

COMMITTEE OF THE WHOLE (PUBLIC HEARING) OCTOBER 18, 2004

1. **OFFICIAL PLAN AMENDMENT FILE OP.04.016
ZONING BY-LAW AMENDMENT FILE Z.95.014
SIGNATURE ONE INC.
PRELIMINARY REPORT**

P.2004.98

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.04.016 and Z.95.014 (Signature One Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

The Owner has submitted an application to amend the Official Plan to increase the maximum permitted height from 4 to 5 storeys, and to amend the Zoning By-law to rezone the site to RA3 Apartment Residential Zone, to permit the development of a 5 storey, 60 unit residential apartment building, with 105 parking spaces, 77 of which are to be located below ground, on a 0.38 ha site.

Background - Analysis and Options

In 1995, Council approved in principle, Zoning By-law Amendment Application Z.95.014 to permit a 3 storey apartment comprised of 28 units and ground floor commercial. On August 30, 2002, the Owner revised the application to permit a 3 storey apartment comprised of 28 units and a 2 storey commercial building, which was received by Council at a Public Hearing on October 28, 2002. The application has been amended several times since, with the latest revision reflecting the current proposal. A site development application (DA.02.057) has also been submitted in support of both the Official Plan and Zoning By-law Amendment applications.

The subject 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 0.38ha site is irregular in shape with frontage along Woodbridge Avenue and Clarence Street. There is one building on the property, which is scheduled for demolition.

The lands are designated "Mixed Use Commercial" by OPA #440 (Woodbridge Core Area Plan) and zoned C4 Neighbourhood Commercial Zone by By-law 1-88. The surrounding land uses are as follows:

- North - detached residential (C4 Neighbourhood Commercial Zone and R2 Residential Zone)
- South - Woodbridge Avenue; commercial (C1 Restricted Commercial Zone)
- East - Clarence Street; residential (R3 Residential Zone) with development applications for similar apartment use (Z.00.062, DA.01.057)
- West - Market Lane commercial complex (C4 Neighbourhood Commercial Zone)

On September 24, 2004, a notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the Woodbridge Core Ratepayers Association and the Friends of the Village Group. To date, there have been no responses. Any responses received will be addressed in the technical report to the Committee of the Whole.

Preliminary Review

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

- OPA #440 (Woodbridge Core Plan) designates the subject lands “Mixed Use Commercial”, which permits residential uses appropriately integrated with commercial uses, subject to specific development standards such as a maximum building height of 4 storeys; the proposal is for a development comprising 5 storeys, and therefore an amendment to the Official Plan is required;
- the proposed development will be reviewed in accordance with the development criteria outlined in OPA #440, and the Woodbridge Core Urban Design Guidelines, to ensure the site is developed as a gateway to the Core Area;
- the lands are zoned C4 Neighbourhood Commercial Zone, which does not permit residential uses; the applicant proposes to rezone the subject lands to RA3 Apartment Residential Zone to facilitate the proposed development, and therefore an amendment to the Zoning By-law is required;
- site layout, landscaping, building height, and architectural design should compliment the surrounding built-form, and be appropriately integrated with the future development of properties in the Core; the proposal will be reviewed together with the related site plan application;
- the existing residential structure at the southeast corner of the site (86 Woodbridge Avenue) is listed on the City of Vaughan’s Inventory of Heritage Properties; further direction from Heritage Vaughan and the Cultural Services Division will be required as to the status and disposition of this structure;
- road widenings will be required along Woodbridge Avenue and Clarence Street, and may affect the site design; and
- the lands are located in the flood plain and are subject to the “Special Policy Area” provisions in OPA #440, and the requirements of the Toronto and Region Conservation Authority (TRCA).

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 or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, review will be given to ensuring compatibility with the adjacent built-form, traffic, parking adequacy, access, and appropriateness of the increased height and massing.

Attachments

1. Location Map
2. Site Plan
3. North and East Elevations
4. South and West Elevations

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Location Map

Part of Lot 7,
Concession 7
APPLICANT:
SIGNATURE ONE INC.

