

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) OCTOBER 21, 2002**

**1. ZONING BY-LAW AMENDMENT FILE Z.95.014  
SITE DEVELOPMENT FILE DA.02.057  
SIGNATURE ONE INC.  
PRELIMINARY REPORT**

**P.2002.65**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.95.014 (Signature One Inc), BE RECEIVED and that any issues identified be addressed in a comprehensive report to the Committee of the Whole.

**Purpose**

On August 30, 2002, the Owner reactivated Zoning Amendment Application Z.95.014 with a revised proposal for a 3-storey, 28-unit residential apartment building, and a 2-storey addition to the commercial dwelling. The proposal includes 67 parking spaces, of which 31 spaces would be underground.

**Background - Analysis and Options**

In 1995, Council approved in principle, Application Z.95.014 to permit a 4-storey building (fourth storey within the roofline), comprised of 28 residential units and ground floor commercial space. The application has been amended to reflect the current proposal.

The lands are located on the northwest corner of Woodbridge Avenue and Clarence Street, being part of Lot G, Plan 449 (86 Woodbridge Avenue), in Lot 7, Concession 7, City of Vaughan. The 0.38 ha site is irregular in shape, with frontage along Woodbridge Avenue and Clarence Street. There is one commercial building on the property, which is proposed to be maintained and enlarged. The surrounding land uses are:

- North - detached residential (R2 Residential Zone)
- South - Woodbridge Avenue; commercial (C1 Restricted Commercial Zone)
- East - Clarence Street; residential (R3 Residential Zone)/development application for similar use
- West - commercial (C4 Neighbourhood Commercial Zone)

The lands are designated "Mixed Use Commercial" by OPA #440 (Woodbridge Core Area), which permits both commercial and residential uses, provided the residential uses can be appropriately integrated with the commercial uses, and subject to specific development standards. The lands are zoned C4 Neighbourhood Commercial Zone by By-law 1-88, which does not permit residential uses and therefore, an amendment is required.

On September 27, 2002, a notice of public hearing was mailed to all property owners within 120m of the subject site and to the Woodbridge Core Ratepayers Association. To date, there have been no comments. Any responses received will be addressed in the technical report to a future Committee of the Whole meeting.

**Preliminary Review**

Following a preliminary review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- Official Plan Amendment #440 designates the subject lands "Mixed Use Commercial", which permits residential uses appropriately integrated with commercial uses, subject to specific development standards;
- the proposed development will need to be reviewed in accordance with development criteria outlined in OPA #440 and the Woodbridge Core Urban Design Guidelines, to ensure it functions as a gateway to the Core Area;
- the previous application (Attachment #5) was in keeping with the Woodbridge Core Guidelines, providing an attractive streetscape and functional development;
- site layout, building siting and design should compliment the surrounding built-form and the development proposed across Clarence Street; the development should also be appropriately integrated with the future development of the abutting property to the west;
- proper buffering and appropriate integration of commercial/residential uses will be reviewed through the site plan process;
- parking adequacy, traffic circulation and access to Woodbridge Avenue will be reviewed;
- a Phase One Environmental Report may be required for the Woodbridge Avenue and Clarence Street widenings; any road widenings may affect the site design; and
- the lands are subject to the policies of the "Special Policy Area" within OPA #440 and the requirements of the TRCA.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. Consideration will be given to the building design and orientation in relation to the development criteria set out in OPA #440 and the Woodbridge Core Urban Design Guidelines. Also, compatibility with surrounding built-form, and traffic, parking and access issues will be reviewed.

