

**COMMITTEE OF THE WHOLE FEBRUARY 21, 2005**

**OFFICIAL PLAN AMENDMENT FILE OP.04.016  
ZONING BY-LAW AMENDMENT FILE Z.95.014  
SIGNATURE ONE INC.  
REPORT #P.2004.98**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.04.016 (Signature One Inc.) BE APPROVED, to amend the "Mixed Use Commercial" policies in OPA #240 (Woodbridge Community Plan), to permit a 5-storey (residential) condominium apartment building on the subject lands shown on Attachments #1 and #2, whereas a maximum building height of 4-storeys is permitted, and to incorporate the following policies that will:
  - a) require the necessary studies (ie. noise, traffic, environmental, cultural heritage resource impact assessment, etc.) to be submitted in support of a site plan application;
  - b) require a high quality built form in conformity with the Woodbridge Core Urban Design Guidelines and compatible with the existing built form; and
2. THAT Zoning By-law Amendment File Z.95.014 (Signature One Inc.) BE APPROVED, to rezone the subject lands shown on Attachments #1 and #2 from C4 Neighbourhood Commercial Zone to RA3 Apartment Residential Zone, and that the implementing zoning by-law include the following exceptions:
  - permit a maximum of 60 residential condominium units;
  - permit a maximum building height of 5-storeys or 17m to the top of the roof;
  - require a minimum front yard (Woodbridge Avenue) of 5m;
  - require a minimum exterior side yard (Clarence Street) of 7m;
  - require a minimum setback to a site triangle of 4.5m;
  - require a strip of land less than 3m around the periphery of an outdoor parking area;
  - require a minimum amenity area of 1,478m<sup>2</sup>; and
  - any other zoning exceptions required to facilitate a site development application approved by Council.
3. THAT prior to the enactment of the implementing Zoning By-law, Council shall have approved a site development application.

**Purpose**

The Owner has submitted applications to :

1. amend Official Plan Amendment #240 (Woodbridge Community Plan) to provide exceptions to the "Mixed Use Commercial" policies that would permit a 5-storey residential condominium building without the required ground floor commercial uses, whereas a maximum building height of 4-storeys and ground floor commercial is permitted; and
2. amend Zoning By-law 1-88 to rezone the subject lands from C4 Neighbourhood Commercial Zone to RA3 Apartment Residential Zone, and provide for the necessary zoning exceptions required to implement the proposal.

## **Background - Analysis and Options**

In 1995, Council approved in principle, Zoning By-Law Amendment Application Z.95.014 to permit a 3½-storey, 4,300m<sup>2</sup>. L-shaped building comprised of 28 residential units and ground floor commercial uses. On August 30, 2002, the Owner re-activated and amended the zoning application to permit a 3-storey, 28 unit residential apartment building and a two-storey commercial building with a gross floor area of 3,521m<sup>2</sup>. A Site Development application (File DA.02.057) was submitted in support of the revised proposal. Through the Site Plan review process, City Staff suggested that the proposal be amended in a manner similar to the original proposal approved by Council in 1995.

On February 3, 2003, the Zoning Amendment and Site Development applications were further revised to permit a mixed-use development comprised of a 4-storey (4<sup>th</sup>-storey stepped back in the roofline), 42 unit residential apartment building with ground floor commercial uses limited to the Woodbridge Avenue frontage. On July 22, 2004, the applicant submitted an Official Plan Amendment application in support of a revised proposal to increase the maximum building height from 4 to 5 storeys, and without ground floor commercial uses. The total number of residential units is 60.

The subject lands (Attachment #1) are located on the northwest corner of Woodbridge Avenue and Clarence Street, being Part of Lot G on Plan 449 (86 Woodbridge Avenue), in Lot 7, Concession 7, City of Vaughan. The 0.38 ha site is irregular in shape, with 33m frontage along Woodbridge Avenue and 60m flankage along Clarence Street. The lands are designated "Mixed Use Commercial" by OPA #240 (Woodbridge Community Plan), as amended by OPA #440 (Woodbridge Core Area Plan) and zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(348). The surrounding land uses are:

- North - existing 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 a 3-storey residential building (Files Z.00.062 and DA.01.057)
- West - Market Lane commercial complex (C4 Neighbourhood Commercial Zone)

## **Public Hearing**

On September 24, 2004, a Notice of Public Hearing to consider the Official Plan and Zoning Amendment applications was mailed to all property owners within 120m of the subject lands, and to the Woodbridge Ratepayers Association and the Friends of the Village Group. To date, three (3) written responses have been received expressing the following comments/concerns as summarized below:

### **i) Woodbridge Ratepayers Association:**

- The proposed building is setback from the street to allow the maintenance of the existing trees and the provision of an amenity area and therefore, the five storey building height is acceptable.
- The design of the building should conform to the criteria set out in both OPA #440 and the Woodbridge Core Historic Urban Design Guidelines.
- The Association is pleased with the proposed building and design, and parking that is located at the rear of the building and in an underground garage away from public view.

- The proposal is acceptable, however the Association requests that prior to final site plan approval, they be involved in the final design details (ie. material used and landscaping treatment).

ii) Neighbourhood Resident:

- Opposes the application, since the proposed building height does not conform to the Official Plan, or respect the existing low density development of the area.
- A meeting should be held between the applicant and area residents to discuss the development of the corner site.
- The building should be smaller and tiered toward the property to the north, with a maximum of 42 residential units.
- A smaller building would ease traffic and parking. The connection from this site to Market Lane will create increased traffic and access problems on Clarence Street.
- Large trees and substantial landscaping should be provided to help buffer the surrounding development, specifically to the north, east and west and that the building be constructed using only high quality material, that is sympathetic to the Woodbridge Village such as brick and natural stone.
- All site plan issues should be addressed prior to any approval.

iii) Friends of the Village Group:

- A substantial building setback from Woodbridge Avenue and Clarence Street should be maintained to allow the maintenance of the existing mature trees and provide a green garden space area.
- The Group is concerned about the proposed building height and would prefer 3-storeys along Woodbridge Avenue and Clarence Street, tiered back to 4-storeys at the rear. A lower building should be considered.
- The design and architecture of the building must be sympathetic to the historic commercial buildings in the Core Area. The Group questions the demolition of the existing Watson House.

The Owner of the property directly north of the subject lands spoke at the Public Hearing on October 18, 2004 and expressed concerns relating to the appropriate building setback, buffering and building height as it would impact his property.

The recommendation of the Committee of the Whole to receive the Public Hearing report of October 18, 2004, and to forward a comprehensive report to a future Committee meeting, was ratified by Council on October 25, 2004, with the following resolution:

"That prior to the Site Plan being brought forward for consideration, the applicant be requested to consult with the Friends of the Village Group, the Woodbridge Core Ratepayers Association and the Ward 2 Sub-Committee."

A meeting will be held during the site plan review process in this regard.

A notice of this Committee of the Whole meeting, was sent to the Woodbridge Core Ratepayers Association, Friends of the Village and those individuals having expressed interest in the file.