City of
Vaughan

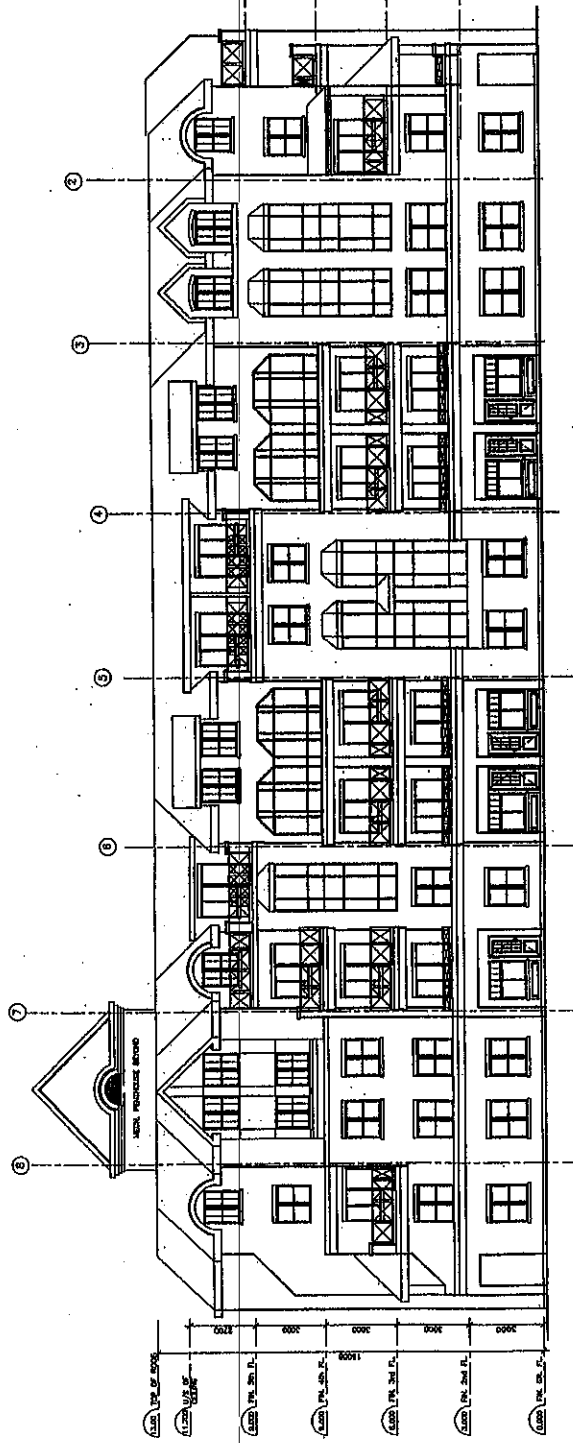
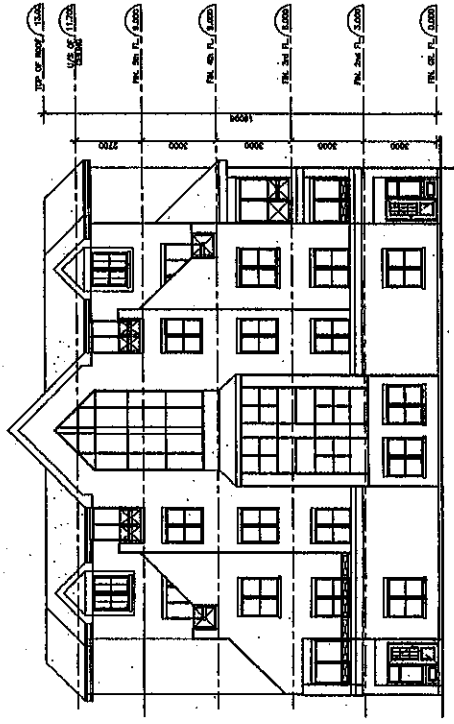
Community Planning Department

Attachment

1

FILE No.:
DA.02.057
RELATED FILES:
Z.95.014 & OP.04.016
August 6, 2004

NORTH ELEVATIONS



EAST ELEVATIONS

Not to Scale

North & East Elevations

Part of Lot 7,
Concession 7
APPLICANT:
SIGNATURE ONE INC.