### **Attachments**

1. Location Map
2. Site Plan
3. Residential Elevation
4. Commercial Elevation
5. Previous Site Plan

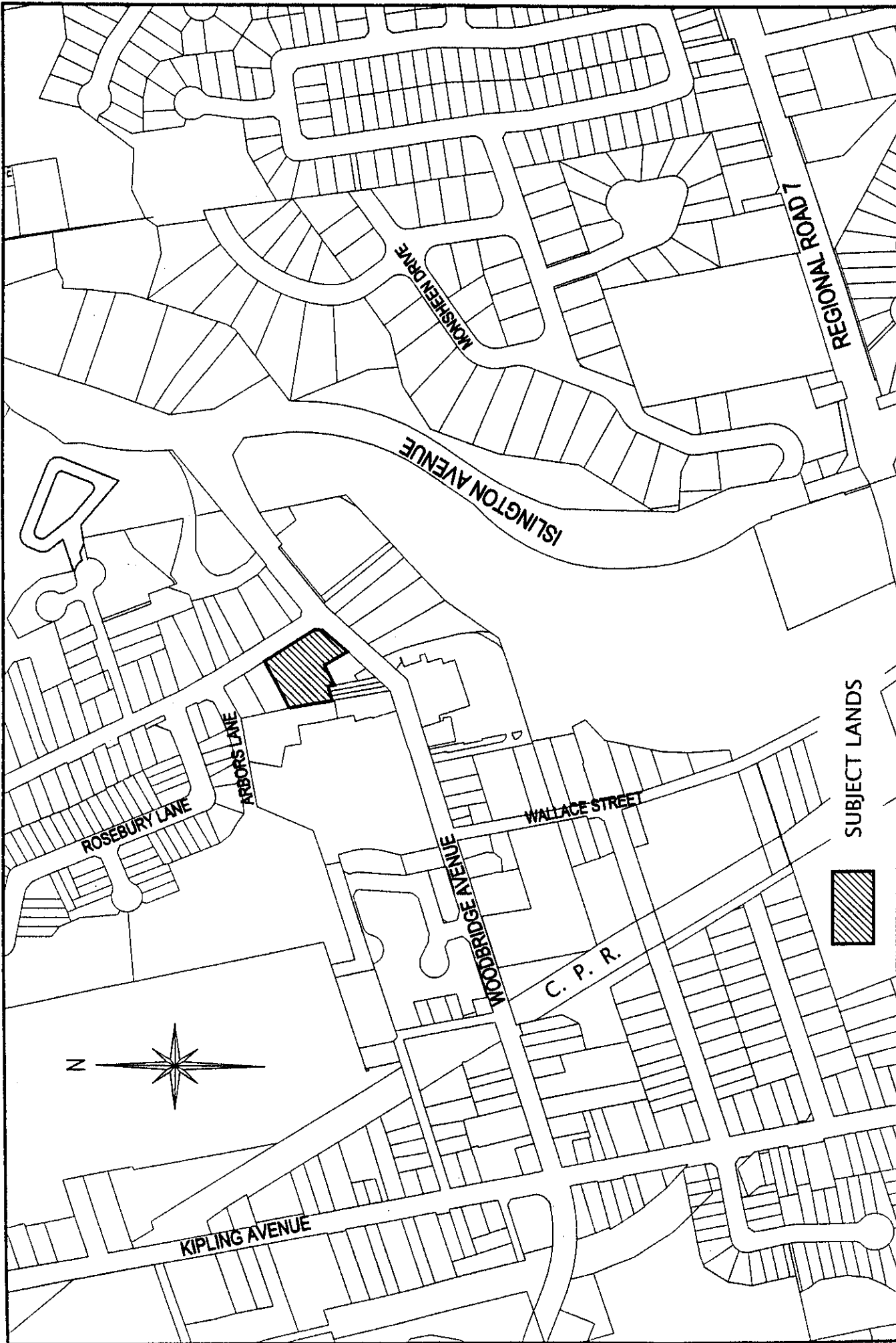
### **Report prepared by:**

Eugene Fera, Planner, ext. 8064  
 Art Tikiryana, Senior Planner, ext. 8212  
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Respectfully submitted,

MICHAEL DeANGELIS  
 Commissioner of Planning  
 /CM

JOANNE R. ARBOUR  
 Director of Community Planning



<b>ATTACHMENT '1'</b> <b>LOCATION MAP</b>		FILE #: DA.02.057 Z.95.014	REPORT #: LOCATION: LOT 8, CONCESSION 7	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: SIGNATURE ONE INC.	DATE: 09/12/2002 SCALE: NOT TO SCALE

**PROJECT DATA**

LOT AREA	1,791.2 SQ. M	40,788.68 SQ. FT.
RESID. BLDG AREA	10,162.94 SQ. M	219,339 S.F.
GROUND FLOOR AREA	12,038.94 SQ. M	260,908 S.F.
SECOND FLOOR AREA	1,020.6 SQ. M	21,968 S.F.
CROSS FLOOR AREA	10,162.94 SQ. M	219,339 S.F.
SUBTOTAL AREA	22,022.48 SQ. M	471,184 S.F.