## Land Use Status

### a) Provincial Policy Statement

The Provincial Policy Statement (PPS) encourages the focus of new growth to urban areas and promotes efficient, cost effective development and land use patterns that are based on densities which:

- i) efficiently use land, resources, infrastructure and public service facilities;
- ii) avoid the need of unnecessary and/or uneconomical expansion of infrastructure;
- iii) support the use of public transit in areas where it exists or is to be developed; and,
- iv) are appropriate to the type of sewage and water systems, which are planned or available.

The PPS also promotes a full range of housing types and densities to meet projected demographic and market requirements of current and future residents, by ensuring that all forms of residential intensification in parts of built-up areas have sufficient infrastructure to create a potential supply of new housing units. The PPS generally directs development outside of hazardous lands adjacent to river and stream systems which are impacted by flooding and does not permit site alterations within floodways except for those situations where a Special Policy has been approved. The subject lands have been identified as being within an approved Special Policy area by Official Plan Amendment #440, and as such, development and site alterations may be permitted provided certain flood proof measures have been implemented. The application proposes a 5 storey, 60 unit residential condominium building which does not appear to create or aggravate existing hazards and does not appear to adversely impact the environment. The proposal appears to meet the intent of the Provincial Policy Statement.

### b) York Region Official Plan (YROP)

The Regional Official Plan identifies Vaughan and specifically the subject lands, as an "Urban Area" served by major transportation corridors and future transit systems. Objectives of the Regional Plan include targeting growth to existing built-up portions of urban areas, encouraging carefully planned intensification, and providing for a broad range of housing types. The proposed development is in keeping with the Regional Official Plan policies.

### c) Vaughan Official Plan

The subject lands are designated "Mixed Use Commercial" by OPA #240 (Woodbridge Community Plan), as amended by OPA #440 (Woodbridge Core Area), which permits residential uses, provided they can be appropriately integrated with the permitted commercial uses. This parcel is identified as a gateway location to the Woodbridge Core Area and is subject to the following site-specific residential policy in Section 4.2.7(c):

"Development of the northwest corner of Woodbridge Avenue and Clarence Street shall incorporate a significant scale and massing which compliments the site's function as a gateway to the Core. Accordingly, development of this area should address the Woodbridge Avenue and Clarence Street frontages. Parking is to be located to the rear of the site and should be co-ordinated with the municipal parking lot to the west. The establishment of a pedestrian connection linking Clarence Street with the Market Lane development is encouraged."

A general goal of the Core Area Official Plan is to ensure that the Woodbridge Historic Commercial Centre continues to fulfill a vital role in the Woodbridge Community as a unique focus of commercial, institutional and recreational services. In addition, any building is encouraged to be designed in a manner that is complementary to the overall heritage character of the area. Building form, height, shape and details should complement the surrounding historical/architecturally significant buildings as much as possible.

New development within the "Mixed Use Commercial" designation is subject to the following development objectives and criteria in part, as follows:

- Development shall be designed to create a lively and active streetscape fostering pedestrian circulation. The use of display windows facing the sidewalks and minimal setbacks from the street frontage will be encouraged. Buildings may only be permitted to be set back from the street where the frontage is used as a patio or seating area with pedestrian focus. Residential uses shall not be permitted along Woodbridge Avenue.
- Access to residential units should be provided in a manner, which provides convenience and security to the residents and does not conflict with the commercial frontage of Woodbridge Avenue.
- All development shall be of low profile, street-oriented nature. Building heights should generally not exceed three storeys with an opportunity for a fourth storey to be incorporated into the roof area, depending on a compatible relationship to adjacent development.
- Existing one-storey buildings fronting onto Woodbridge Avenue are encouraged to provide additional massing on the street frontage complementary to the overall streetscape. The massing may take the form of additional storeys, false fronts or pitched roof. Residential use of the additional storeys shall be encouraged.
- Service and garbage storage areas shall be shielded to as great an extent as possible by means of landscaping or design elements.
- Pedestrian systems within developments such as mews, courtyards and lanes will be encouraged. Pedestrian links between commercial sites shall be provided either by means of connections to the street or by direct connections to adjacent commercial sites.
- Parking areas may be provided in a combination of surface, underground or deck structures, and will not be permitted in any front yard and screened from public streets by buildings or other means, such as landscaping.

The development applications propose a tiered 5-storey residential building without commercial uses. An Official Plan amendment is required to the "Mixed Use Commercial" policy to permit an entirely residential building without ground floor commercial uses, and a building height greater than 4-storeys.

In support of the Official Plan Amendment application, the applicant provided a justification letter indicating the reasons for the deletion of ground floor commercial uses. The commercial deletion originated from previous proposals and stems from comments by the area residents, local ratepayer groups and Heritage Vaughan requesting to save and preserve the mature trees, if the existing dwelling on the property is removed. In order to preserve these trees the applicant has set the building back from both Clarence Street and Woodbridge Avenue making it inappropriate

for ground floor commercial which is typically located with very little setback to the street. The reasons outlined in the letter are summarized as follows:

- their lot fronts mostly on Clarence Street, which is mainly residential in nature.
- Setting back the building from Clarence Street has reduced the amount of building mass available along Woodbridge Avenue.
- The present location of the mature trees at the corner has made it impossible to create a corner feature required to provide commercial visibility.
- The available building footprint makes it difficult to create a sizable and economically viable commercial component at the corner.
- The L-shaped configuration of the lot is not feasible for providing an efficient service area in support of commercial operations.

The applicant also indicated that the preservation of the existing trees along Woodbridge Avenue will create a landscaped gateway/amenity area open to the public. The area would contain benches and landscaping that is pedestrian accessible. Prior to the enactment of the zoning by-law and site plan approval, the applicant shall provide Staff with confirmation from a qualified arborist that the proposed setback is sufficient to allow for the maintenance of the existing trees.

#### Density

OPA #440 does not establish maximum density requirements for lands designated "Mixed Use Commercial". Instead, the number of units and building mass, scale and form are determined within a building envelope that is defined by building height and setback requirements.

#### Special Policy Area

The property is subject to the Special Policy Area (SPA) provisions of OPA #440, which recognizes and allows for the continued development of lands within the floodplain provided certain flood-proofing measures are incorporated into the design and construction of all buildings, to the satisfaction of the Toronto and Region Conservation Authority.

#### Zoning

The lands are zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(348), which does not permit the proposed residential development. An amendment to the Zoning By-law is required to rezone the subject lands from C4 Neighbourhood Commercial Zone to RA3 Apartment Residential Zone to permit the proposed development.

The Owner has submitted a Site Development Application (File DA.02.057). Based on the current plan, the following zoning exceptions are required to implement the proposal:

- a maximum building height of 5-storeys or 17m to the top of the roof, whereas 44m is permitted;
- a minimum front yard (Woodbridge Avenue) of 5m, rather than the by-law requirement of 7.5m;
- a minimum exterior side yard (Clarence Street) of 7m, rather than the by-law requirement of 7.5m;
- a minimum setback to a sight triangle of 4.5m, rather than the required 7.5m;
- a strip of land less than 3m wide around the periphery of an outdoor parking area shall be permitted, comprising a mix of trees and shrubs, whereas the by-law requires a 3m wide berm with 1.2m high evergreen trees;
- a minimum amenity area of 1,478m<sup>2</sup>, whereas 2,285m<sup>2</sup> is required; and

- a minimum of 105 parking spaces.

