

HUMPHRIES PLANNING GROUP INC.

Celebrating 15 years

November 22nd 2018
HPGI File: 17515

Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attn: Eugene Fera,
Planner

Re: Committee of the Whole
OP.18.003 & Z.18.007
8010 Kipling Avenue

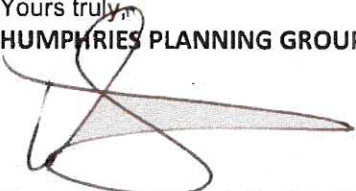
Humphries Planning Group Inc (HPGI) represents Canuck Properties Ltd, owners of the lands municipally known as 8214 Kipling Avenue, located on the West side of Kipling Avenue, and North of Woodbridge Avenue.

It is our understanding that a Committee of the Whole (public hearing) has been scheduled on December 5th 2018, for the above noted file to consider applications for the proposals to redesignate the subject land from "Low Rise Mixed Use" and "Low Rise Residential B" to "Mid-Rise Residential". In addition, the policies of VOP 2010 are proposed to be amended to permit a 3-storey apartment building with maximum Floor Space Index of 1.89 and a lot coverage of 70%.

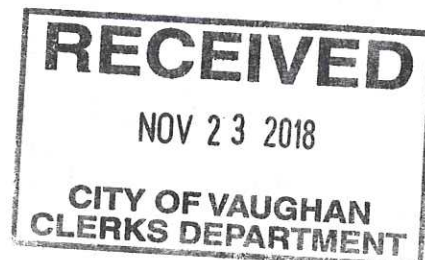
HPGI requests that we be provided with notice of any decision made by the Committee of the Whole or Council pertaining to the above noted files. We further request that HPGI be provided with notification of any future meetings, actions or procedures relating to the development applications listed above, given the proximity of our client's land to the subject land.

Should you have any questions, feel free to contact the undersigned at extension 244.

Yours truly,
HUMPHRIES PLANNING GROUP INC.


Rosemarie L. Humphries BA, MCIP, RPP
President

cc. Canuck Properties Limited





RECEIVED NOV 15 2018

NOTICE OF PUBLIC HEARING

A public hearing to receive input on the following planning applications will be held on:

COMMITTEE OF THE WHOLE (PUBLIC HEARING)

December 5, 2018 at 7:00 pm

at

**VAUGHAN CITY HALL, COUNCIL CHAMBER
2141 MAJOR MACKENZIE DRIVE, VAUGHAN, ONTARIO, L6A 1T1**

PROPERTY: West side of Kipling Avenue, north of Woodbridge Avenue and known municipally as 8010 Kipling Avenue, as shown on Attachments #1 and #2 - Ward 2.

APPLICATION: The following applications have been submitted to permit the development of the Subject Lands with a 3-storey residential apartment building with 45 residential rental units as shown on Attachments #3 to #6.

- i) Official Plan Amendment File OP.18.003 to redesignate the Subject Lands from "Low Rise Mixed-Use" and "Low-Rise Residential B" to "Mid-Rise Residential" and to amend the policies of the Vaughan Official Plan 2010 ("VOP 2010"), specifically Volume 2 Section 11.5 the Kipling Avenue Corridor Secondary Plan to permit a 3-storey apartment building with maximum Floor Space Index ("FSI") of 1.89 and a lot coverage of 70%.
1. Zoning By-law Amendment File Z.18.007, to amend Zoning By-law 1-88 to rezone the Subject Lands from R3 Residential Zone to RA2 Residential Apartment Zone, with the necessary site-specific zoning exceptions to implement the proposed development shown on Attachments #3 to #6.

APPLICANT: 1567855 Ontario Ltd.

FILE NUMBERS: OP.18.003 and Z.18.007

CONTACT:

Additional information may be obtained from Eugene Fera of the Development Planning Department at 905-832-8585, Extension 8003. Comments may also be mailed to the Development Planning Department at the same address, or faxed to (905) 832-6080, or e-mailed to DevelopmentPlanning@vaughan.ca prior to the meeting (please quote file name and number).

The Planning Act, R.S.O. 1990, c.P.13 authorizes the City of Vaughan to collect any personal information in your communication or presentation to City Council or its Committees. The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, facsimiles, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it such as your address and postal code or e-mail address available to the public unless you expressly request the City to remove it.

