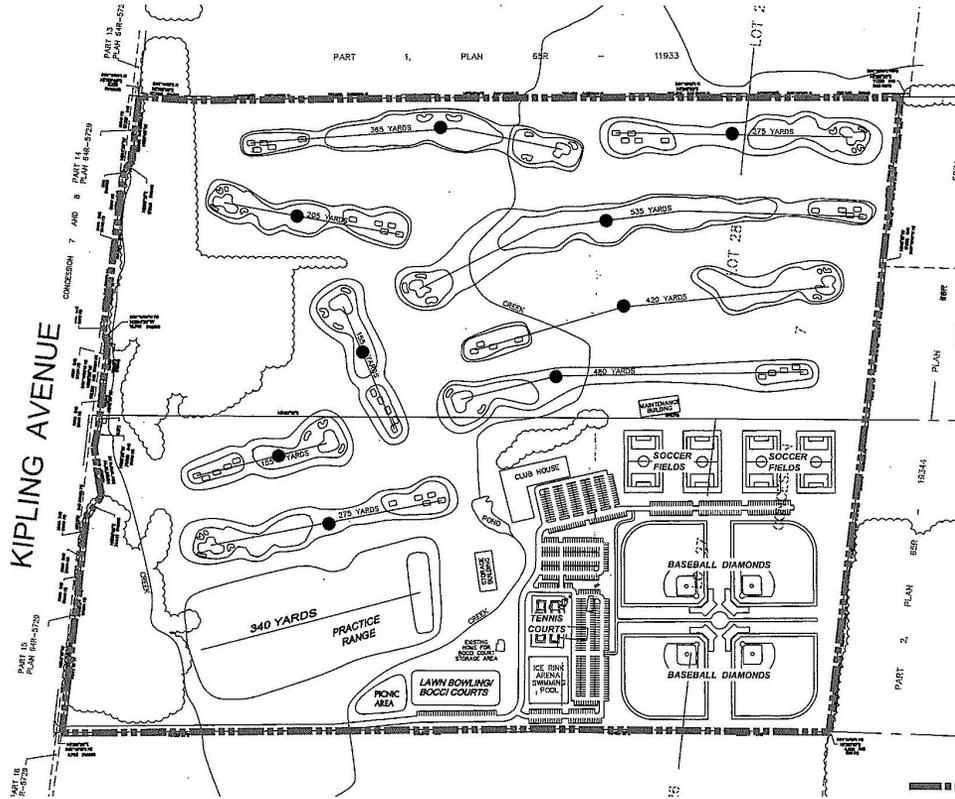


10951 KIPLING AVENUE / 1539253 ONTARIO INC.
CITY OF VAUGHAN

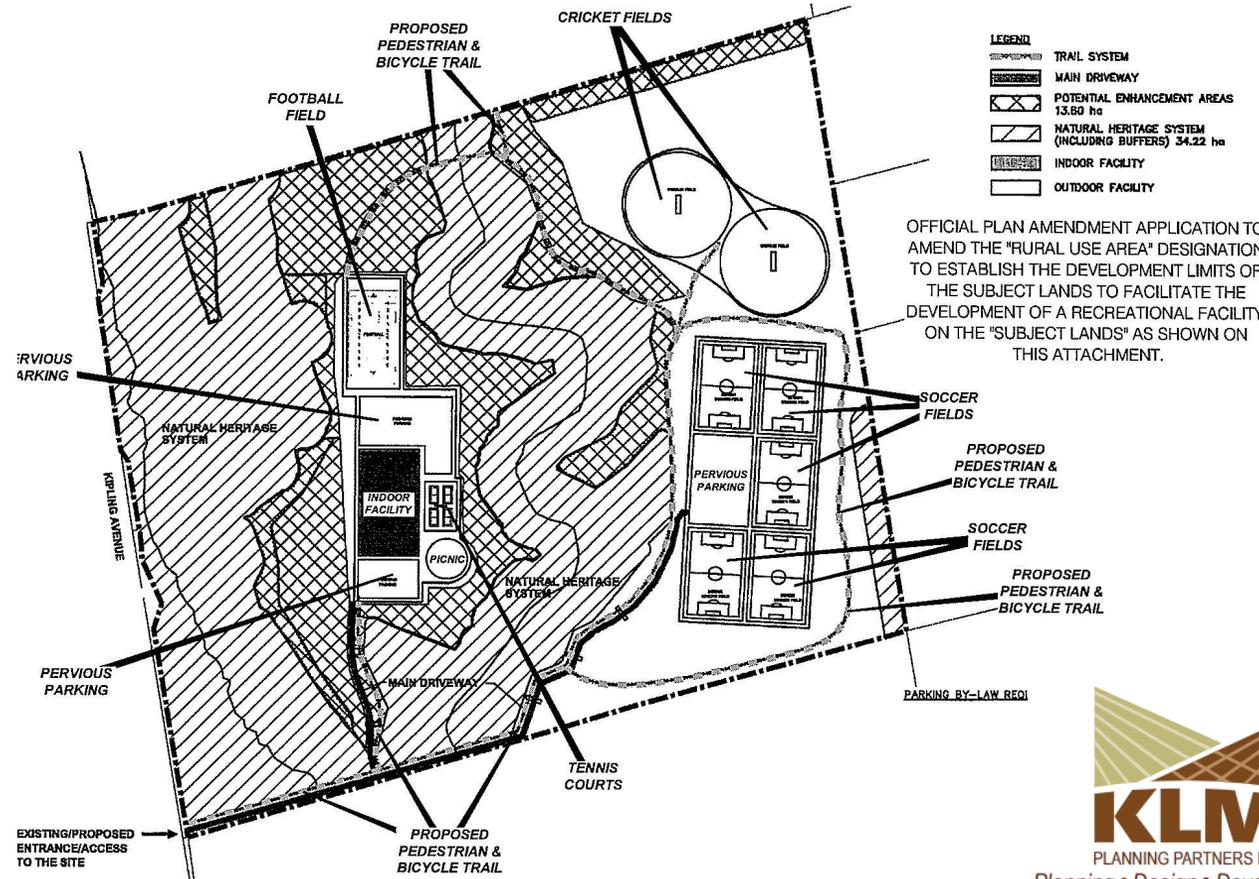
JUNE 1, 2021

History

Original Plan 2009



Revised Plan 2013

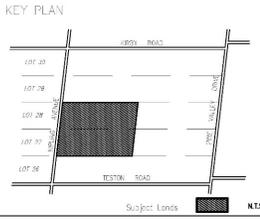


Proposed Development

- Proposal for a private recreational facility;
- Outdoor recreational uses will include cricket pitches, soccer fields, tennis courts, picnic areas, and a trail network;
- Indoor facility of up to 11,210 m² will include indoor soccer and/or ice rink facilities; a hotel and conference centre; meeting rooms; a concession area; accessory restaurant and banquet hall type uses to hold functions associated with sports leagues using the recreational play fields; locker rooms, washrooms administrative offices, storage rooms;
- Associated surface parking of approximately 679 vehicles, with access from Kipling Avenue.



2020 Conceptual Site Plan



**DRAFT FOR DISCUSSION
PURPOSES ONLY**

Gross Site Area: 79.69 Ha
 Environmental Area: 28.1ha
 Natural Self Sustaining Vegetation Area (30% of Gross Developable Area): 14.5ha
 Gross Developable Area: 49.45ha
 Net Developable Area: 35.43ha
 Sports Field Area (Included in Net Developable Area): 8.81ha
 GFA Indoor Facility (Included in Net Developable Area): 11210 sq.m
 Parking Spaces: 679

- LEGEND**
- Subject Lands
 - Potential Areas for Natural Self Sustaining Vegetation
 - ▨ Environmental Area
 - - - Trail System