Staff is satisfied that the above-noted exceptions are appropriate to facilitate the proposed development. The proposed building has a maximum building height of 5-storeys at its' highest point, however the 4<sup>th</sup> and 5<sup>th</sup> storeys are tiered, and the building has two and three storey portions along the streetlines. The amenity area, although considerably reduced is acceptable given that the subject land is located within the Woodbridge Core Area with park and open space facilities, restaurants and shopping located within the immediate vicinity. During the site plan approval process issues such as height, amenity area, building design etc., will be dealt with in a more thorough manner and with input from the area residents, ratepayer groups, and the Ward 2 Subcommittee.

The final zoning exceptions required to implement the proposal, if approved, may change through the site plan approval process, and will be identified in the future technical report for the site plan application. The implementing zoning by-law will not be enacted until such time as Council has approved the final site plan.

### **Planning Considerations**

#### **Surrounding Area Context**

The subject lands front onto Woodbridge Avenue and Clarence Street and is adjacent to the Market Lane shopping square within the Woodbridge Core Area. The Core Area has been undergoing intensification in the form of mixed-use commercial/high density residential development, particularly along Woodbridge Avenue. The south side of Woodbridge Avenue between Islington Avenue and Wallace Street is characterized by newer high-density, mixed-use development ranging in height from 4 to 6 storeys, as well as older commercial buildings with apartment units above. The north side of Woodbridge Avenue includes 2-storey residential homes, older commercial buildings with residential units above, and the Market Lane shopping complex.

The following is a list (shown on Attachment #1) of several existing and approved buildings in the Core Area ranging in height from 4 to 7 storeys:

1. The Arbours – existing 7 storey condominium building.
2. Piazza Condominium – existing 4 to 6 storey building.
3. Gates of Woodbridge – approved 5 to 6 storey building.
4. Woodbridge Terraces – existing (3 condominium buildings) 4 to 6 storeys.
5. Market Lane - approved 4 to 6 storey condominium building.

The proposed 5-storey condominium would be of similar building height as these existing and approved developments.

#### **Urban Design Guidelines**

On October 14, 1994, Council approved Urban Design Guidelines for the Woodbridge Core Area to establish urban design, architectural and landscape guidelines as a basis for reviewing development applications within the Core Area.

The Core Area Guidelines are divided into two parts; the first deals with the current conditions and identifies the proposed urban fabric, and the second deals more specifically with issues related to the development and redevelopment of individual properties within the area. Specifically, the guidelines address building siting, setback, access and parking, scale and massing, and building height.

a) Building Siting and Setback

The correct building siting is vital to the urban environment as it enhances the human scale and pedestrian circulation. The guidelines envision a building setback along Woodbridge Avenue generally aligned with historical structures without side yard setbacks, unless required for vehicle and pedestrian access. The development proposes a 5m- 10.8m building setback from the front lot line in order to provide a pedestrian focal point, where a landscaped public amenity area is proposed. Prior to site plan approval, the applicant shall provide a report from a qualified arborist to confirm that the proposed setback from Woodbridge Avenue is appropriate to preserve the existing trees.

The latest proposal has maintained the building approximately 10m from the residential property to the north. The provision of additional landscape treatment along the northerly property line would ensure that a proper and satisfactory buffer is provided between the subject property and the lands to the north (see Attachments #2 and #3).

b) Access and Parking

The Core Area Guidelines encourage the consolidation of driveways along Woodbridge Avenue and Clarence Street, concealment of surface parking, and the provision of vehicular links. With respect to the subject lands, a connection to the adjacent parking area to the west is encouraged. The proposed site plan (Attachment #2) identifies an access from Clarence Street leading into the development with a future connection to the adjacent westerly Market Lane shopping complex parking area. The access point is similar to that proposed in OPA #440 (Attachment #7), and could in the future, tie into the potential redevelopment of the properties to the north, which are also designated "Mixed Use Commercial". A condition to this effect could be included at the site development stage. The underground and surface parking areas are accessed and located behind the building away from Woodbridge Avenue and Clarence Street. The Engineering Department will review the proposed driveways, access and parking layout designs as part of the site plan process.

c) Scale and Massing

The scale and massing of new development should be compatible with established development adjacent to or in close proximity to existing buildings. The predominant determinants of the scale of a building are its height, size, location on the lot, and architectural treatment, including door and window openings, roof shapes, balconies, and porticoes. OPA #440 identifies the subject property as a gateway location and new development should incorporate significant scale and massing treatments in order to achieve this gateway role. Council has approved buildings of similar height and scale in the Woodbridge Core area, and in close proximity to the subject lands. The proposed building design shown on Attachments #4 and #5 incorporates tiered upper floors, with two and three storey portions along Woodbridge Avenue, Clarence Street and the abutting northerly residential property. The height of the building, the tiered architectural design, and the introduction of faux rooflines appear to provide the scale and massing consistent with a gateway location.

The proposed building materials include a combination of face brick and natural stone, with the face brick being dominant on the upper levels. The roofline is flat with the exception of a tower feature along Woodbridge Avenue and a residential penthouse structure. Decorative asphalt shingles complete the main and secondary rooflines. The overall building design resembles the previous development approved by Council in 1995, insofar as its general siting and shape are concerned. Through the site plan review process, input will be obtained from area residents,



ratepayer groups and the Ward 2 Sub-committee, with respect to the final building elevations for Council's consideration.

d) Building Height

The Core Area Guidelines suggest that buildings along Woodbridge Avenue include a 4<sup>th</sup>-storey and have a maximum height of 13.2m. Furthermore, the guidelines identify the subject property as a corner gateway location to be developed with a four-storey building wrapping around the intersection. Current development along the south side of Woodbridge Avenue ranges from approximately 15.5m at the streetline to 21.5m (4 to 6 storeys) abutting the Humber River. The proposed building incorporates tiered building design, and faux rooflines thereby making the building appear lower and providing a better transition to the existing built form (see Attachments #4 to #6). The height of the proposed building ranges from 6m to 9m (2 to 3 storeys) along the street lines and adjacent to the northerly residential property. The maximum building height is approximately 17m to the top of the roofline.

The applicant has attempted to address some of the issues tabled at the Public Hearing with respect to the building height by introducing the proposed tiered building design. The building height, mass and design appear to be acceptable as the design emanates a reduced building height, while also providing some significance to the scale and massing. However, final design details will be required at the site plan stage to ensure an appropriate transition with the adjacent low-density development. Prior to Council's consideration of the site plan, the applicant shall meet with the local ratepayers group and interested residents to finalize the development plans for this corner.

Servicing

On October 12, 2004, Council ratified the "Interim Strategy for Allocation/Reservation of Servicing Capacity" report (Item #2, Report #68) from the Commissioners of Engineering and Planning recommending reservation of water and sewage capacity to Signature One Inc. for 60 units. Final servicing allocation for this development must be granted by Council at the site plan approval stage (File DA.02.057).

Parking and Access

The preliminary site plan includes a full movement driveway from Clarence Street that provides access to the building, the surface parking area and the underground parking garage. A future access connection with the parking area on the lands to the immediate west (Market Lane complex) is proposed at the northwest corner of the site. The Engineering Department shall review the proposed single access point from Clarence Street at the site plan stage.