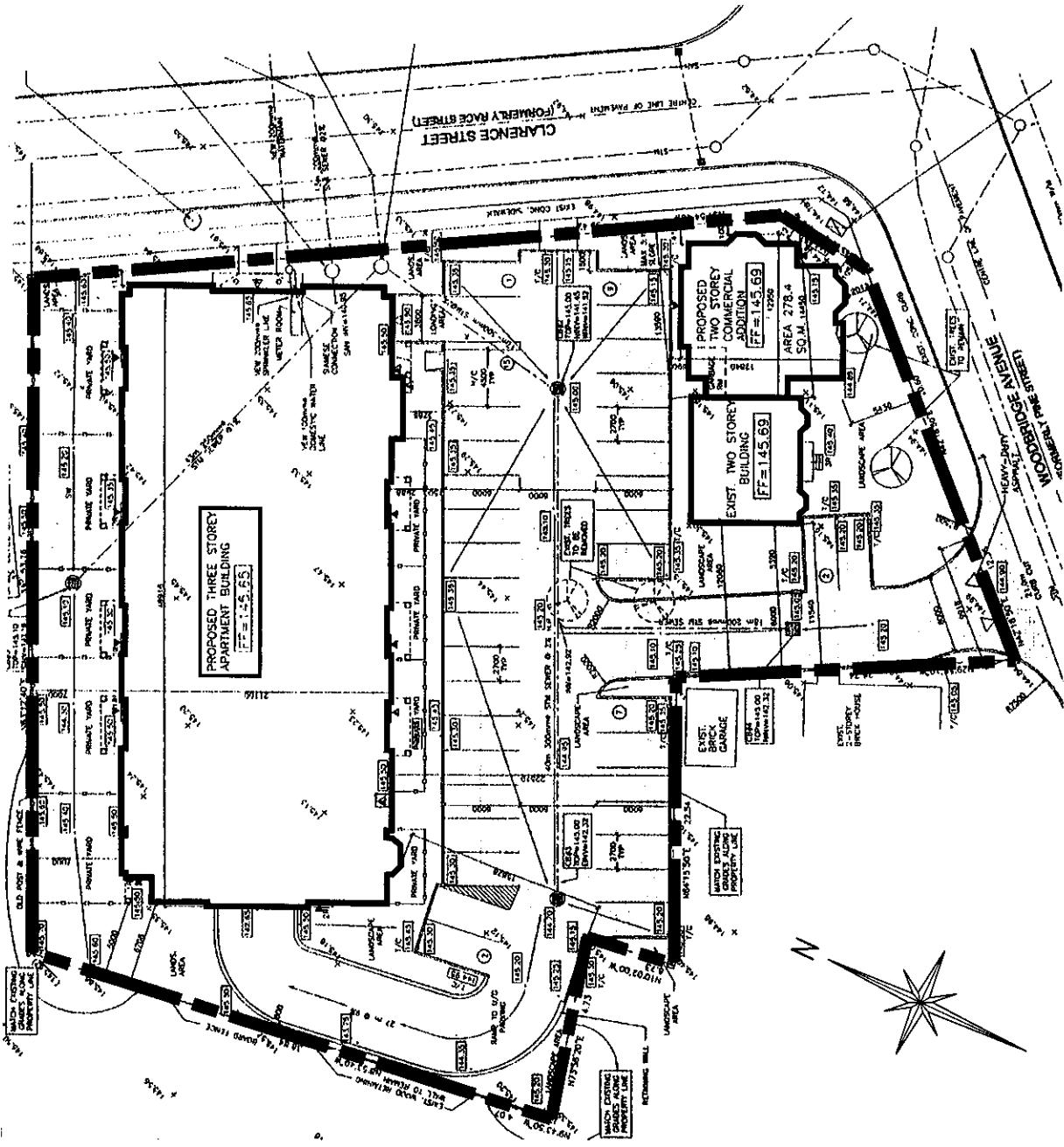
RESIDENTIAL UNITS	1 BDRM	2 BDRM	TOTAL
GROUND LEVEL	1	7	8
SECOND LEVEL	2	5	7
THIRD LEVEL	2	5	7
TOTAL	5	22	27

APARTMENT UNITS AREA	
1 BED APT TYPE 'A1'	69.8 SQ.M
2 BED APT TYPE 'B1'	96.3 SQ.M
2 BED APT TYPE 'B2'	96.3 SQ.M
2 BED APT TYPE 'B3'	97.9 SQ.M
2 BED APT TYPE 'B4'	99.8 SQ.M
2 BED APT TYPE 'B5'	101.1 SQ.M
2 BED APT TYPE 'B6'	101.1 SQ.M
2 BED APT TYPE 'B7'	101.1 SQ.M
2 BED APT TYPE 'B8'	101.1 SQ.M
TOTAL	791 S.F.