**Kipling Recreational Centre
Concept Plan**

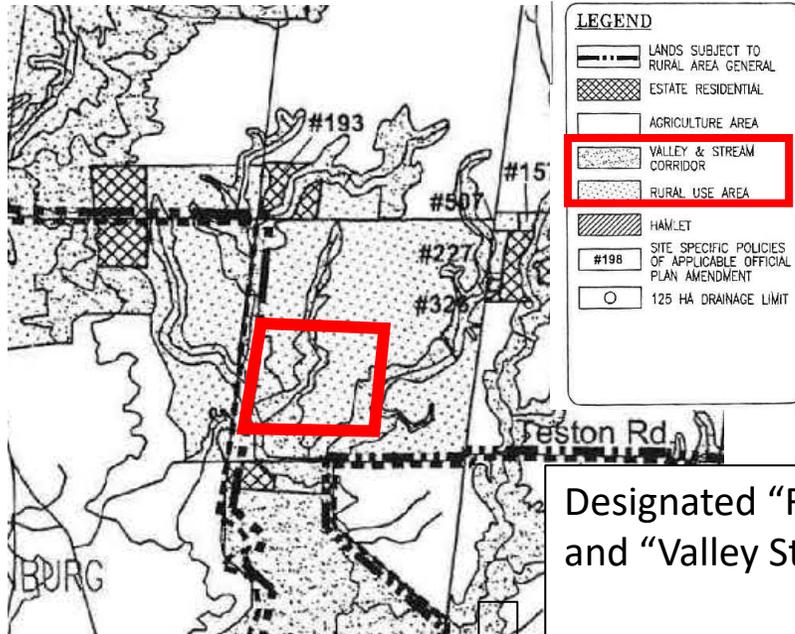
Concept Plan revised by
KLM Planning Partners.
MAY 2020

SCALE: 1:1000 DATE: October 2012
Landscape Planning Limited



Official Plan

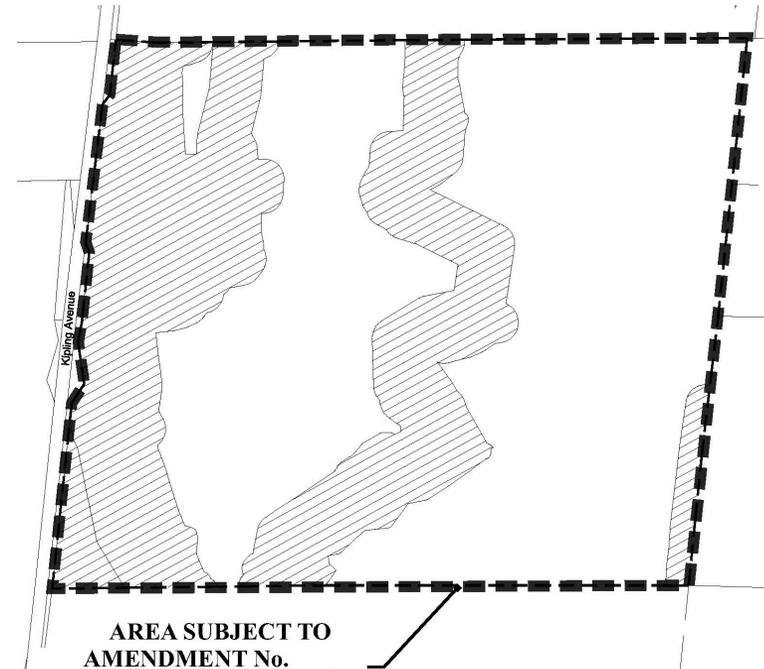
Existing (OPA #600)



Designated "Rural Use Area" and "Valley Stream Corridor"

- Rural Use Area permits recreational uses, subject to a site-specific amendment to OPA 600 to ensure the general criteria outlined in Section 6.2.1 of OPA 600 are addressed.