The preliminary site plan includes 105 parking spaces, 75 of which are located in an underground parking garage. By-law 1-88 requires that parking for the proposed residential development be calculated as follows:

Residential Use (60 residential units x 1.5 spaces)	= 90 spaces
Residential Visitor Parking (60 units @ 0.25 spaces/unit)	= 15 spaces
Total Parking Required	= 105 spaces

Based on the preliminary residential site plan, the proposed parking supply complies with the zoning by-law.

### Vehicular and Pedestrian Links Concept Plan

The Vehicular and Pedestrian Links Concept Plan in OPA #440, as shown on Attachment #7, identifies the preferred location of linked driveways in the Woodbridge Core. The vehicular linkages are intended to reduce the number of individual driveways on Woodbridge Avenue and Clarence Street by providing common entrance points and driveways to parking areas.

The site plan differs slightly from the Vehicular Links Concept Plan, in that the east/west driveway is located entirely on the subject lands, rather than on the lands to the north. However, given that the linkage plan is conceptual, the intent of the Official Plan has been met. The lands to the north are also designated "Mixed Use Commercial" by the Official Plan and shares similar development potential. The applicant has identified future vehicular connections to the Market Lane parking lot and to the properties to the south on the latest submission, which appears to be in keeping with the Vehicular Linkages Concept Plan in OPA #440. Easements may be required to facilitate the vehicular link concept plan.

### Urban Design

The corner of Woodbridge Avenue and Clarence Street provides the opportunity to make a unique statement and introduction to the village core, and the proposed building will reinforce this corner from a massing and built-form perspective. Staff will continue to review the building elevations in accordance with the Woodbridge Historic Guidelines, and will obtain input from area residents, ratepayer groups and the Ward 2 Sub-committee, through the review of the site plan application.

The property features a large number of mature trees that contribute in a significant way to the character of the site, and by virtue of their location, provide an important introduction and established quality to the village core. Staff notes that as a result of the proposal, most of the trees would be removed and therefore, a tree assessment and preservation report with recommendations from a qualified arborist or landscape architect will be undertaken through the review of the site plan application. All existing trees should be noted on the site plan.

Staff recommend that a landscape buffer be provided around the perimeter of the site, together with landscape treatments such as pedestrian scale light standards, waste receptacles, benches and bike racks, to be indicated on future landscape plans.

The final site plan, elevations, landscape plan and landscape cost estimate will be reviewed through the site plan approval process.

### Heritage Vaughan

Heritage Vaughan reviewed the proposed development on December 15, 2004 and adopted the following resolution:

"That the guidelines from the City of Vaughan, Woodbridge Historic Commercial Centre, Urban Design Study (October 1994) be followed with respect to the new development at 86 Woodbridge Avenue, these being:

- That the scale and massing of new development shall be compatible with the scale and massing established by existing buildings adjacent to or in proximity to them.
- That the design elements for the proposed building be sympathetic with the heritage character of historic Woodbridge.

- That the building height be confined to a three storey maximum with potential for a fourth storey.
- That a Cultural Heritage Resource Impact Assessment be completed on the building at 86 Woodbridge Avenue prior to Site Plan approval and that the mitigative options and recommendations in the Assessment be addressed with Heritage Staff."

#### Toronto Region and Conservation Authority

Toronto and Regional Conservation Authority (TRCA) have reviewed the latest proposal and have indicated that the subject property is located entirely within the Authority's Fill Regulated Area and Regional Storm Flood Plain of the Humber River and therefore a permit in accordance with Ontario Regulation 158 is required from the Authority prior to any works taking place.

The Authority has also indicated that the subject property is located within the Woodbridge Special Policy Area, a fill regulated area where conditional development may be permitted provided it is adequately set back from the hydraulic floodway, and flood proofing measures are incorporated.

#### Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

#### Conclusion

The subject lands are designated "Mixed Use Commercial", which requires a mix of residential and commercial uses at a scale compatible with existing development. Building height, form, shape and details should complement existing development.

While the Official Plan limits the number of storeys along Woodbridge Avenue and Clarence Street to a maximum of 4-storeys, it also identifies the subject lands as a gateway location and encourages additional massing and design features. The application proposes a 5-storey residential building without ground floor commercial uses, and therefore, an amendment to the Official Plan is required. Planning Staff are of the opinion that excluding commercial uses on the ground floor of the building along Woodbridge Avenue is acceptable.

The proposed building design incorporates tiering and other architectural elements that is compatible with adjacent development from a scale and massing perspective and achieves the intended gateway role expected of this site. In addition, there are existing and approved buildings in the Woodbridge Core Area ranging in height from 4-7 storeys, which is consistent with the proposed 5-storey building height.

On this basis, Staff can support the approval of the Official Plan Amendment Application to permit a 5-storey residential condominium building as proposed. The Official Plan Amendment should contain policies to address traffic, appropriate built form, and conformity of the development to the Urban Design Guidelines. These matters will be considered through the review of the related site plan application, which will require input from the area residents, ratepayer groups, and the Ward 2 Sub-committee, prior to the technical report for the site plan being considered at a future Committee of the Whole meeting.

Staff can also support the approval of the Zoning By-law Amendment Application to rezone the subject lands from C4 Neighbourhood Commercial Zone to RA3 Apartment Residential Zone,

with the exceptions identified in this report to implement the conceptual site plan development. In order to ensure that all exceptions are captured, the implementing zoning by-law will not be enacted until Council has approved a site plan application.

Should the Committee concur, the recommendations in this report can be adopted.

**Attachments**

1. Location Map
2. Conceptual Site Plan
3. Conceptual Landscape Plan
4. Conceptual North and South Elevations
5. Conceptual East and West Elevations
6. Conceptual Cross Sections
7. Vehicular Link Concept Plan

