

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

**2. OFFICIAL PLAN AMENDMENT FILE OP.02.019  
ZONING BY-LAW AMENDMENT FILE Z.02.068  
MARKET LANE HOLDINGS LTD.  
PRELIMINARY REPORT**

**P.2002.66**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.02.019 and Z.02.068 (Market Lane Holdings Ltd.), 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 submitted applications to amend the Official Plan and Zoning By-law to redesignate the subject lands to "Mixed Use Commercial" and to rezone the lands to an appropriate multiple residential zone category. The proposed development is for a six-storey, mixed-use residential/commercial building. The 65-unit apartment would have a gross floor area of 6,670 sq.m, with a ground floor commercial component of 644 sq.m. A total of 114 parking spaces are proposed, with 75 spaces underground.

**Background - Analysis and Options**

The lands are located on the north side of Woodbridge Avenue between Fairground Lane and Clarence Street, being part of Lots A, B, and C, Registered Plan 1200 (154 to 166 Woodbridge Avenue), in Lot 7, Concession 7, City of Vaughan. The 0.348 ha site is irregular in shape, with a frontage of 54.22 m on Woodbridge Avenue. The site is currently developed with a number of commercial buildings, some with second storey residential units. The surrounding land uses are:

- North - commercial (C4 Neighbourhood Commercial) and apartment building (RM2 Multiple Residential Zone)
- South - Woodbridge Avenue; commercial (C1 Restricted Commercial Zone)
- East - library and commercial (C4 Neighbourhood Commercial)
- West - Fairground Lane and residential (RM2 Multiple Residential Zone)

The subject lands are designated "Mixed Use Commercial" by OPA 240, as amended by OPA 440 (Woodbridge Core Area), which permits commercial uses and residential uses, provided they are appropriately integrated with the commercial uses, and subject to specific development standards. The subject lands are zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9 (348).

On September 27, 2002, a notice of public hearing was mailed to all property owners within 120m of the subject lands, and to the Woodbridge Core Ratepayers Association. To date, 37 responses have been received in support of the proposal, many expressing the need for additional density to support Woodbridge Core commercial businesses. Any responses received will be addressed in the technical report and included in the detailed staff 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:

- OPA 440 designates the subject lands “Mixed Use Commercial”, which permits residential uses, provided they can be appropriately integrated with commercial uses, and that specific development standards are maintained;
- OPA 440 policies permit a maximum building height of three storeys, with an opportunity for a fourth storey to be incorporated in the roof area; therefore, an amendment to the Official Plan is required to permit the proposed 6-storey building;
- the development will be reviewed in accordance with development criteria as outlined in OPA 440 and the Woodbridge Core Urban Design Guidelines;
- 166 Woodbridge Avenue (formerly the Inkerman Hotel) has considerable heritage significance and is identified as one of the City’s Significant Heritage Structures; OPA 440 encourages the retention and preservation of historic buildings; Heritage Vaughan will need to assess the proposed removal of the building and/or opportunities to preserve all or part of the building within the context of the redevelopment;
- site layout, building siting and design should compliment the surrounding built-form, 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 Site Assessment Report may be required for a Woodbridge Avenue road widening; and
- the lands are subject to the “Special Policy Area” policies of 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 building design and orientation in context of the development policies of OPA 440 and the Woodbridge Core Urban Design Guidelines, particularly the appropriateness of an increase in building height to 6 storeys. Compatibility with surrounding built-form, and the traffic, parking and access issues will be reviewed. Also, the disposition of the heritage structure on the subject lands will be considered in light of the Official Plan policies and its historical designation.

