

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) MARCH 1, 2004**

**2. OFFICIAL PLAN AMENDMENT FILE OP.02.019  
ZONING BY-LAW AMENDMENT FILE Z.02.068  
MARKETLANE HOLDINGS INC.  
PRELIMINARY REPORT**

**P.2004.45**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.02.019 and Z.02.068 (Market Lane Holdings Inc.) BE RECEIVED and that any issues identified be addressed in a comprehensive report to the Committee of the Whole.

**Purpose (Revised)**

On January 26, 2004, the Owner submitted revised applications to amend the Official Plan and Zoning By-law to permit the development of a six-storey, mixed-use residential/commercial apartment building for 56 units, having a ground floor commercial component of 413m<sup>2</sup>. A total of 106 parking spaces are provided of which 55 spaces are located underground. The historical building at 166 Woodbridge Avenue (former Inkerman House/Hotel) has been incorporated in this latest plan.

**Background - Analysis and Options**

The .348 ha site is 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 site is irregular in shape, with a frontage of 54.22m on Woodbridge Avenue, and is currently developed with a number of commercial buildings, some with second storey residential units. The surrounding land uses as follows:

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

On February 6, 2004, a notice of public hearing was mailed to all property owners within an extending polling area, and to the Woodbridge Core Ratepayers Association and the Friends of the Village Group. To date, no comments have been received. Any responses received be will addressed in the technical report to Committee of the Whole.

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 which are appropriately integrated with the commercial uses, subject to specific development policies. The subject lands are zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(348).

**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, provided they can be appropriately integrated with the permitted, commercial uses, subject to specific policies;
- OPA #440 policies permit a mixed-use development with a maximum building height of three storeys, with an opportunity to incorporate a fourth storey into the roof area; therefore, an amendment to the Official Plan is required to permit the proposed 6-storey building;
- the proposal will be reviewed in accordance with development criteria outlined in OPA #440 and the Woodbridge Core Urban Design Guidelines;
- parking adequacy, access, traffic and internal site function will be examined as part of the site development application;
- the former Inkerman House/Hotel at 166 Woodbridge Avenue has considerable heritage significance and is identified as one of the City’s Significant Heritage Structures: the building is proposed to be incorporated and restored to original form as encouraged by OPA #440; Heritage Vaughan will assess the restoration process and incorporation of this historic structure;
- 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;
- a Phase One Environmental Site Assessment Report may be required for a Woodbridge Avenue road widening;
- any necessary studies such as parking, traffic, noise and sun/shadow studies shall be submitted for approval by the City; and
- the lands are subject to the “Special Policy Area” policies of OPA #440 and the requirements of the TRCA, and the development proposal will be reviewed in that context.

**Relationship to Vaughan Vision 2007**

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

**Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, consideration will be given to building design and the appropriateness of the increased building height in context of the development policies of OPA #440 and the Woodbridge Core Guidelines. Compatibility with surrounding built-form, traffic/parking/access issues, and the incorporation and restoration of the heritage structure will be assessed.