**Report prepared by:**

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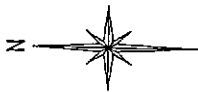
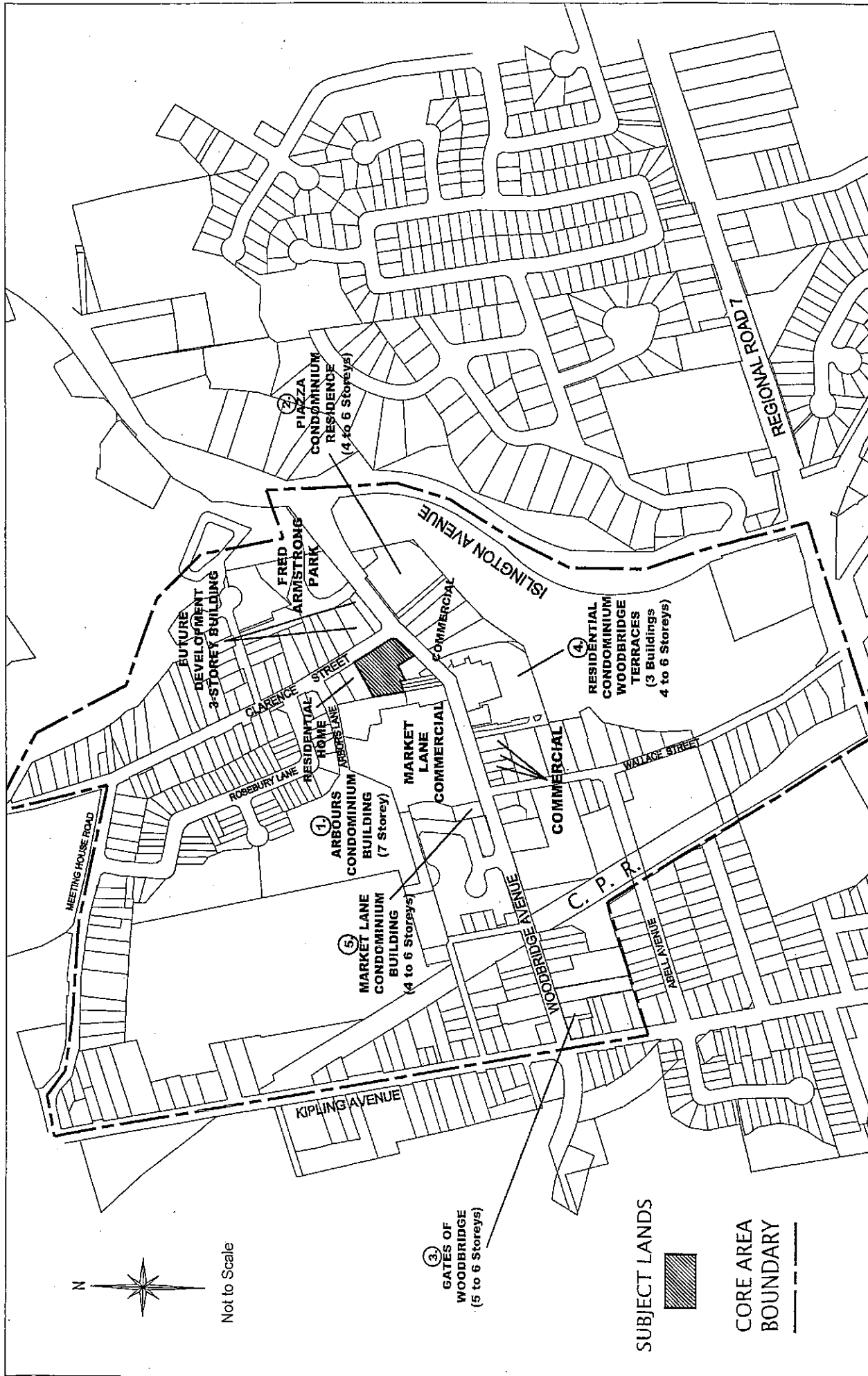
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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Not to Scale

SUBJECT LANDS



CORE AREA  
BOUNDARY



## Location Map

Part of Lot 7,  
Concession 7  
APPLICANT:  
SIGNATURE ONE INC.  
N:\OFF\1 ATTACHMENTS\Z\z-95.014

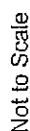
City of  
**Vaughan**

Development Planning Department

## Attachment

FILE No's.:  
Z.95.014 & OP.04.016  
RELATED FILE:  
DA.02.057  
November 16, 2004

**1**



PROJECT DATA			
LOT AREA	43,791.2 sq.m.	±0.708.69 sq.f.	
RESID BLDG AREA			
GROUND FLOOR AREA	1,086.26 sq.m.	— s.f.	
2nd FLOOR AREA	1,080.46 sq.m.	— s.f.	
3rd FLOOR AREA	1,077.68 sq.m.	— s.f.	
4th FLOOR AREA	1,071.28 sq.m.	— s.f.	
5th FLOOR AREA	937.00 sq.m.	— s.f.	
SUBTOTAL AREA	5,262.78 sq.m.	— s.f.	
RESIDENTIAL UNITS			
1 BDRM	2 BDRM	TOTAL	
5	6	11	
8	5	13	
2nd LEVEL	7	13	
3rd LEVEL	7	13	
4th LEVEL	8	13	
5th LEVEL	2	10	
TOTAL	23	31	60
AMENITY AREA			
REQUIRED	1 BDR @ 20 SQ M	29+20=490 SQ M	
	2 BDR @ 55 SQ M	31+53=705 SQ M	
TOTAL REQUIRED		2,265 SQ M	
PROVIDED	PRIVATE YARDS = 327.62 SQ M		
	COMMON LARGESPACE AREA = 832.39 SQ M		
	BALCONIES = 316.07 SQ M		
TOTAL PROVIDED		1,476.78 SQ M	
PARKING			
PARKING REQUIRED	1.75/UNIT	105	
RESID			
PARKING PROVIDED		75	
UNDEVELOPED		30	
ABOVE GROUND			
TOTAL PROVIDED		105	
LOADING SPACES	REQUIRED		
LOADING SPACES (3,669 CM)			1