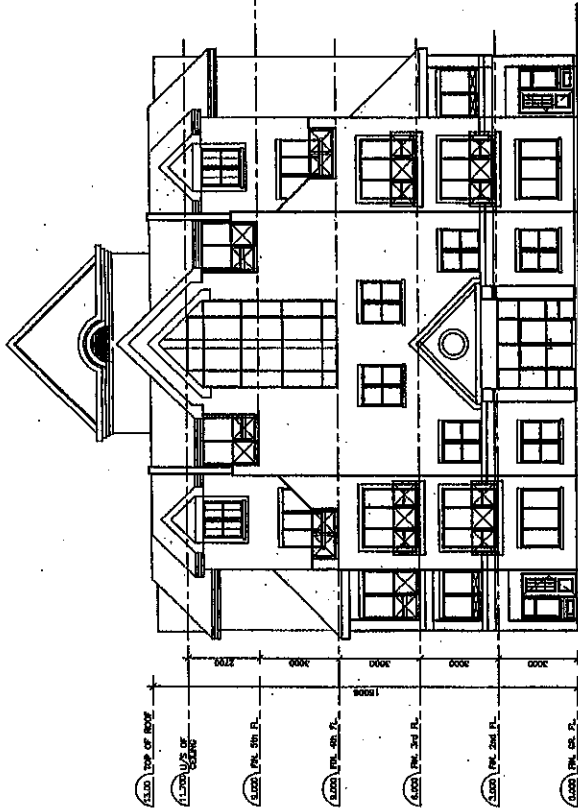


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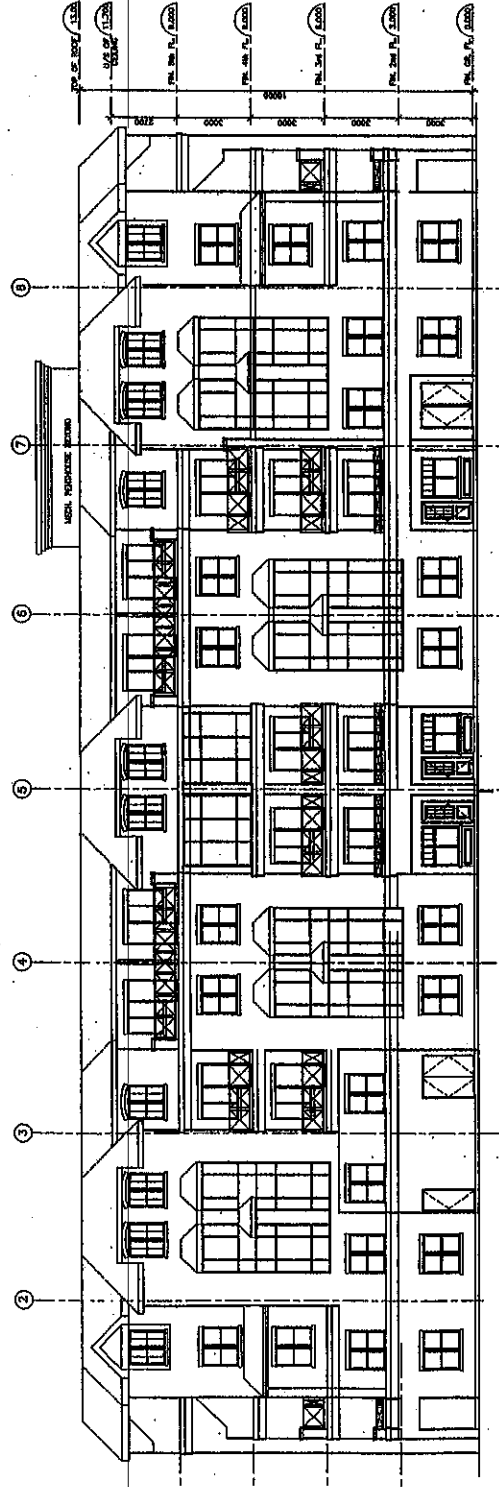
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FILE No.:
DA.02.057
RELATED FILES:
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SOUTH ELEVATIONS



WEST ELEVATIONS

Not to Scale

South & West Elevations

Part of Lot 7,
Concession 7
APPLICANT:
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Community Planning Department

Attachment

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FILE No.:
DA.02.057
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