

**COMMITTEE OF THE WHOLE    FEBRUARY 19, 2007**

**OFFICIAL PLAN AMENDMENT FILE OP.06.021  
ZONING BY-LAW AMENDMENT FILE Z.05.018  
SITE DEVELOPMENT FILE DA.04.050  
WOODBIDGE GATES INC.  
REPORT #P.2006.56**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.06.021 (Woodbridge Gates Inc.) BE APPROVED, to permit a mixed-use residential/commercial development comprised of one, 4 to 6 storey building as shown on Attachment #2, and to permit an increase in the maximum number of residential units from 185 to 215 units, and that the implementing Official Plan Amendment include the following additional development policy:
  - a) permit commercial uses on the ground floor only, to a maximum gross floor area of 1,671m<sup>2</sup> and comprised of: 70% business and professional office use; 20% eating establishment use; and 10% retail store use.
2. THAT Zoning By-law Amendment File Z.05.018 (Woodbridge Gates Inc.) BE APPROVED, to rezone the subject lands from R3 Residential Zone, RM2 Multiple Residential Zone and C1 Restricted Commercial Zone to RA2 Apartment Residential Zone, and that:
  - a) the implementing zoning by-law shall include the following zoning exceptions:
    - permit commercial uses on the ground floor only, to a maximum gross floor area of 1,671m<sup>2</sup> and comprised of: 70% business and professional office use; 20% eating establishment use; and 10% retail store use;
    - permit a maximum of 215 residential units on the subject lands;
    - permit a minimum 0m front yard setback along Woodbridge Avenue, whereas 7.5m is required;
    - permit a minimum 0m interior side yard (east), whereas 4.5m is required;
    - permit a minimum 2.5m exterior side yard setback along Kipling Avenue, whereas 7.5m is required;
    - permit a reduction in the required number of parking spaces from 482 to 365 parking spaces;
    - permit a maximum building height of 4 to 6 storeys in accordance with the approved site plan as shown on Attachment #2;
    - permit a minimum lot area of 38m<sup>2</sup>/unit, whereas 80m<sup>2</sup>/unit is required;
    - permit a minimum rear yard setback (south) of 2.5m, whereas 7.5m is required;

- permit any other zoning exception(s) that are required to implement the final approved site plan.
3. THAT Site Development File DA.04.050 (Woodbridge Gates Inc.) BE APPROVED, to permit the development of a mixed-use condominium complex comprised of a tiered 4 and 6 storey building with a maximum of 215 residential units and 1671m<sup>2</sup> of ground floor commercial uses as shown on Attachment #2, subject to the following conditions:
- a) that prior to the execution of the site development agreement:
    - i) the final site plan, elevation plan and landscaping plan shall be approved by the Development Planning Department;
    - ii) the final site servicing and grading plans, stormwater management report, access, on site vehicular circulation and parking shall be approved by the Engineering Department;
    - iii) the required road widenings, sight triangles, and driveway access design shall be approved by the Engineering Department; and,
    - iv) all hydro requirements of PowerStream Inc. shall be satisfied; and,
  - b) that the site development agreement contain the following clauses:
    - i) The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to a fixed unit rate for the residential portion prior to the issuance of a Building Permit in accordance with the Planning Act and the City's Cash-in-Lieu Policy, and 2% shall be paid for the commercial component in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands, for the commercial component, prepared by accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment;
    - ii) Snow removal and garbage pick-up shall be privately administered and shall be the responsibility of the Condominium Corporation;
    - iii) The appropriate warning clauses shall be inserted into all offers of purchase or agreements of sale and lease for each dwelling unit warning the prospective purchasers or tenants of the potential noise generated from the adjacent streets, the ground floor commercial uses, and that garbage pick-up and snow removal will be privately administered.

#### **Economic Impact**

There are no requirements for new funding associated with this report.