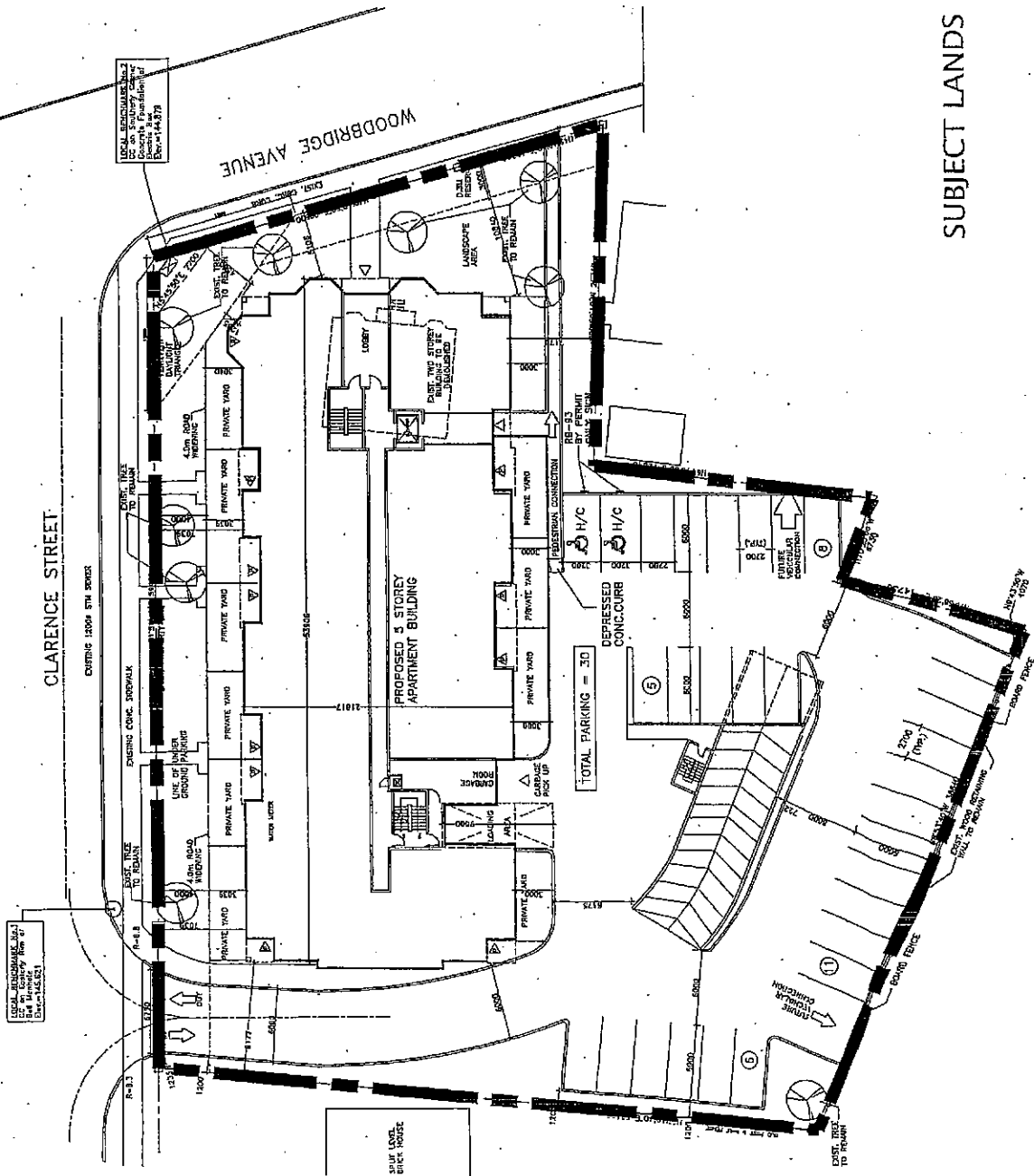
**SUBJECT LANDS**

**Attachment 2**

FILE No's.: Z.95.014 & OP.04.016  
 RELATED FILE: DA.02.057  
 November 16, 2004

FILE No's.:  
Z.95.014 & OP.04.016  
RELATED FILE:  
DA.02.057

November 16, 2004



# Conceptual Site Plan

Part of Lot 7,  
Concession 7

APPLICANT:  
SIGNATURE ONE INC.

U:\NET\1 ATTACHMENTS\Z\z.95.014

**City of Vaughan**

Development Planning Department

**City of Vaughan**

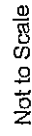
Part of Lot 7,  
Concession 7

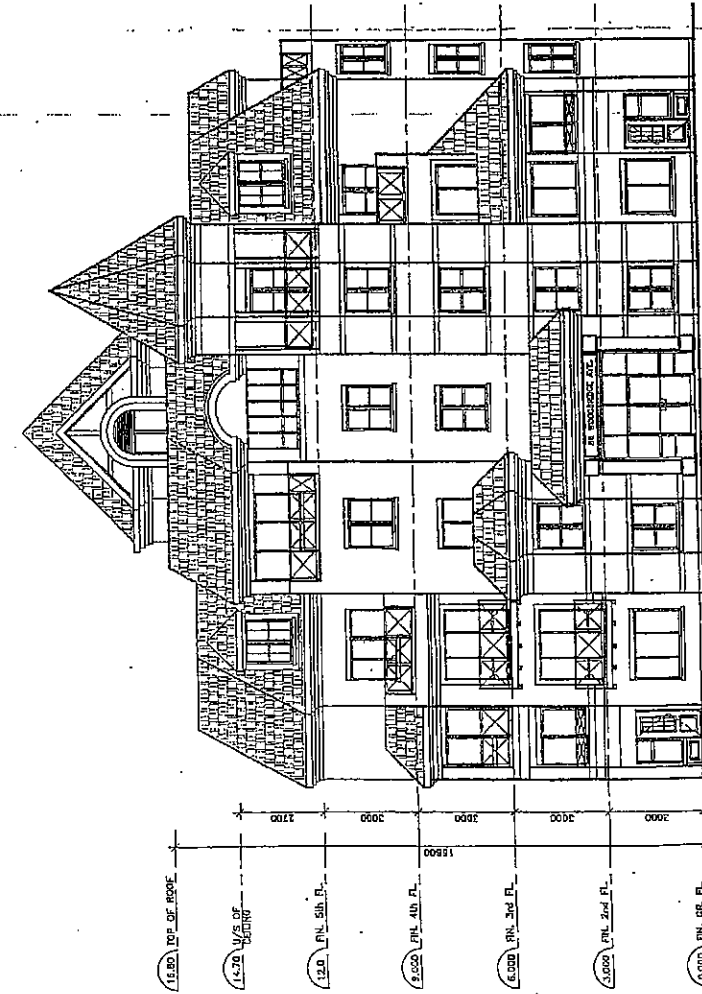
APPLICANT:  
SIGNATURE ONE INC.

Development Planning Department

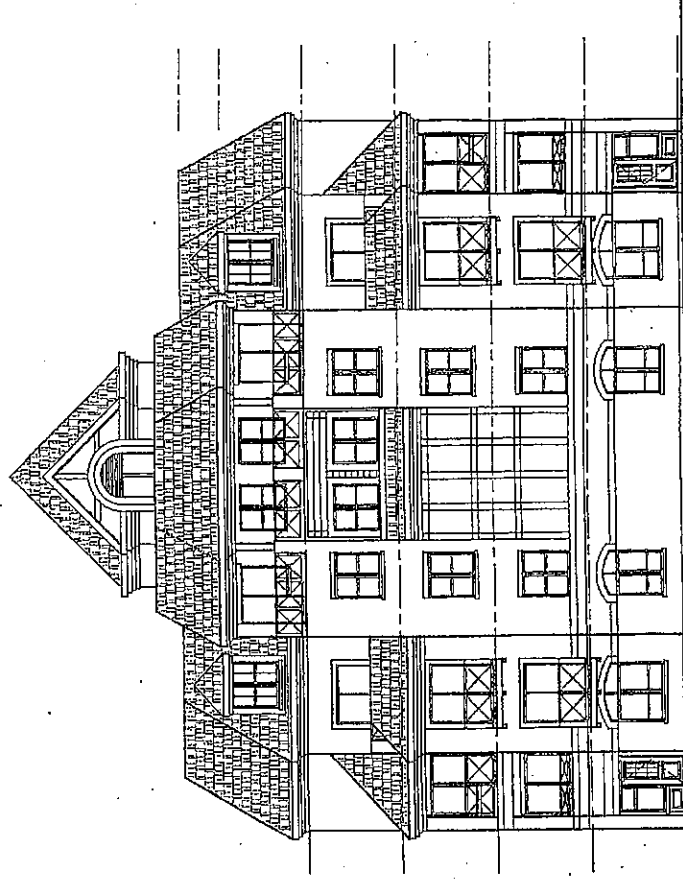
November 16, 2004

FILE No's.:  
Z.95.014 & OP.04.016  
RELATED FILE:  
DA.02.057





SOUTH ELEVATION FACING WOODBRIDGE AVE.