**Attachments**

1. Location Map
2. Site Plan
3. Elevations (North/South)
4. Elevations (East/West)

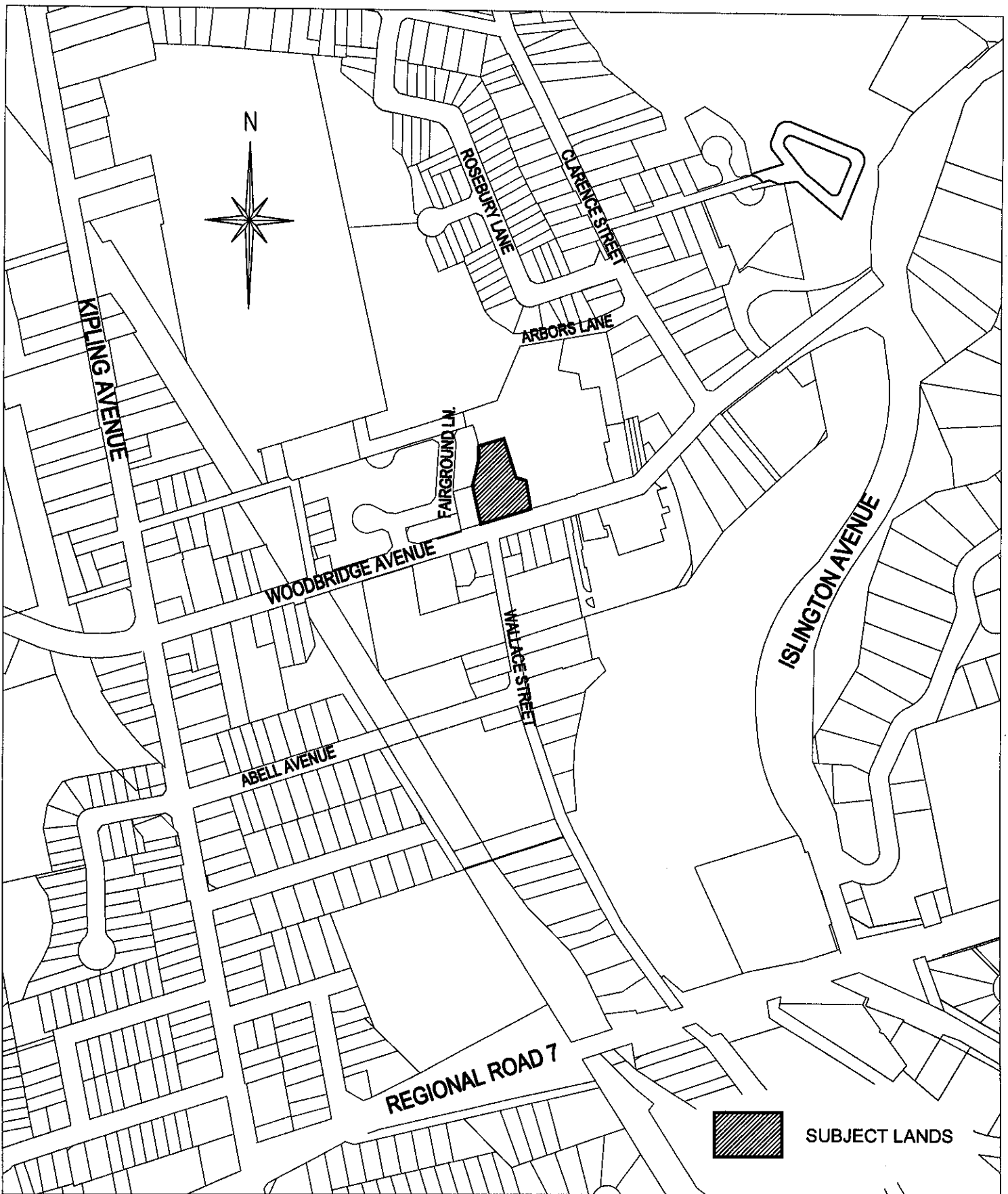
**Report prepared by:**

Art Tikiryán, Senior Planner, ext. 8212  
 Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
 Commissioner of Planning  
 /CM

JOANNE R. ARBOUR  
 Director of Community Planning



# Location Map

Part of Lot 7,  
Concession 7

APPLICANT:  
MARKET LANE  
HOLDINGS LTD.