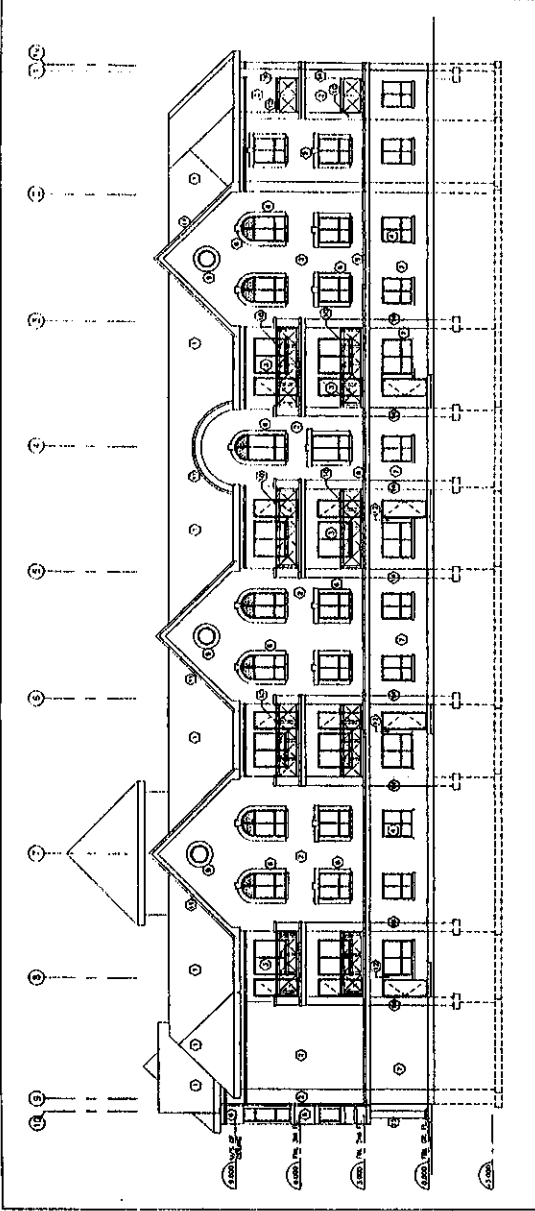
COMMERCIAL BLDG AREA	
EXIST BLDG AREA	185.6 SQ. M
PROPOSED BLDG GROUND FLOOR AREA	139.2 SQ. M
PROPOSED BLDG SECOND FLOOR AREA	139.2 SQ. M
PROPOSED BLDG AREA	278.4 SQ. M
SUBTOTAL AREA	464.0 SQ. M
GROSS FLOOR AREA	233.1 SQ. M
TOTAL BLDG AREA	5,521.6 SQ. M
LANDSCAPE AREA	10,385.9 SQ. M
PAVED AREA	1,504.3 SQ. M

PARKING	1.75/UNIT	49
RESID COMMERCIAL RETAIL	2.5 @ 100 SQ. M	17
TOTAL PROVIDED		66
PARKING PROVIDED ABOVE GROUND		31
TOTAL PROVIDED		67