#### **Purpose**

The Owner has submitted the following development applications:

1. An Official Plan Amendment Application (File OP.06.021) to amend the current site-specific Official Plan Amendments (OPA #615 and OPA #627) to increase the maximum permitted building height on the subject lands shown on Attachment #1 from 4 storeys to

6 storeys for a portion of a proposed building in the manner shown on Attachment #2, and to increase the maximum permitted number of residential units from 185 to 215 units with site-specific policies to implement the proposed development.

2. A Zoning By-law Amendment Application (File Z.05.018) to rezone the subject lands shown on Attachment #1 from R3 Residential Zone, RM2 Multiple Residential Zone and C1 Restricted Commercial Zone to RA2 Apartment Residential Zone with site-specific zoning requirements to permit the development of a mixed-use condominium building comprised of a maximum of 215 residential units and ground floor commercial uses.
3. A Site Development Application (File DA.04.050) to facilitate the development of the subject lands shown on Attachment #1 with a maximum 6 storey, mixed-use condominium building comprised of a maximum of 215 residential units and ground floor commercial uses and served by 365 parking spaces.

### **Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the southeast corner of Woodbridge Avenue and Kipling Avenue, in Lot 7, Concession 7 (known municipally as 7913, 7925, 7927, 7929, 7933 and 7945 Kipling Avenue and 281 Woodbridge Avenue), City of Vaughan. The lands represent an assembly of 7 properties into one 0.75 ha development block for the purpose of facilitating a proposed mixed-use development. The subject lands were originally considered and approved by Council as two phases, which have since been consolidated into one development. The current site-specific Official Plan Amendments (OPA #615 and OPA #627), which reflect the phased development were approved and adopted by Council on October 25, 2004 and June 27, 2005, respectively, and permit two buildings consisting of 4 and 6 storey tiered buildings comprised of a total of 185 residential units and ground floor commercial uses.

The Owner is proposing to amend the existing development policies to increase the maximum building height for a portion of the building (formerly Phase 2) from 4 storeys to 6 storeys and increase the number of permitted residential units from 185 to 215 units, and therefore, an Official Plan Amendment is required. The surrounding land uses are:

North - Woodbridge Avenue; commercial buildings (C1 Restricted Commercial Zone)  
South - existing detached residential dwellings (R2 Residential Zone)  
East - York Region seniors building (RM1 Multiple Residential Zone)  
West - Kipling Avenue; commercial (C3 Local Commercial Zone), existing detached residential dwellings converted to home occupation uses (R3 Residential Zone)

### **Public Hearing**

The applications to amend the site-specific Official Plan policies and to rezone the subject lands to allow additional residential units and to increase the height of a portion of the building were considered by Council at the Public Hearing on September 5, 2006.

Several individuals attended the meeting, with some in support of the applications, while others expressed concern respecting the timing of the proposal since a Land Use Study had been approved for the Kipling Avenue Corridor.

The Development Planning Department also received a letter from an abutting property owner located at 28 Abel Avenue. The letter indicated general support for the proposed development, however, expressed concern with the proposed building design, and with the location of the garbage and loading area and its potential noise generation, the adequacy of the commercial parking, and the isolated location of the stairway leading into the underground parking garage. These matters have been reviewed through the site plan process, and are discussed later in this report.

On September 11, 2006, Council resolved to receive the Public Hearing report, and that any issues identified be addressed by the Development Planning Department in a comprehensive technical report to a future Committee of the Whole meeting.

#### Land Use Status

##### a) Provincial Policy Statement (2005)

The subject applications were commenced after March 1, 2005 and are therefore subject to the 2005 Provincial Policy Statement (PPS). The PPS encourages the focus of new growth to urban areas and promotes the following:

- i) efficient, cost effective development, and land use patterns;
- ii) avoid the need of unnecessary and /or uneconomical expansion of infrastructure;  
and
- iii) intensification and redevelopment.

The PPS also promotes a full range and mix of housing types and densities to meet projected demographic and market requirements of current and future residents for a time horizon of up to 20 years. The proposal is consistent with the Provincial Policy Statement.

##### b) Bill 136 - Places to Grow Act

The subject lands fall within the Woodbridge Core Area, which is recognized as a settlement area with a land use designation encouraging development and intensification.