Community Planning Department

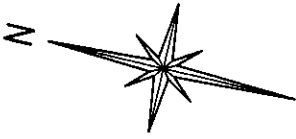
# Attachment

FILE No.:  
OP.02.019 & Z.02.068

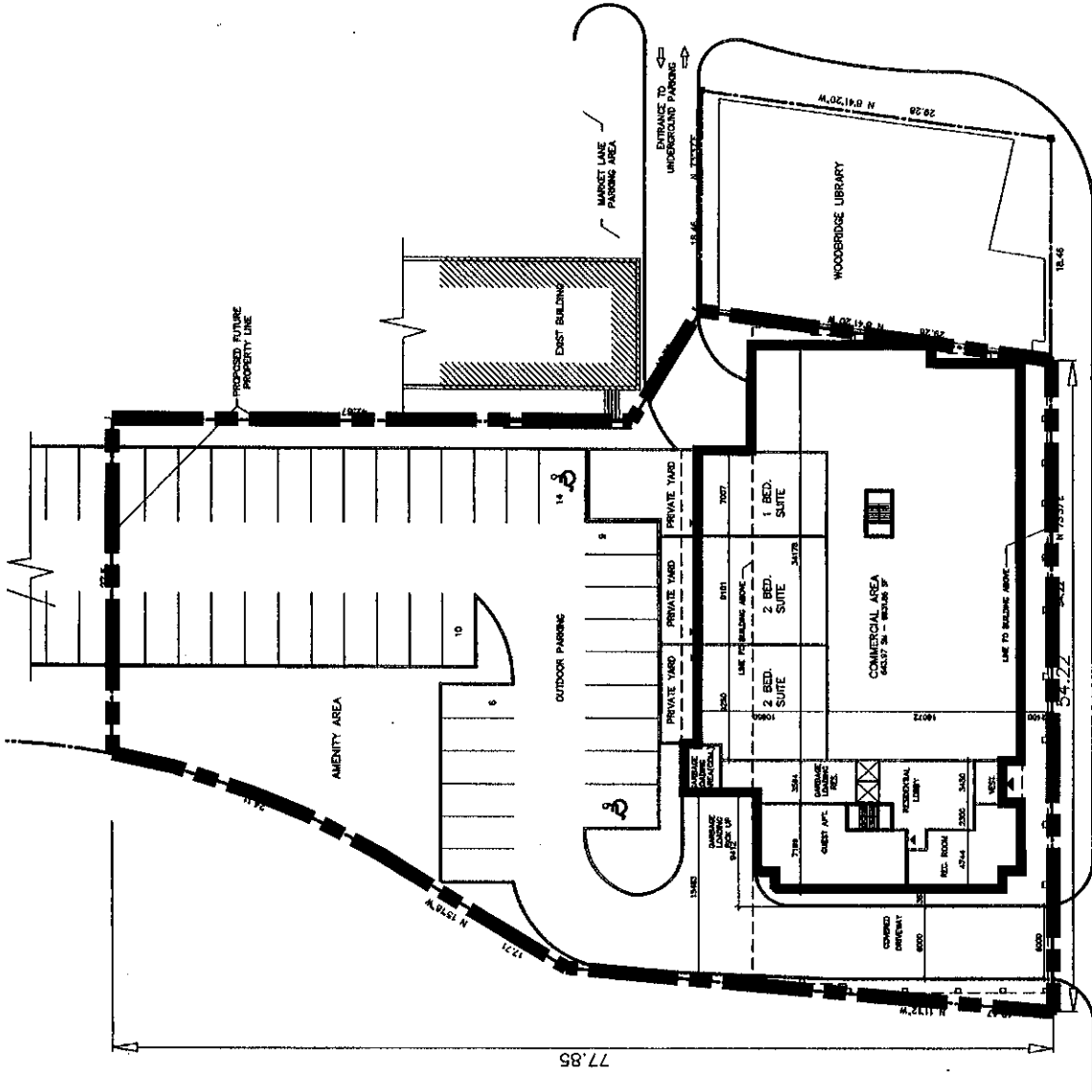
September 18, 2002

Not to Scale

# 1



SITE DATA	
PROPOSED LOT AREA	3,463.28 sq. m. 37,499.12 s.f.
TOTAL GROSS G.F.A. COVERAGE	1,242.96 sq. m. 33,577 s.f.
TOTAL GROSS FL. AREA COVERAGE	8,888.52 sq. m. 191,456 s.f.
<b>BUILDING AREA</b>	
GROUND FLOOR	843.97 sq. m. 8,817.06 s.f.
RES. LIBRARY / GUEST APT.	250.00 sq. m. 2,701.39 s.f.
SECOND FLOOR	292.75 sq. m. 3,142.13 s.f.
THIRD FLOOR	132.00 sq. m. 1,418.80 s.f.
FOURTH FLOOR	122.25 sq. m. 1,313.85 s.f.
FIFTH FLOOR	100.24 sq. m. 1,073.87 s.f.
SIXTH FLOOR	74.48 sq. m. 801.50 s.f.
TOTAL BUILDING AREA	888.52 sq. m. 94,358.48 s.f.
<b>RESIDENTIAL UNITS</b>	
BKLS.	1 BLD. 2 BLD. TOTAL
GROUND FL.	2 3
2ND FLOOR	8 6 14
3RD FLOOR	6 6 12
4TH FLOOR	6 6 12
5TH FLOOR	7 5 12
SIX FLOOR	4 3 7
TOTAL UNITS	36 28 64 UNITS
<b>AMENITY AREA</b>	
GROUND FL. LANDSCAPE AREAS	811.46 sq. m. 8,663.86 s.f.
2ND FLOOR LANDSCAPE AREAS	243.45 sq. m. 2,620.55 s.f.
3RD FLOOR LANDSCAPE AREAS	195.75 sq. m. 2,118.32 s.f.
4TH FLOOR LANDSCAPE AREAS	102.79 sq. m. 1,103.32 s.f.
FIFTH FLOOR LANDSCAPE AREAS	286.21 sq. m. 3,083.32 s.f.
SIX FLOOR LANDSCAPE AREAS	181.50 sq. m. 1,939.42 s.f.
TOTAL AREA	1,467.81 sq. m. 15,812.82 s.f.
<b>RESIDENTIAL DENSITY</b>	
UNITS / ha 184	UNITS / acre 75
<b>PARKING REQUIRED</b>	
COMMERCIAL	643,976 s.f./100 = 39
RESIDENTIAL	64 UNITS @ 1.75 = 112
	151
<b>PARKING PROVIDED</b>	
SURFACE STALLS ON PRC. PROPERTY	39
ENCLOSED STALLS	75
	TOTAL 114
<b>NOTE</b>	
ADDITIONAL PARKING TO BE PROVIDED ON MARKET LANE LANDS	
<b>LOADING SPACES</b>	
RESIDENTIAL	PROVIDED 1
COMMERCIAL	1