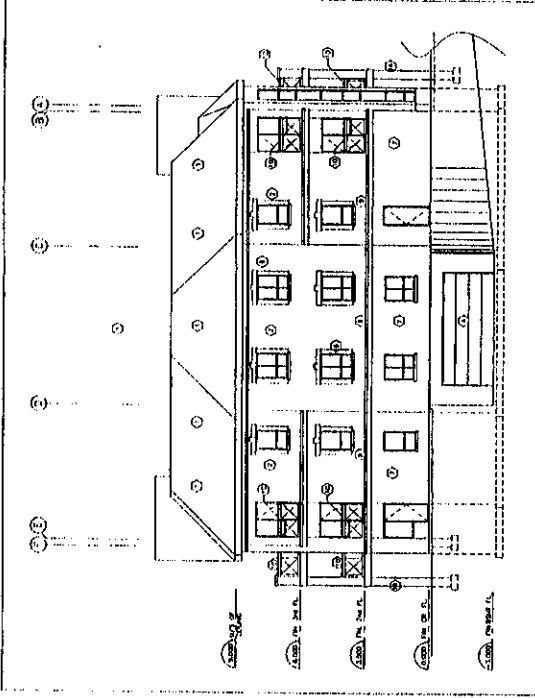
**SUBJECT LANDS**



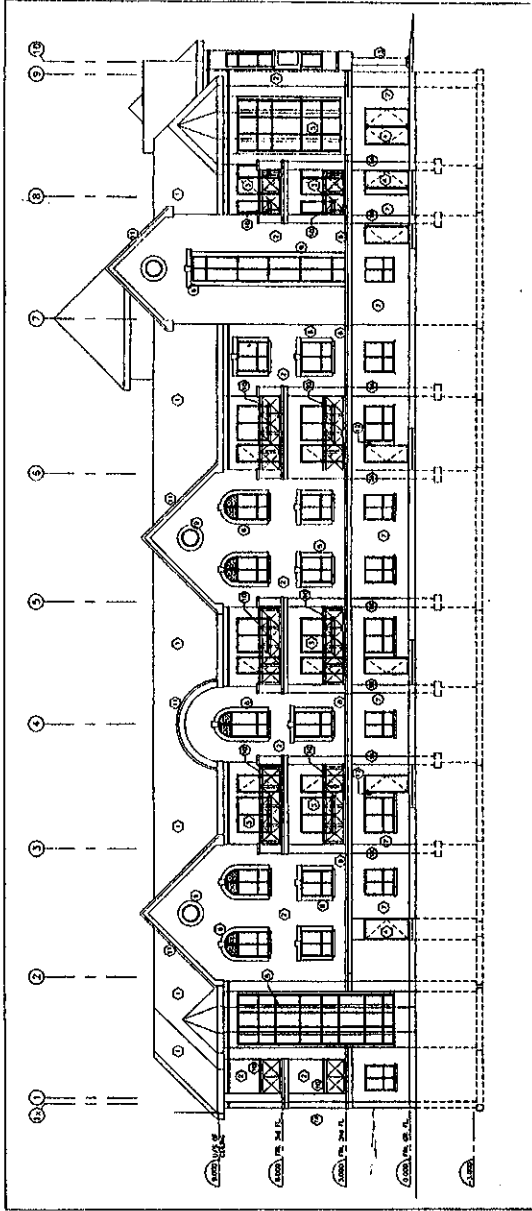
<b>ATTACHMENT '2'</b>		<b>REPORT #:</b>	<b>DATE:</b> 09/12/2002
<b>SITE PLAN</b>		<b>LOCATION:</b>	<b>SCALE:</b> NOT TO SCALE
DA.02.057	LOT 8, CONCESSION 7	<b>APPLICANT:</b>	
Z.95.014	PLANNING DEPARTMENT	SIGNATURE ONE INC.	



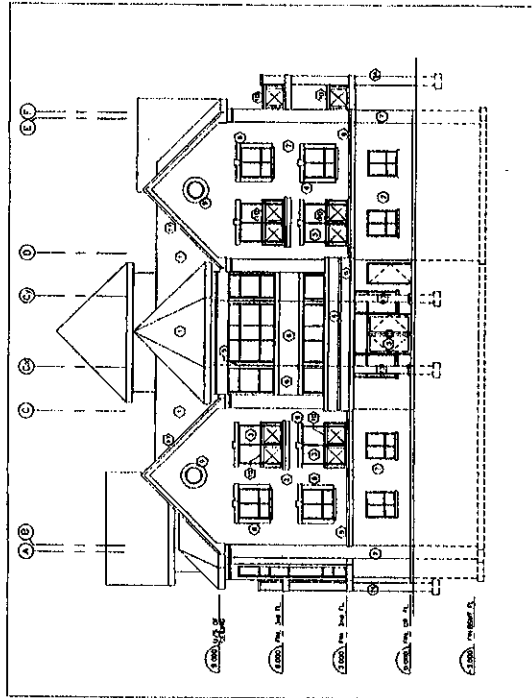
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NORTH ELEVATION  
SCALE= 1:100