NORTH ELEVATION

Not to Scale

# Conceptual South & North Elevations

Part of Lot 7,  
Concession 7

Development Planning Department

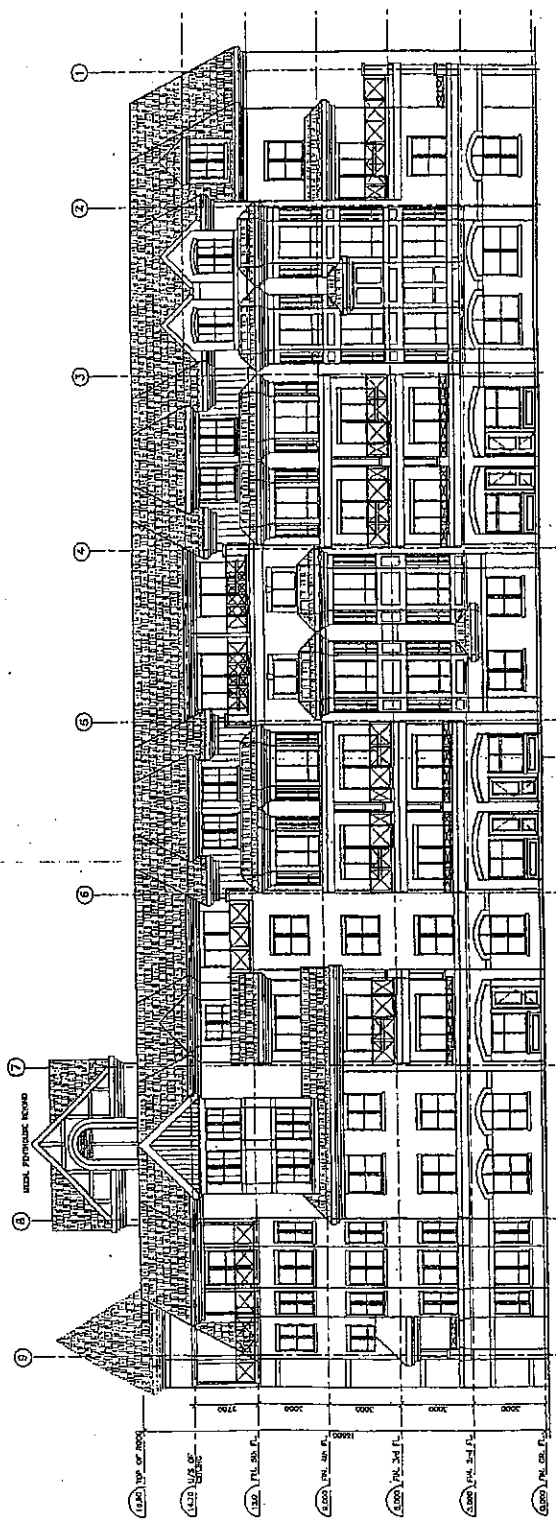
November 16, 2004

**Attachment**

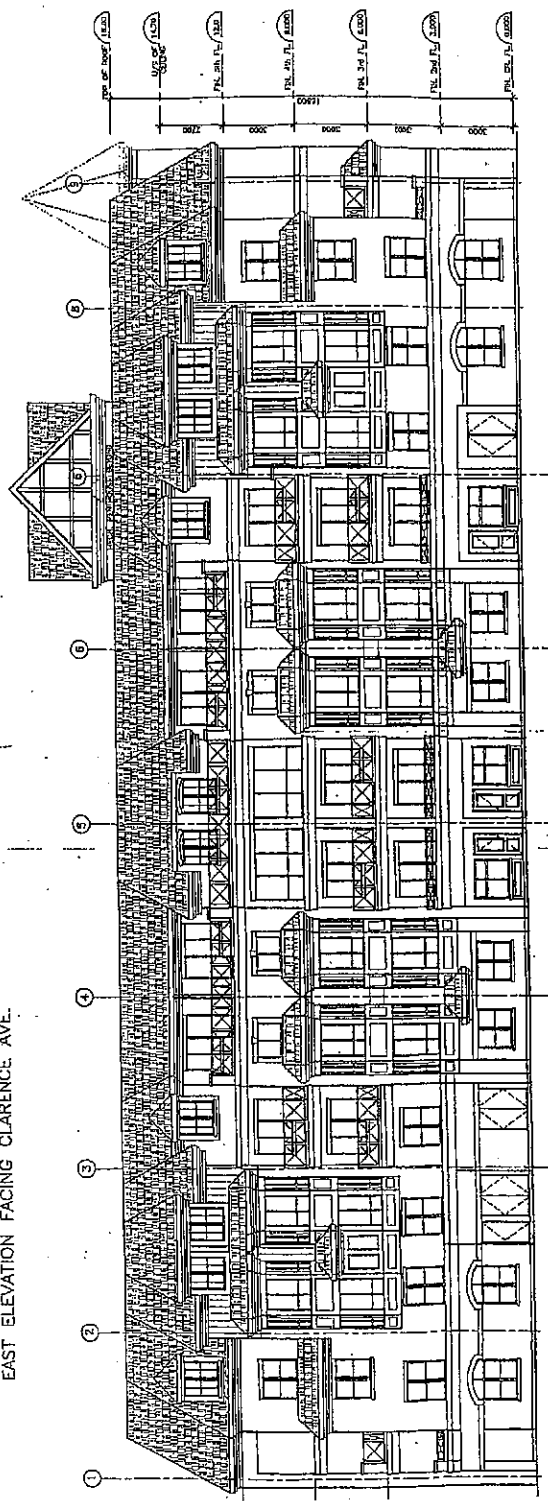
FILE No's:  
Z.95.014 & OP.04.016  
RELATED FILE:  
DA.02.057

**4**





EAST ELEVATION FACING CLARENCE AVE.