The City audio records Council and Committee meetings. If you make a presentation to a Council or Committee, the City will be audio recording you and City staff may make these recordings available to the public.

Please direct any questions about this collection to the Planner listed above.

**JASON SCHMIDT-SHOUKRI, Deputy City Manager, Planning & Growth Management
TODD COLES, City Clerk**

NOTE

Official Plan (O. Reg. 543/06)

If a person or public body would otherwise have an ability to appeal the decision of the City of Vaughan and/or the Regional Municipality of York, to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the adoption of the proposed Official Plan Amendment, or of the refusal of a request to amend the official plan, you must make a written request to the City of Vaughan, City Clerk's Office, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1.

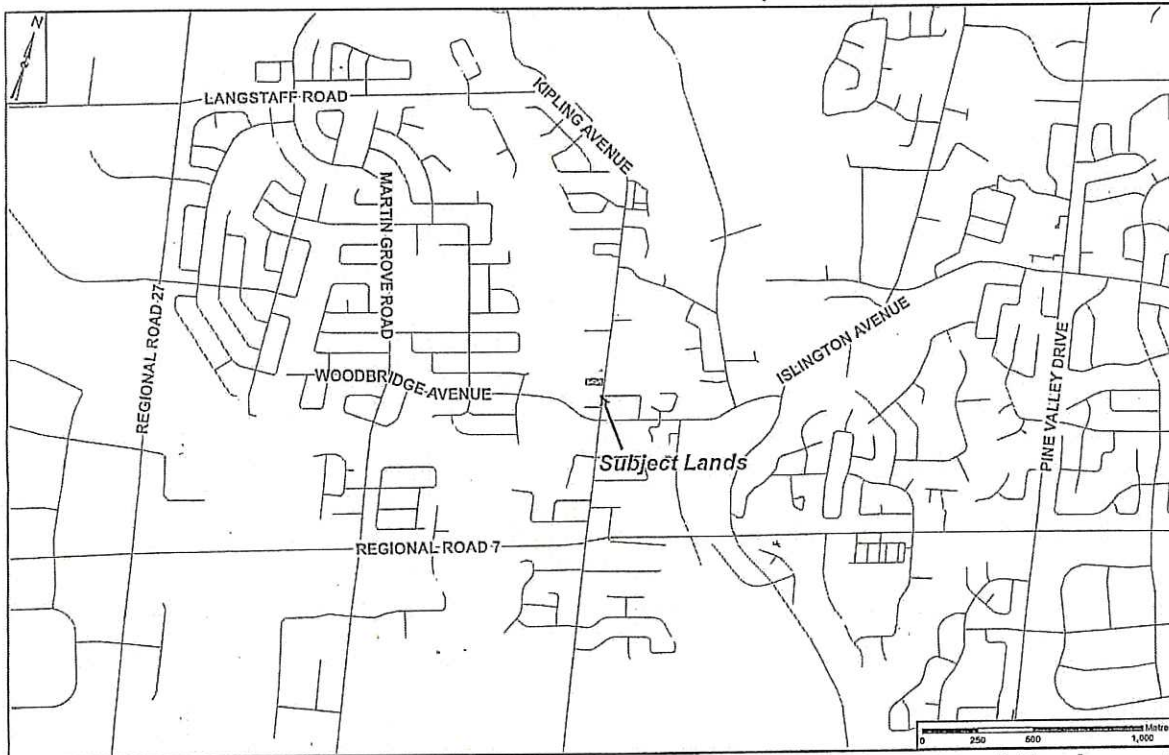
Zoning By-law (O. Reg. 545/06)

If a person or public body would otherwise have an ability to appeal the decision of the City of Vaughan to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Vaughan before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the passing of a Zoning By-law, you must make a written request to the City of Vaughan, City Clerk's Office, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1.

DATED at the City of Vaughan this 9th day of November, 2018.



Context Location Map

LOCATION:
Part of Lot 7, Concession B

APPLICANT:
1567855 Ontario Ltd.