2  
WEST ELEVATION  
SCALE= 1:100



3  
SOUTH ELEVATION  
SCALE= 1:100



4  
EAST ELEVATION  
SCALE= 1:100

**ATTACHMENT '3'  
RESIDENTIAL ELEVATION**

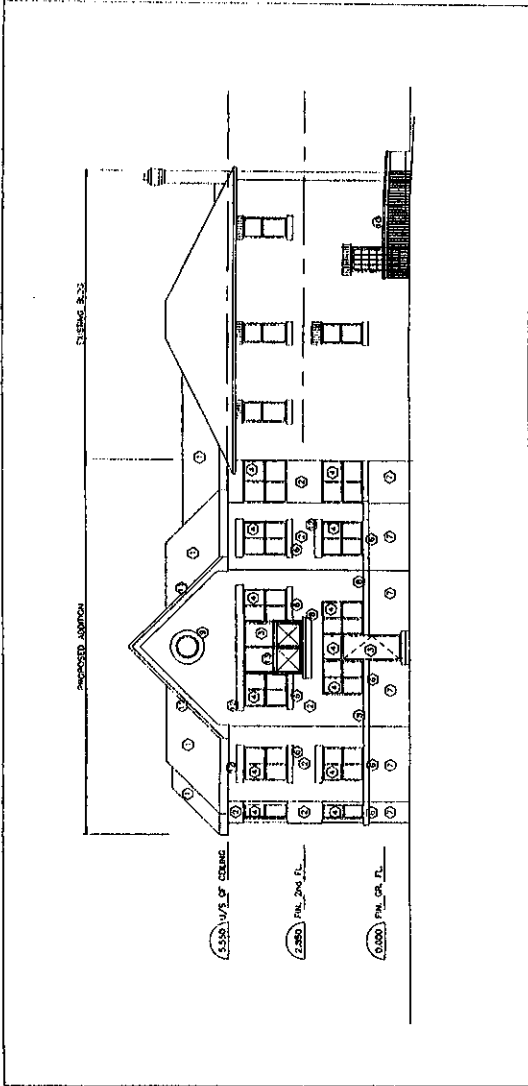
FILE #:  
DA.02.057  
Z.95.014

REPORT #:  
LOCATION:  
LOT 8, CONCESSION 7

CITY OF VAUGHAN  
PLANNING DEPARTMENT

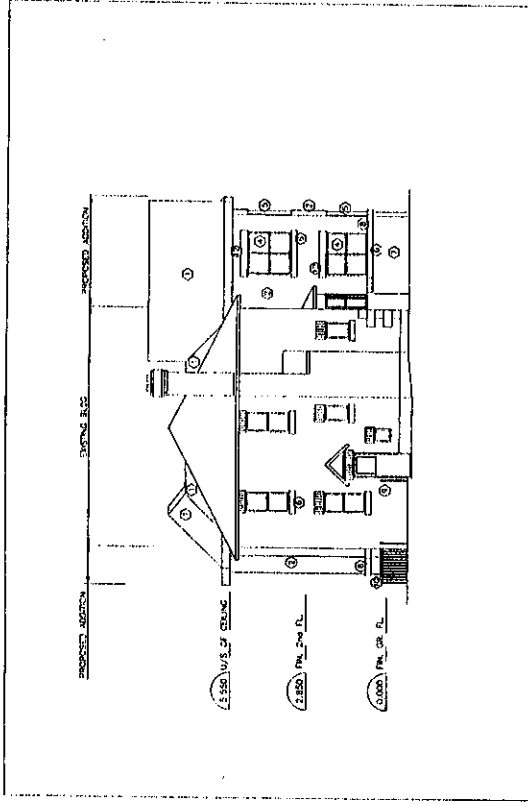
APPLICANT:  
SIGNATURE ONE INC.