On June 13, 2005, the Places to Grow Act (Bill 136) was approved by the Province to accommodate future population growth, economic prosperity, and to achieve a high quality of life for all Ontarians.

The purpose of the Act (in part) is as follows:

- to enable decisions about growth to be made in ways that sustain a robust economy, build strong communities and promote a healthy environment and a culture of conservation; and
- to promote a rational and balanced approach to decisions about growth that builds on community priorities, strengths and opportunities and makes efficient use of existing infrastructure.

The proposed development conforms to Bill 136 as it is located in a settlement area encouraging intensification, is identified as a gateway location for the community, and makes efficient use of the existing infrastructure.

##### c) York Region Official Plan

The Regional Official Plan identifies the subject lands as an "Urban Area" served by major transportation corridors and 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 consistent with the policies in the Regional Official Plan.

d) Vaughan Official Plan

The subject lands are designated "Mixed Use Commercial" by OPA #440 (Woodbridge Core Plan) as amended by site-specific OPA #615 and OPA #627, which currently permits a two phased development consisting of a 4 storey and 6 storey mixed use building comprised of 185 residential units and ground floor commercial units fronting onto Woodbridge Avenue and Kipling Avenue.

A general goal of OPA #440 is to ensure that the Woodbridge Historic Commercial Centre, located generally along Woodbridge Avenue between Kipling Avenue and Islington Avenue, continues to fulfill a vital role in the Woodbridge Community as a unique focus of residential, commercial, institutional and recreational services. In addition, buildings are encouraged to be designed in a manner that is complementary to the overall heritage character of the area. Building form, height, shape and details are to complement the surrounding historical/architecturally significant buildings as much as possible.

The proposed development will be comprehensively developed and will conform to the policies and criteria outlined in OPA #440 for properties within the "Mixed Use Commercial" designation to ensure a high quality and compatible development with the surrounding lands. The criteria are briefly outlined (in part) as follows:

- i) 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 the ground level of Woodbridge Avenue;
- ii) 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 frontages;
- iii) service and garbage storage areas shall be shielded to as great an extent as possible by means of landscaping or design elements;
- iv) pedestrian systems within developments such as mews, courtyards and lanes are 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; and
- v) parking areas may be provided in a combination of surface, underground or deck structures, and will not be in any front yard and screened from public streets by buildings or other means, such as landscaping.

Furthermore, site-specific OPA's #615 and #627 include policies that require the submission of necessary studies, such as for noise, traffic, parking, and environmental, in support of a development proposal; and urban design policies to ensure that the subject lands will develop as a gateway development leading into the Woodbridge Core Area that is in conformity with the provisions contained within the Woodbridge Core Urban Design Guidelines.

A 4 storey to 6 storey building is proposed with ground floor commercial units along Woodbridge Avenue and Kipling Avenue. An Official Plan Amendment is required to amend the existing site specific official plan policies by deleting OPA #615 and OPA #627 and replacing with a new consolidated site-specific amendment that also includes the proposed increase to the 4-storey portion of the building along Kipling Avenue as shown on Attachment #2 to 6 storeys and to increase the maximum number of permitted residential units from 185 to 215 units, which is supported by the Development Planning Department.

## Zoning

The subject lands are zoned C1 Restricted Commercial Zone, RM2 Multiple Residential Zone and R3 Residential Zone by By-law 1-88, subject to Exceptions 9(990) and 9(1127). Zoning By-law Amendment Applications (Files Z.04.028 and Z.05.018) to rezone the subject lands to RA2 Apartment Residential Zone were filed to facilitate the original phased development. Zoning By-law Amendment File Z.04.028 was approved by Council on October 12, 2004 and subsequently closed by the applicant on July 20, 2006. The remaining Zoning By-law Amendment Application (File Z.05.018) was never considered by Council and has been amended to implement the subject Official Plan Amendment Application and the revised development proposal.