Proposed

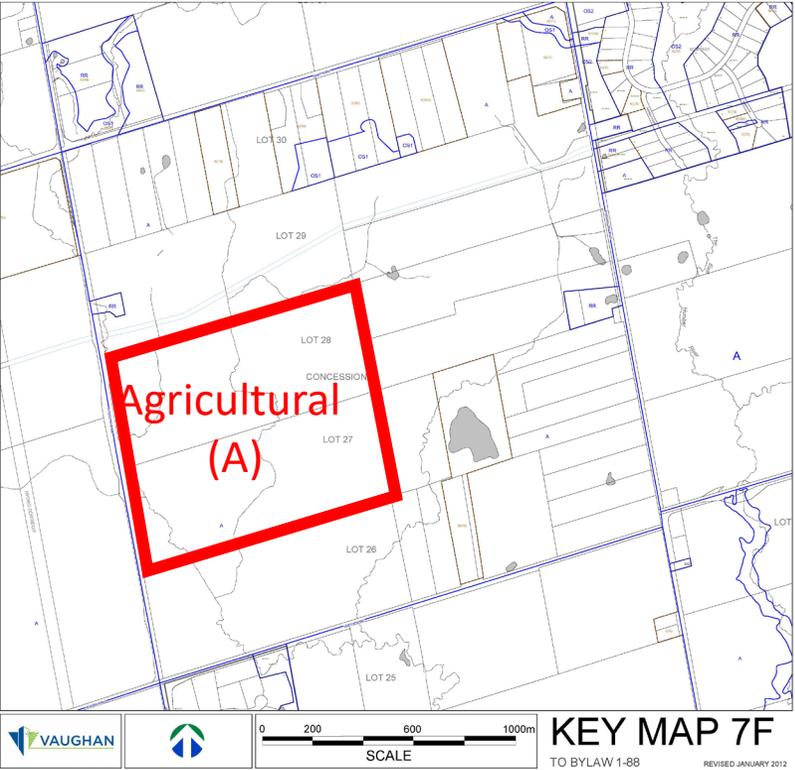


AREA CHANGED TO RURAL AREA CHANGED TO NATURAL AREA

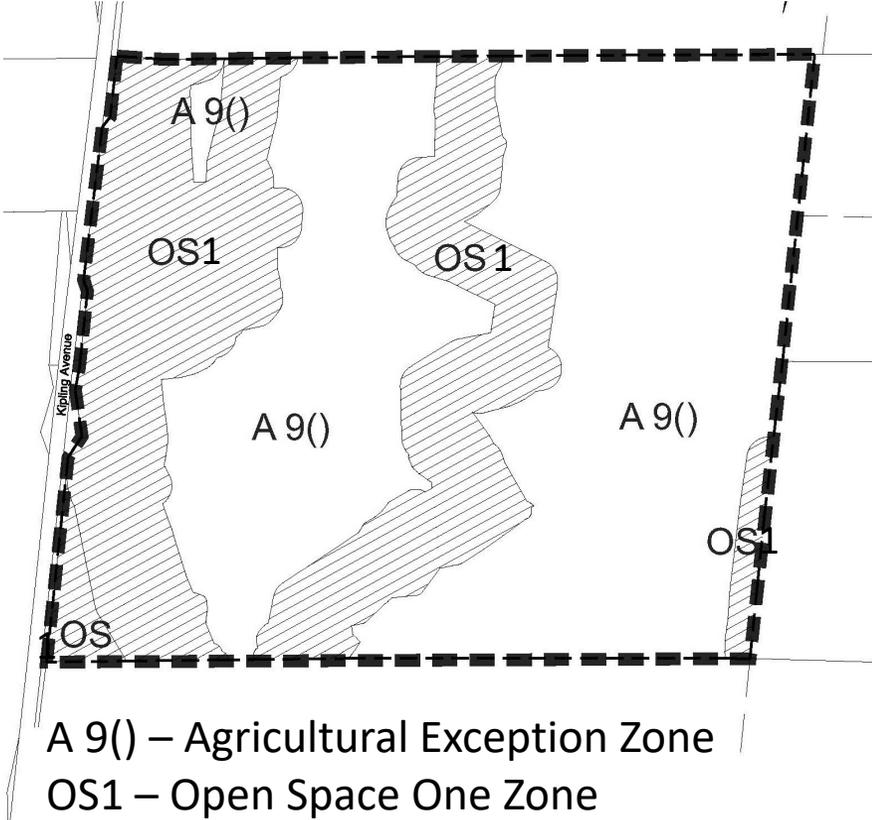


Zoning

Existing



Proposed



Studies Submitted in Support of Applications

1. Planning Justification Report, KLM Planning Partners Inc.;
2. Natural Heritage Evaluation, Beacon Environmental;
3. Noise Report, Howe Gastmeier Chapnik Engineering;
4. Cultural Heritage Impact Assessment, Letourneau Heritage Consulting Inc.;
5. Lighting Impact Brief, RTG Systems Inc.;
6. Environmental Site Assessments (Phase 1 & 2), Soil Engineers Ltd.;
7. Traffic Impact, Parking, and Access Review Study, Paradigm Transportation Solutions Limited;
8. Minimum Distance Separation Review, Colville Consulting Inc.;
9. Archaeological Assessments (Stage 1, 2, & 3), This Land Archaeology Inc.;
10. Functional Servicing & Stormwater Management Report, TMIG;
11. Conservation Plan, TMIG;
12. Floodline Analysis, TMIG;
13. Long-term Stable Top of Slope Analysis, TMIG.



Questions?

- Presentation by: Ryan Mino-Leahan with KLM Planning Partners Inc.
- Contact information: rmino@klmplanning.com