DATE: 09/12/2002  
SCALE: NOT TO SCALE



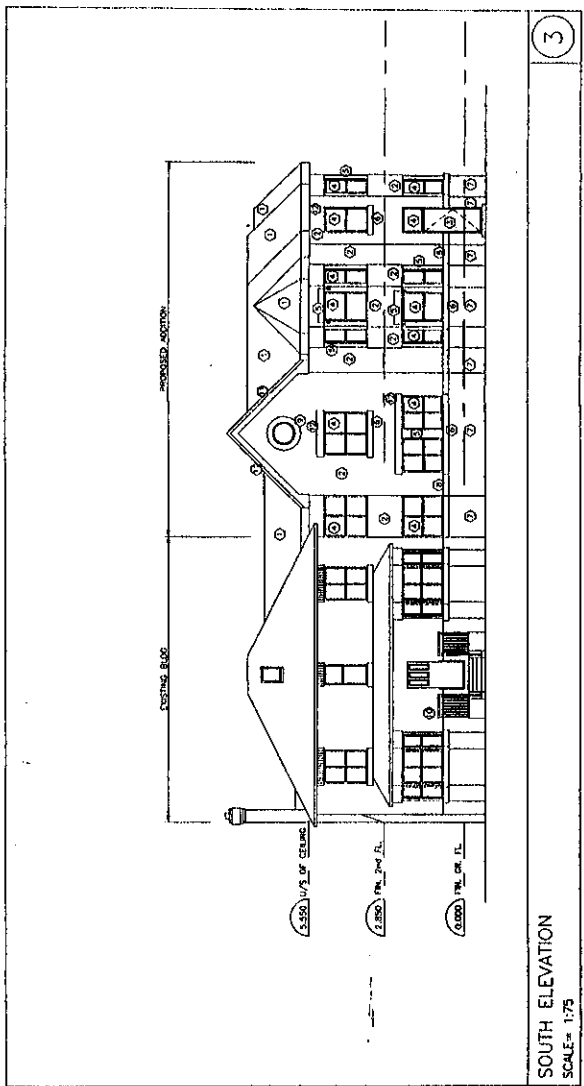
NORTH ELEVATION  
SCALE= 1:75

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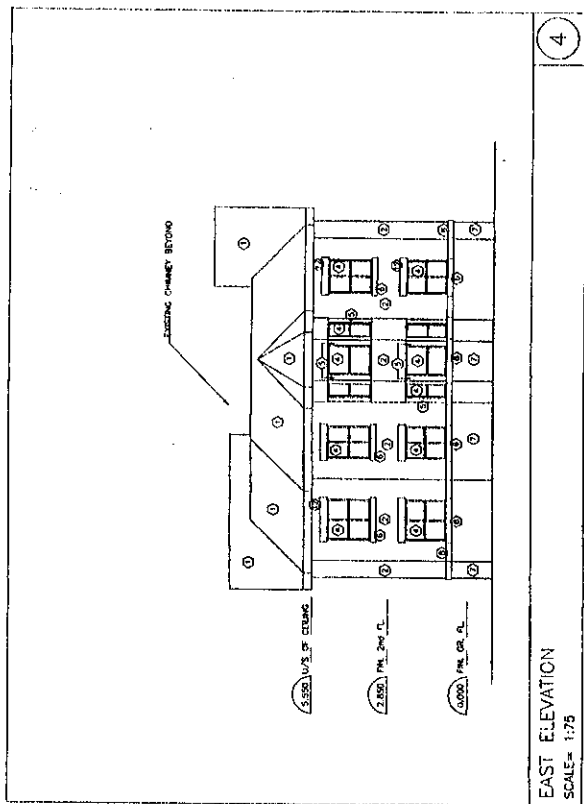
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SCALE= 1:75