WEST ELEVATION

Not to Scale

# Conceptual East & West Elevations

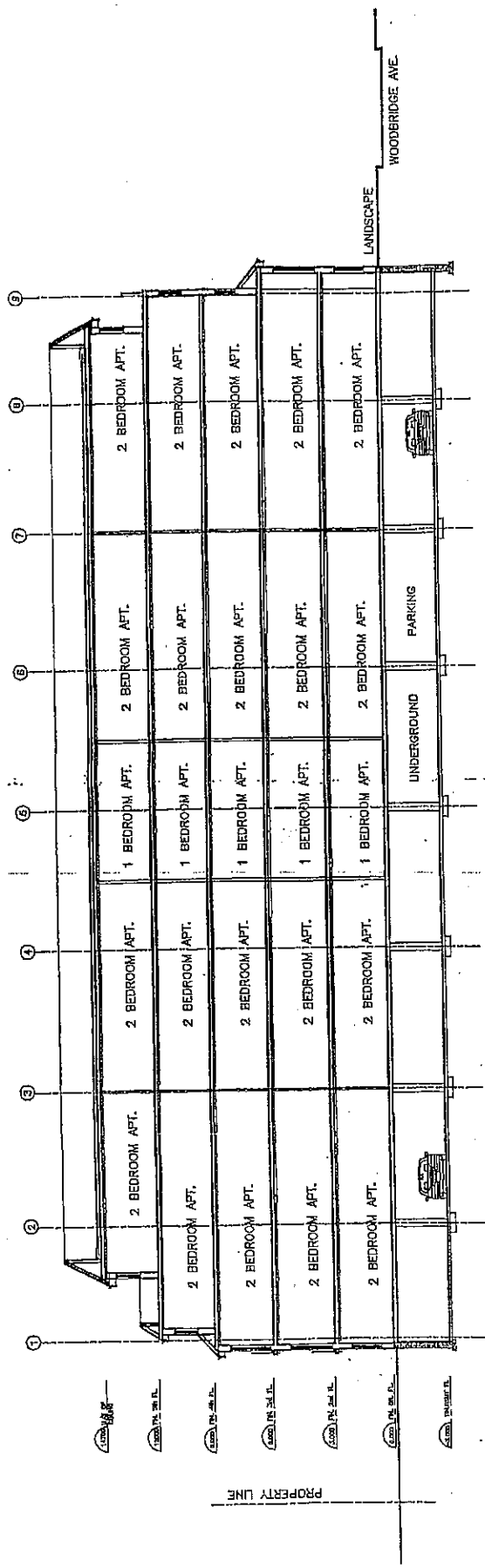


Development Planning Department

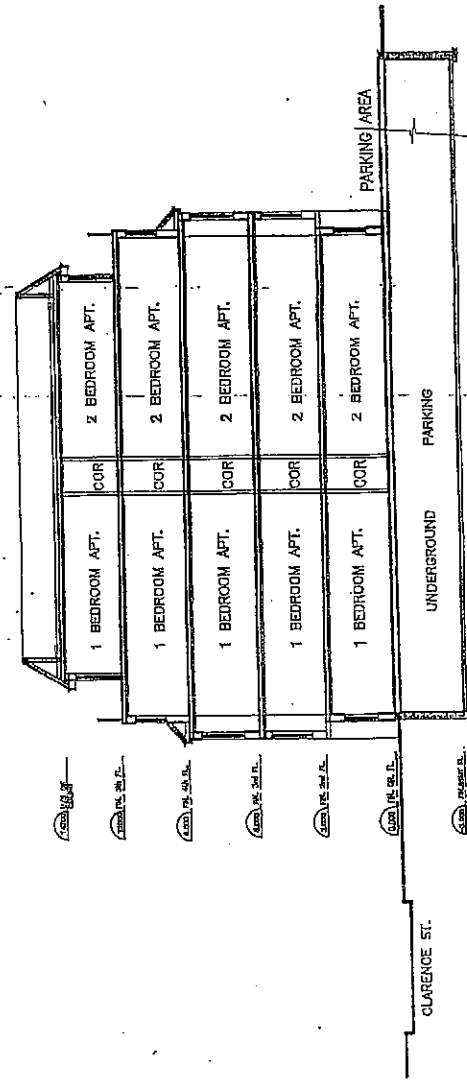
Part of Lot 7,  
Concession 7

APPLICANT:  
SIGNATURE ONE INC.

HA/07/1 ATTACHMENTS/13-95.014



CROSS SECTION A-A



CROSS SECTION B-B

Not to Scale

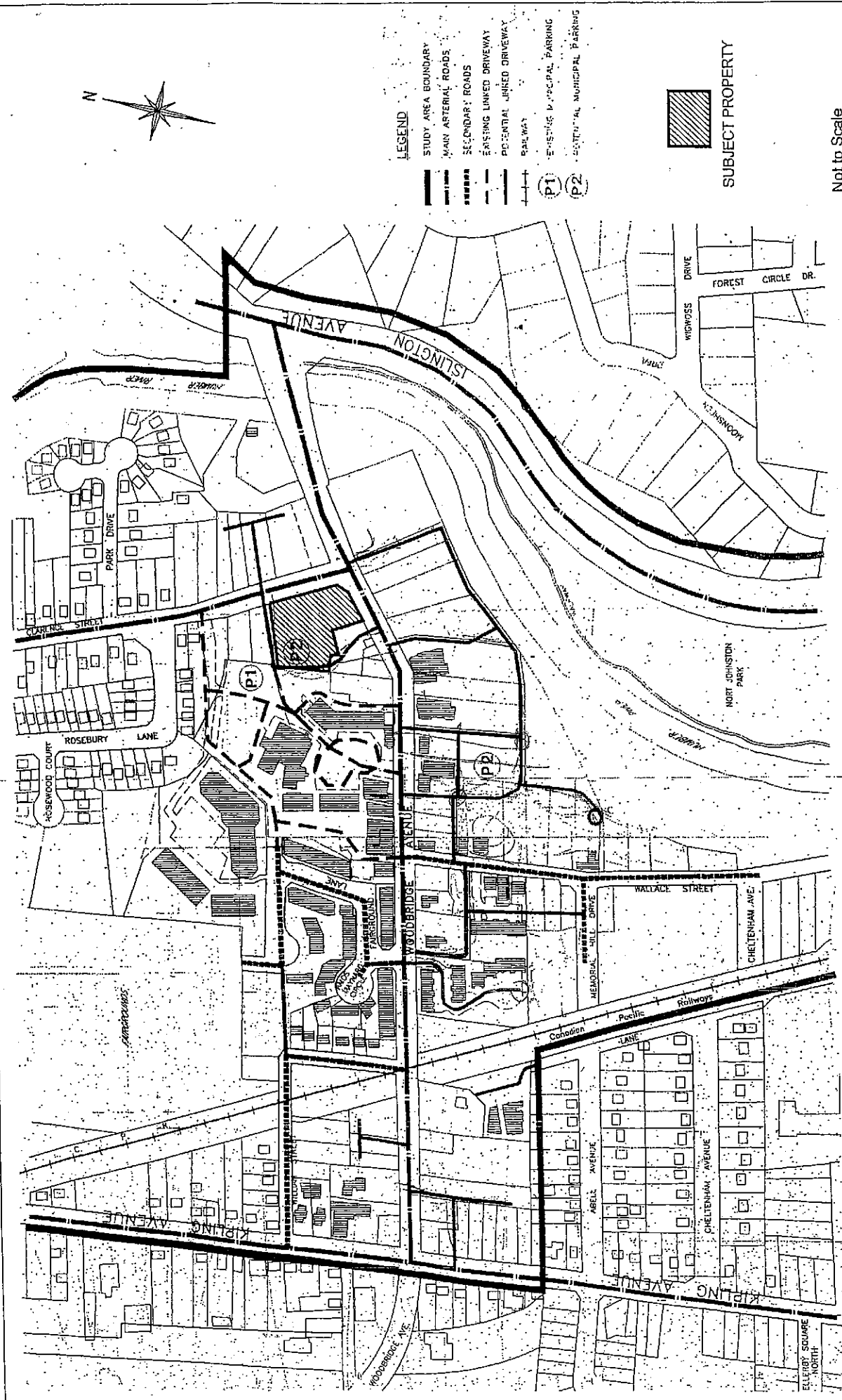
# Conceptual Cross Section



Development Planning Department

**Attachment 6**  
 FILE No's:  
 Z.95.014 & OP.04.016  
 RELATED FILE:  
 DA.02.057  
 November 16, 2004

Part of Lot 7,  
 Concession 7  
 APPLICANT:  
 SIGNATURE ONE INC.  
 NA 0FT1 ATTACHMENTS\Z.95.014



- LEGEND**
- STUDY AREA BOUNDARY
  - MAIN ARTERIAL ROADS
  - SECONDARY ROADS
  - EXISTING LINKED DRIVEWAY
  - POTENTIAL LINKED DRIVEWAY
  - RAILWAY
  - EXISTING MUNICIPAL PARKING
  - POTENTIAL MUNICIPAL PARKING



SUBJECT PROPERTY

Not to Scale

# Attachment 7

FILE No's:  
Z.95.014 & OP.04.016  
RELATED FILE:  
DA.02.057  
November 16, 2004

City of  
**Vaughan**

Development Planning Department

## Vehicular Link Concept Plan

Part of Lot 7,  
Concession 7

APPLICANT:  
SIGNATURE ONE INC.

ATTACHMENT 7 Z.95.014