**Attachments**

1. Location Map
2. Site Plan
3. Front Elevations
4. Rear Elevations
5. Building Section

**Report prepared by:**

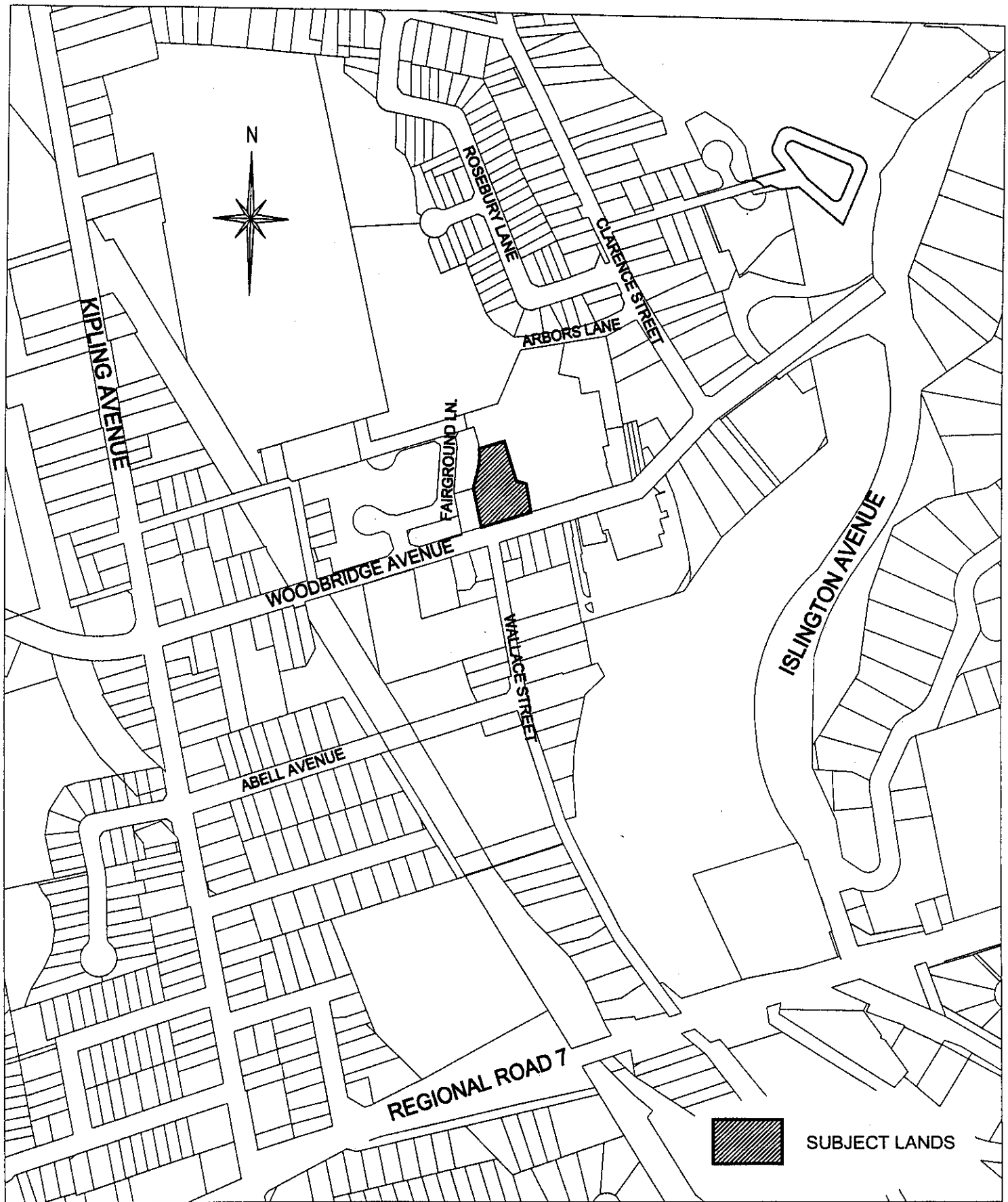
Eugene Fera, Planner, ext. 8064  
Art Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/LG



## Location Map

Part of Lot 7,  
Concession 7

APPLICANT:  
MARKET LANE  
HOLDINGS LTD.