Based on the current site development application, the following zoning exceptions are required to implement the proposal:

	<u>Proposed</u>	<u>By-law 1-88 Requirement</u>
Minimum Lot Area/Unit	38m <sup>2</sup> /unit	80m <sup>2</sup> /unit
Minimum Front Yard Setback (Woodbridge Avenue)	0m	7.5m
Minimum Exterior Side Yard (Kipling Avenue)	2.5m	7.5m
Minimum Interior Side Yard (east)	0m	4.5m
Minimum Rear Yard (south)	2.5m	7.5m
Minimum Parking	365 spaces	482 spaces

In addition, a total of 1671m<sup>2</sup> of commercial gross floor area is proposed on the ground floor of the building, and comprised of 70% business and professional offices (1169.7m<sup>2</sup>), 20% eating establishment (334.2m<sup>2</sup>) and 10% retail store uses (167.1m<sup>2</sup>).

By-law 1-88 does not have a specific zone category to implement mixed-use development, and therefore, the application of site-specific zoning requirements within the RA2 Zone category will be used to implement the proposed development. The required zoning exceptions can be supported as the development proposal is considered to be appropriate, and consistent with the policies in the Official Plan, and facilitates reductions to the front and exterior side yards that will contribute to a better streetscape, which encourages 0m lot lines. These setback standards are also consistent with typical mixed-use development within the Woodbridge Core Area.

The proposed parking supply of 365 spaces represents a deficiency of 117 parking spaces from the requirement of 482 parking spaces. The applicant has submitted a parking study in support of the parking deficiency, which is discussed in the "Parking" section of this staff report.

The zoning exceptions that are required to implement the final approved site plan may change through the finalization of the site plan details and will be included in the implementing zoning by-law, if the subject applications are approved.

## Planning Considerations

The subject lands front onto Woodbridge Avenue and Kipling Avenue, 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, with properties on Kipling Avenue also being subject to development applications proposing higher residential densities. The area within the immediate vicinity of the subject lands is developed with existing detached dwellings, some of which are used for home occupation and others for residential purposes. The subject lands represent a gateway into the Woodbridge Core Area, and therefore, should be developed in a manner consistent with the role of the Core Area within the community. The proposal is also consistent with the Provincial Policy Statement and the Region of York Official Plan which promotes intensification within existing built-up areas. The

new proposed development is consistent with the original proposal as the designated built form is similar and continues to be an appropriate and compatible form of development within the area.

### 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. In addition, the guidelines established an inventory of significant heritage structures.

The structure at 7913 Kipling Avenue is identified as having historical significance, but will not be maintained due to the structures poor condition. On March 30, 2006, Heritage Vaughan recommended the following:

"That there is no further objection to the demolition of the building at 7913 Kipling Avenue due to its deteriorating condition and costs associated with rehabilitation of the building."

The Core Area Guidelines are divided into two parts; the first part deals with the current conditions or current built form, 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, to be assessed through the site plan approval process.

#### 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 the main roads, generally aligned with historical structures and without side yard setbacks, unless required for vehicle and pedestrian access. The revised development proposes a minimum 0m and 2.5m building setbacks along Woodbridge Avenue, and Kipling Avenue, respectively, which promotes pedestrian movement and accessibility to the commercial uses located at grade level.

#### b) Access and Parking

The Core Area Guidelines encourage the consolidation of driveways along Woodbridge Avenue and Kipling Avenue, concealment of surface parking, and the provision of vehicular links. The revised site plan shown on Attachment #2 identifies one driveway on Kipling Avenue, whereas the original approved plan proposed two access points. This single driveway design serves as the main entrance and access to the entire site and contributes to a better site layout and more efficient use of the lands. The underground and surface parking areas are accessed and located behind the building and away from Woodbridge Avenue and Kipling Avenue as recommended by the guidelines. The Engineering Department must approve the final detailed on site circulation plan.

#### c) Scale and Massing

The scale and massing of the proposed development is compatible with the existing development adjacent and in close proximity to the subject lands. The predominant factors that determine 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. The lands are identified as a gateway location, and therefore, the subject lands should be of a significant scale and massing in order to complement this gateway role. The proposed roofline of the building is relatively flat with a minor step at each tiered level.