2



SOUTH ELEVATION  
SCALE= 1:75

3



EAST ELEVATION  
SCALE= 1:75

4

# ATTACHMENT '4' COMMERCIAL ELEVATION

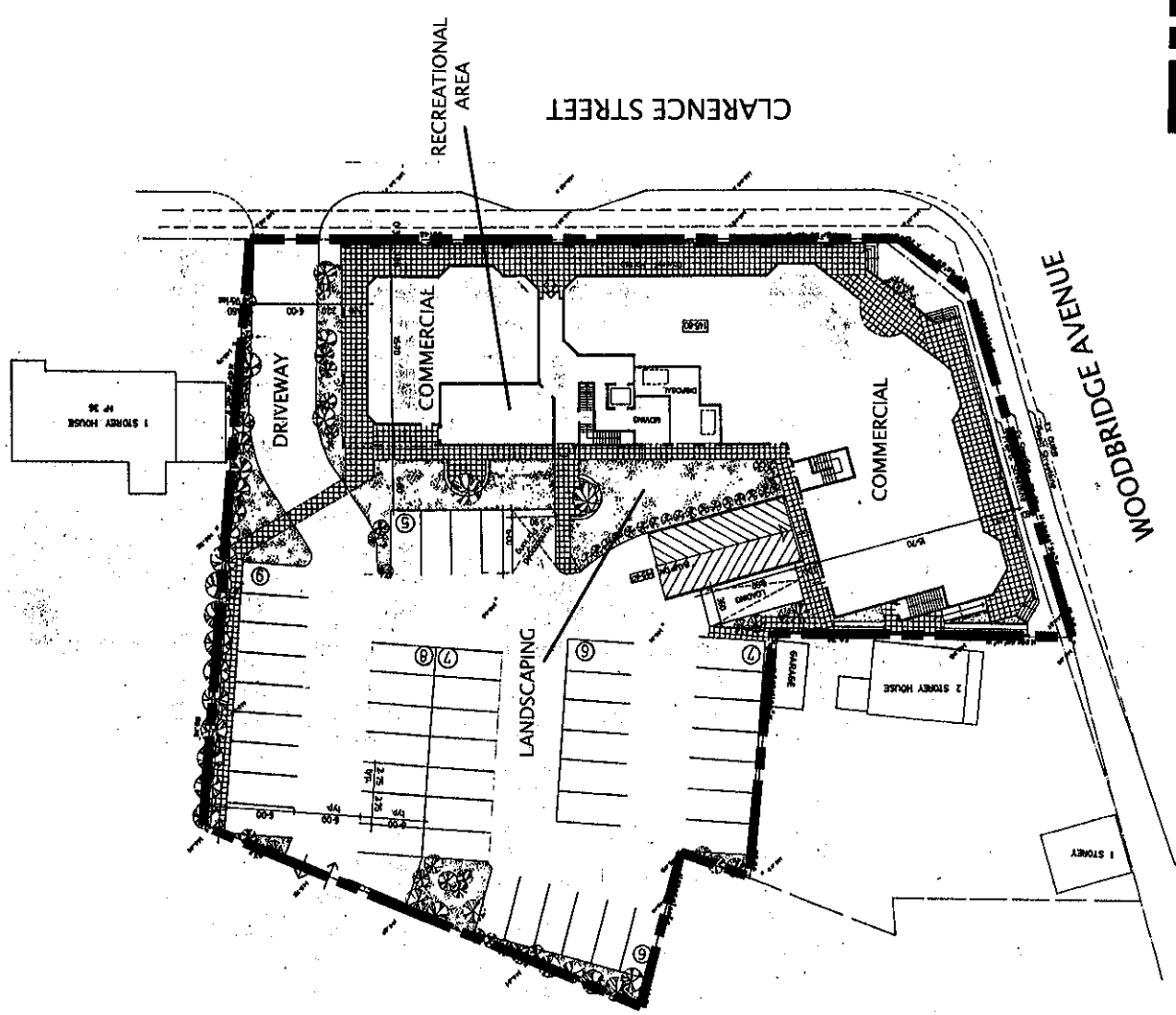
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CITY OF VAUGHAN  
PLANNING DEPARTMENT

DATE: 09/12/2002  
SCALE: NOT TO SCALE

SIGNATURE ONE INC.



**SITE STATISTICS**

TOTAL SITE AREA	3,791.20 M2
TOTAL BUILDING AREA	4,300.00 M2
FLOOR SPACE INDEX	1.14
COMMERCIAL	800.00 M2
RESIDENTIAL	3,500.00 M2
RESIDENTIAL	1 bedrooms + den 2 bedrooms 2 bedrooms + den
TOTAL	4 units 14 units 10 units 23 units
TOTAL PARKING PROMISED	60 spaces
SURFACE (commercial @ 8700M2)	48 spaces
UNDERGROUND (pred. @ 1.5/land)	42 spaces
LANDSCAPING	822.00 M2
AMENITY AREAS	1,282.00 M2

--- SUBJECT LANDS

<p><b>ATTACHMENT '5'</b> <b>PREVIOUS SITE PLAN</b></p>		FILE #:	DA.02.057 Z.95.014	REPORT #:	LOCATION: LOT 8, CONCESSION 7	APPLICANT:	CITY OF VAUGHAN PLANNING DEPARTMENT	DATE:	09/26/2002
		SIGNATURE ONE INC.	SCALE:	NOT TO SCALE					