■ ■ ■ ■ ■ SUBJECT LANDS

# Attachment 2

FILE No.: OP-02.019 & Z-02.068  
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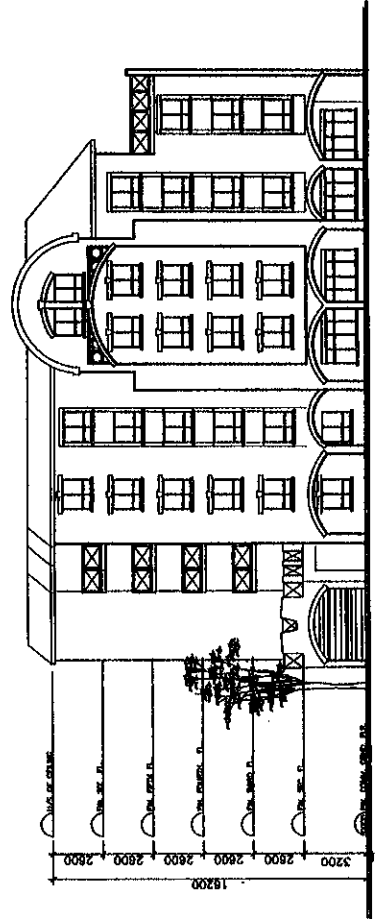
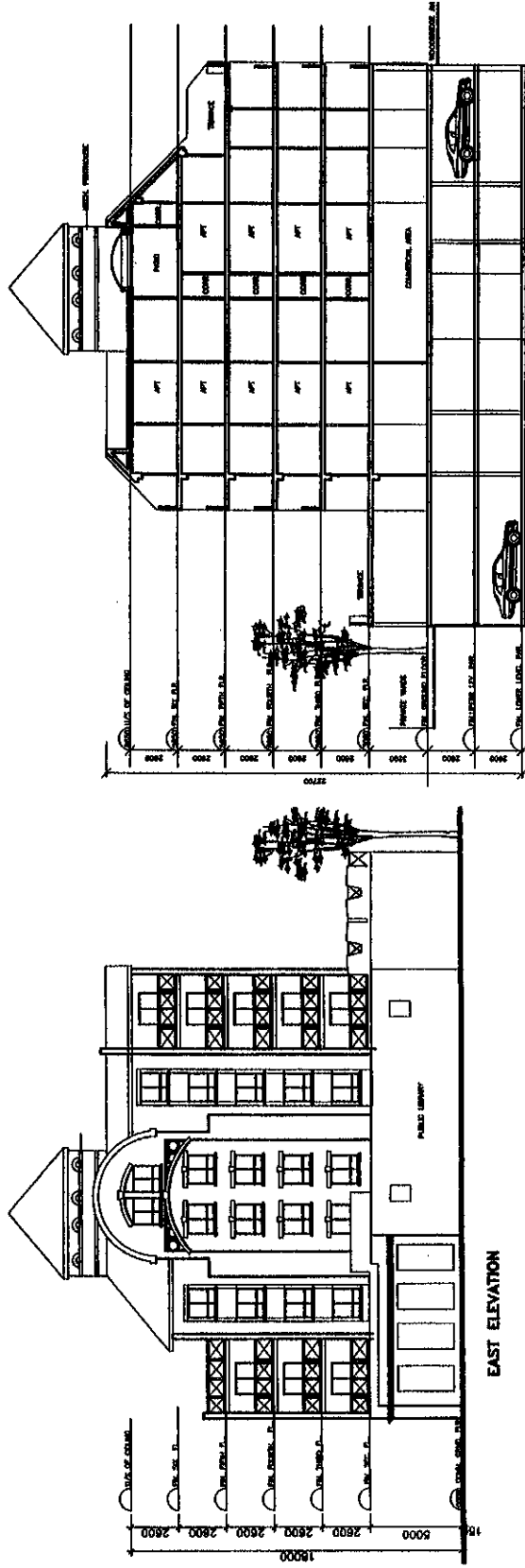
Community Planning Department

## Site Plan

Part Lot 7,  
 Concession 7  
 APPLICANT:  
 MARKET LANE  
 HOLDINGS LTD.

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# Elevations & Section

Part of Lot 7,  
Concession 7  
APPLICANT:  
MARKET LANE  
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# Attachment 4

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