Document Path: N:\GIS_Archive\Attachments\GIS\OP\18.003\OP_18.003_ContextLocationMap.mxd

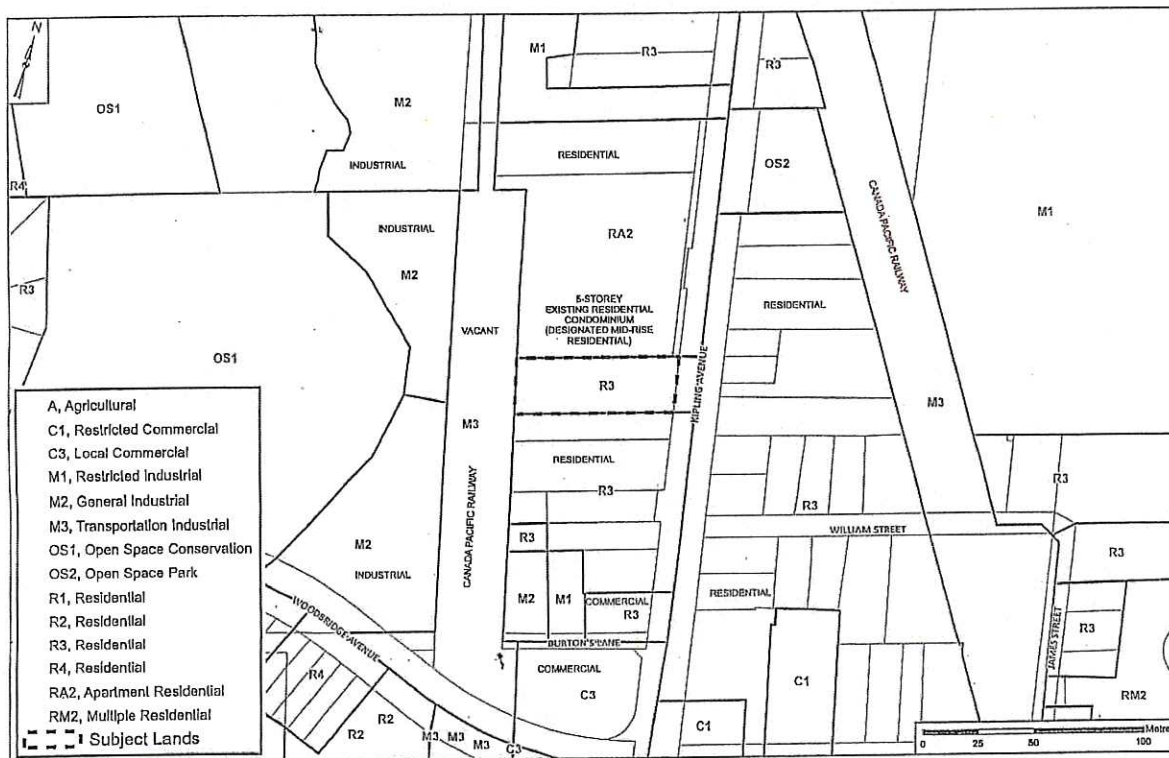


FILES: OP.18.003 and Z.18.007
RELATED FILE: DA.18.012

DATE:
December 5, 2018

Printed on: 10/23/2018

Attachment 1



Location Map

LOCATION:
Part of Lot 7, Concession B

APPLICANT:
1567855 Ontario Ltd.

Document Path: N:\GIS_Archive\Attachments\GIS\OP\18.003\OP_18.003_LocationMap.mxd