City of  
**Vaughan**

Community Planning Department

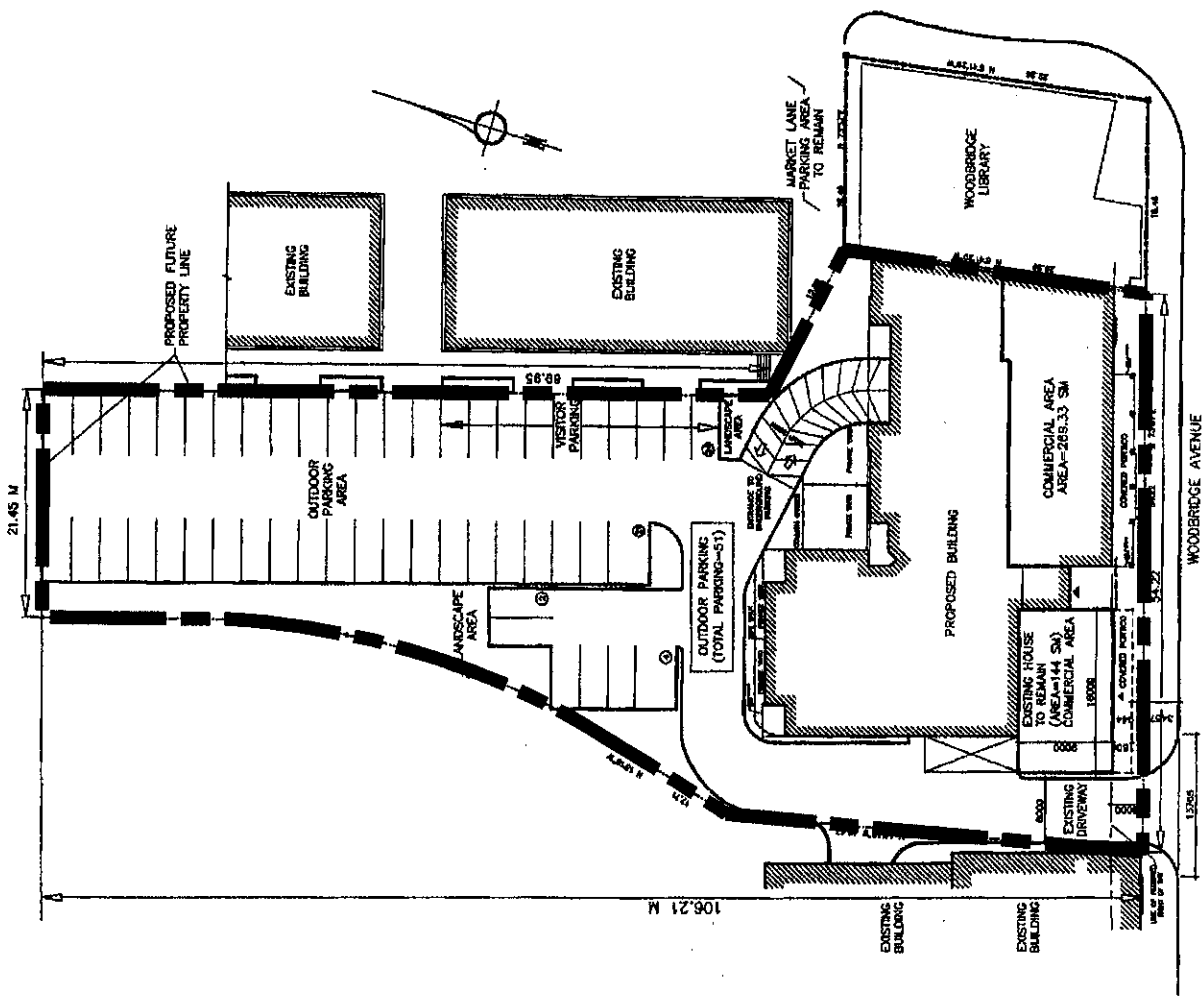
## Attachment

FILE No.:  
OP.02.019 & Z.02.068

January 22, 2004

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SUBJECT LANDS

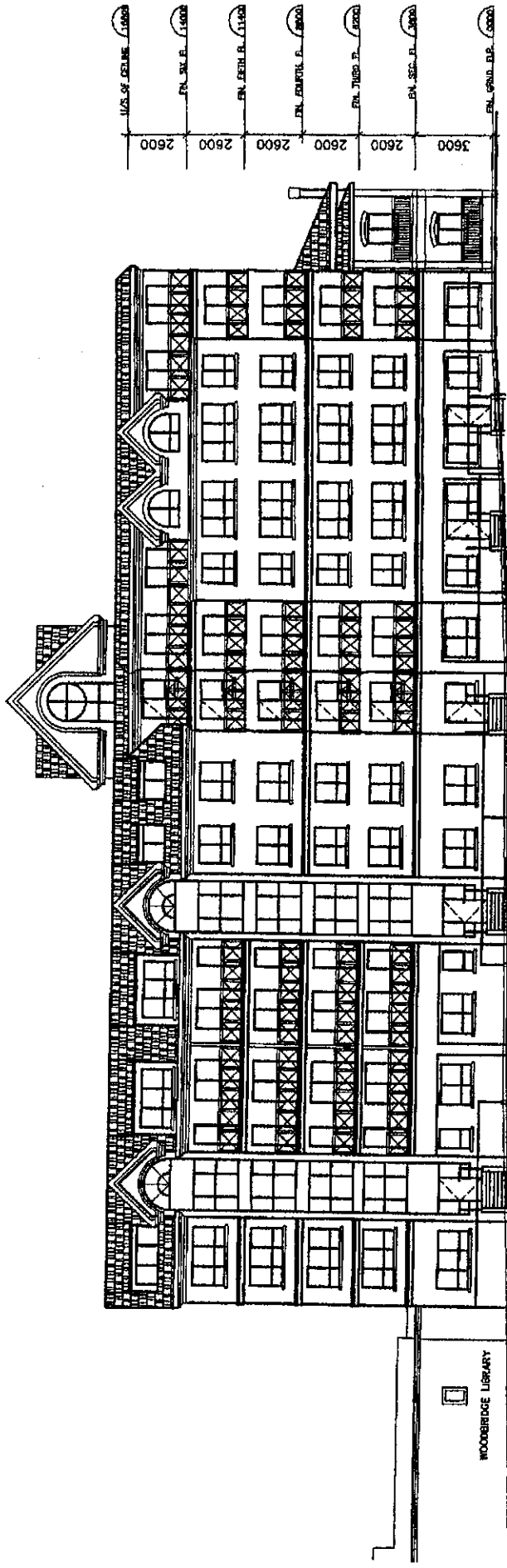
**Attachment 2**  
 FILE No.: OP.02.019 & Z.02.068  
 January 22, 2004  
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**Site Plan**  
 Part Lot 7,  
 Concession 7  
 APPLICANT:  
 MARKET LANE  
 HOLDINGS LTD.