The proposed building elevations are shown on Attachments #4, #5 and #6. The proposed building wraps around the Woodbridge Avenue and Kipling Avenue intersection. The portion of the building along Kipling Avenue ranges from 4 to 6 storeys. The tiered design provides an appropriate transition between the subject development and the low density residential lands to the south, which is important, in order to maintain a consistent complementary built form that contributes to the gateway core role envisioned at this corner location, while not creating an adverse impact on the lands to the south. The remainder of the building is 5 and 6 storeys in height along Woodbridge Avenue and wrapping around along the east property line. The height appears higher along the northeast portion of the building where Woodbridge Avenue slopes considerably. The building has been designed this way to prevent a slab wall appearance along the Woodbridge Avenue streetscape, but overall, the maximum building height is 6 storeys. The proposed building height will create a prominent building to anchor the west entry into the Woodbridge Core Area, and will provide an enticing pedestrian-friendly street edge.

#### Parking and Access

The proposed site plan as shown on Attachment #2 identifies one driveway access point on Kipling Avenue, that serves as the main ingress and egress for the entire development. The main parking area is located underground, except for 7 surface retail parking spaces located in the southerly area within the internal courtyard area and concealed from street view.

The proposed site plan includes 365 parking spaces to serve the development, of which 358 spaces are located in an underground parking garage. By-law 1-88 requires 482 parking spaces to serve the proposed mixed use development. A comparison of the required and proposed parking is provided below:

	By-law 1-88 Parking Requirement	Proposed Parking
Residential - Resident	323	258
Residential - Visitors	54	53
Business & Professional Office (70%)	41	35
Eating Establishment (20%)	54	13
Retail Store (10%)	10	6
Total Parking Residential/Commercial	482	365

Based on the proposed site plan, 482 parking spaces would be required, whereas 365 spaces are being provided, resulting in a deficiency of 117 parking spaces (24.2%). The Owner has submitted a Parking and Traffic Impact Study prepared by Mark Engineering, dated January 2007, in support of the proposal. The Study concluded the following:

- a) "There is and will be sufficient capacity in the road system adjacent to the site to serve the proposed development."
- b) "No additional road improvements are required to serve the proposed development."
- c) "The proposed parking supply should be able to serve the expected parking demands."

The Engineering Department has reviewed the Parking and Traffic Impact Study, and concurs with the conclusions. On this basis, the Development Planning Department can support the proposed reduction in parking, and is also satisfied that the proposed development can be supported by the existing transportation infrastructure and will not negatively impact area traffic.



proposed reduction in parking, and is also satisfied that the proposed development can be supported by the existing transportation infrastructure and will not negatively impact area traffic.

### Elevations

The proposed building elevations are shown on Attachments #4, #5 and #6. The Woodbridge Avenue façade (north elevation) is comprised of ground floor commercial units highlighted with architectural arches finished in a decorative stone. The main entrance to the building is located along this elevation, which projects outward from the main building and accentuates the entire height of the building. A decorative stone base and portico is proposed along the lower portion of the building defining the street edge for the ground floor commercial units along the Woodbridge Avenue façade with visual breaks in the form of windows, balconies and columns. The height of the building along this elevation varies and has been designed with the existing slope in mind. The building for the most part tiers back from the fifth floor, except for the east portion, where the tiering appears higher due to the slope in the street grade.

The intersection elbow at Kipling Avenue and Woodbridge Avenue is curved in design and extends the full height of the building with the 5th and 6th storeys comprised entirely of glazing and capped with a domed roof. This architectural feature is grandiose in appearance and serves as the focal point for the development as it separates the Woodbridge Avenue and Kipling Avenue building wings and contributes to the gateway role of the site. The main entrance to the commercial units is recessed and is comprised of glazing material with two large columns that provide support and act as architectural elements.

The west elevation fronts onto Kipling Avenue and is similar in design and construction to the north elevation with a reddish brick and beige/tan wall cladding combination. The lower portion of the building is finished with a stone finish to define the ground level commercial units and provides a strong base at the street edge along Kipling Avenue. Decorative features in the form of fanned roofing and arched features highlight the façade, while glazing and architectural molding provide visual interest to the façade.