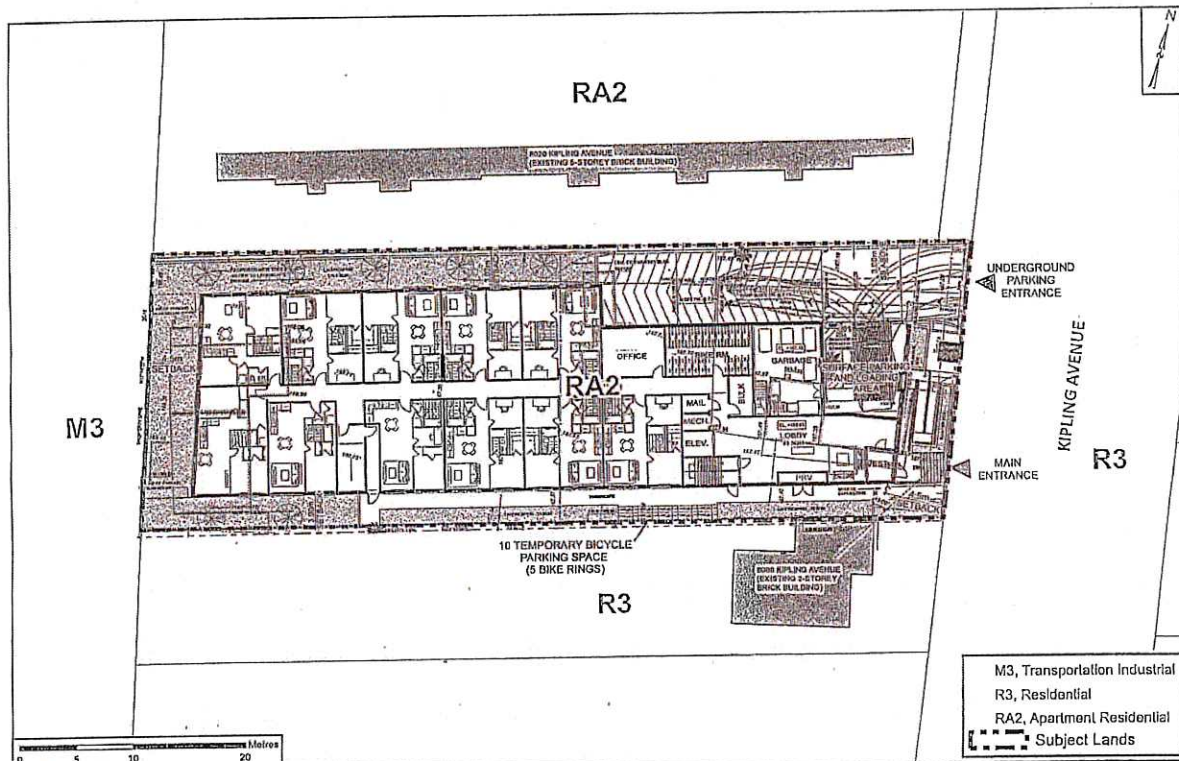


FILES: OP.18.003 and Z.18.007
RELATED FILE: DA.18.012

DATE:
December 5, 2018

Printed on: 10/23/2018

Attachment 2



Site Plan and Proposed Zoning

LOCATION:
Part of Lot 7, Concession 8

APPLICANT:
1567855 Ontario Ltd.

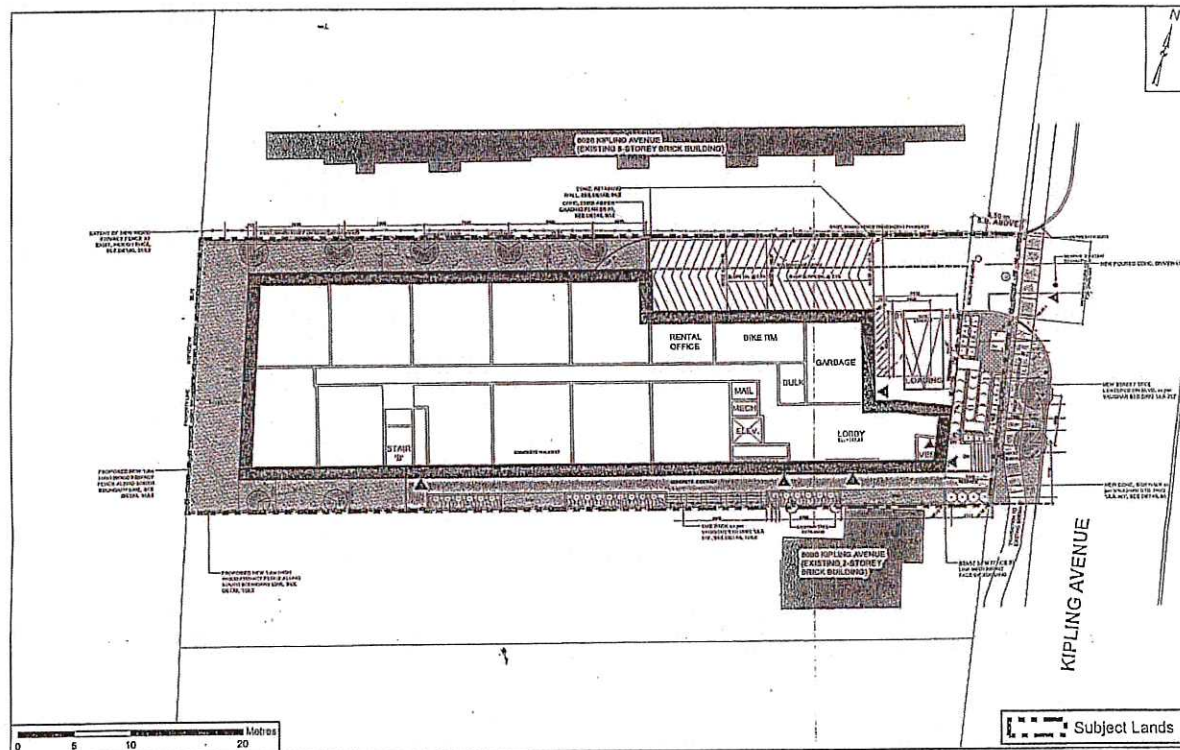
Document Path: N:\GIS_Archive\Attachments\OPDP\18.003\18.003_SitePlan.mxd