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## Rear Elevation

Part Lot 7,  
Concession 7

APPLICANT:  
MARKET LANE  
HOLDINGS LTD.

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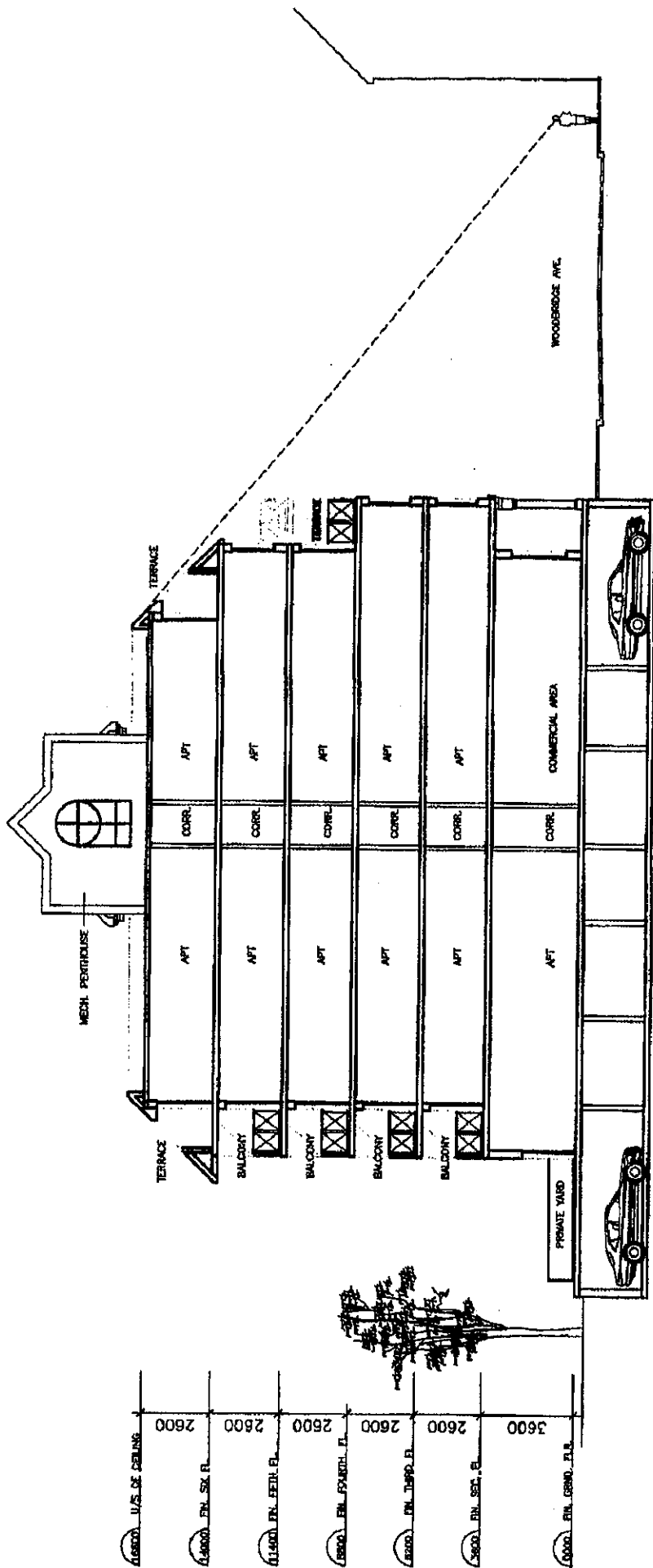
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# 4

FILE No.:  
OP.02.019 & Z.02.068

January 22, 2004

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**Attachment**  
 FILE No.: OP.02.019 & Z.02.068  
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**Building Section -  
 Looking East**  
 APPLICANT:  
 MARKET LANE  
 HOLDINGS LTD.  
 Part Lot 7,  
 Concession 7

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