Attachment
FILES: OP.18.003 and Z.18.007
RELATED FILE: DA.18.012

DATE:
December 5, 2018

Printed on: 10/23/2018



Landscape Plan

LOCATION:
Part of Lot 7, Concession 8

APPLICANT:
1567855 Ontario Ltd.

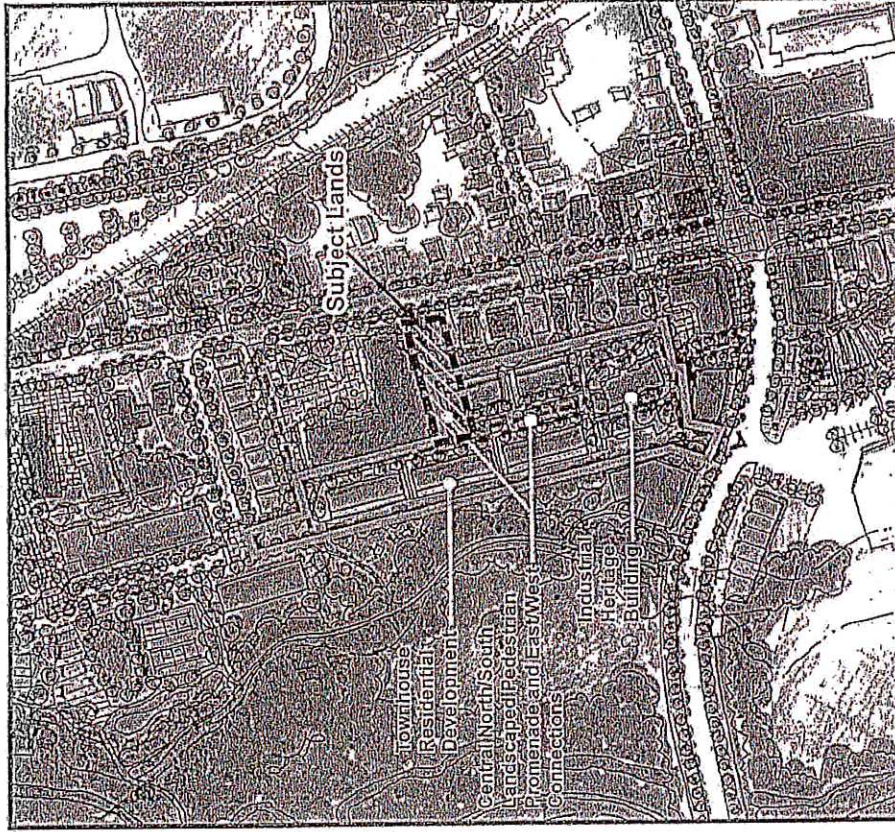
Document Path: N:\GIS_Archive\Attachments\OPDP\18.003\18.003_LandscapePlan.mxd



Attachment
FILES: OP.18.003 and Z.18.007
RELATED FILE: DA.18.012

DATE:
December 5, 2018

Printed on: 10/23/2018



Map 11.5.N (The Rainbow Creek South Industrial Lands Low Density Residential Neighbourhood)

LOCATION:
Part of Lot 7, Concession 8
APPLICANT:
1567855 Ontario Ltd.

Document Path: N:\GIS_Archive\Vaughan\GIS\OP\18.003\OP-18.003_Vaughan\vaughan.mxd



Attachment

FILES: OP:18.003 and Z:18.007
RELATED FILE: DA:18.012

7

DATE:
December 5, 2018

Printed on: 10/23/2018