The interior courtyard elevations are similar in appearance to the main Woodbridge Avenue and Kipling Avenue façades utilizing the same materials, architectural elements and treatments as the north and west elevations. The elevations abut residential lands to the south and a senior's apartment building to the east. Service and garage doors have been located in the interior of the site, and away from public view.

The final elevation plans will be approved to the satisfaction of the Development Planning Department.

### Garbage and Snow Removal

The Condominium Corporation will be responsible for private garbage pick-up and private snow removal. The Condominium building will include centralized rooms in the underground level, where occupants of the building can deposit their garbage and recycling materials. On garbage/recycling pick-up days, the bins will be brought to the surface and placed in the holding area located in the southeast area of the property. The garbage/recycling bin holding area and the adjacent emergency stairs to the underground parking level are well landscaped, and will provide a sufficient natural screen buffer for both residents in the building and to the south of the property, which was a concern identified at the Public Hearing.

### Landscaping

The proposed landscape plan is shown on Attachment #3. The Owner is proposing landscaping along Woodbridge Avenue and Kipling Avenue with a street planting scheme comprised of a mix of deciduous trees, shrubbery and decorative pavers along either side of the sidewalk. The

landscape amenity area that will serve the future residents is located in the u-shaped internal courtyard and along the southeast portion of the site where an array of deciduous and coniferous trees and shrubbery and formal flowering beds are proposed. Passive facilities such as benches and water features have also been proposed for the landscaped courtyard area.

The final landscape plan and landscape cost estimate shall be approved to the satisfaction of the Development Planning Department.

#### Servicing

In accordance with the City's Servicing Capacity Distribution Protocol as adopted by Council on November 14, 2005, servicing allocation capacity for File DA.04.050 (Woodbridge Gates Inc.) was reserved for a total of 185 residential units, however, expired in November 2006. The Engineering and Development Planning Departments are currently reviewing the allocation protocol and will be reporting to Council in February 2007, where servicing allocation for 215 units is recommended, which will allow the development of the subject lands to proceed, if approved by Council.

#### Relationship to Vaughan Vision 2007

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

#### Conclusion

The Provincial Policy Statement (PPS) and the Places To Grow Act (Bill 136) promote a full range of housing types and densities to meet projected demographic and market requirements of current and future residents by ensuring all forms of residential intensification is directed to built-up areas having sufficient infrastructure to create a potential supply of new housing units.

The proposed mixed-use residential and commercial condominium apartment development is consistent with the policies of the Regional Official Plan (YROP), which contains policies directing development to existing built-up urban areas, provide wider range of housing types, and accessibility to existing and planned transit services.

The subject lands are designated "Mixed Use Commercial" by OPA #440, as amended by site specific OPA's #615 and #627, which permits a residential and commercial mixed-use development comprised of a 4 and 6 storey building, consisting of 6 storeys along Woodbridge Avenue and 4 storeys along Kipling Avenue. The current Official Plans limit the number of storeys along Kipling Avenue to 4 storeys, however, it also identifies the subject lands as a gateway location and encourages special massing and design features. The proposed plan is comprised of one building, primarily 5 to 6 storeys in height, with a 4-6 storey tiered section abutting Kipling Avenue. Although two additional storeys are proposed, the building height is consistent with other new buildings in the Core Area. The proposed building design, scale and massing is consistent with the role of the subject lands as gateway into the Woodbridge Core Area, and includes an improved interior amenity area layout.

The Development Planning Department can support the approval of the proposed Official Plan Amendment Application to increase a portion of the building from 4 storeys to 4, 5 and 6 storeys, and to increase the number of residential units from 185 to a maximum of 215 units, which will be included in the implementing Official Plan Amendment.

The Development Planning Department can also support the approval of the Zoning By-law Amendment and Site Development Applications, the former which will include the rezoning of the subject lands to RA2 Apartment Residential Zone together with the necessary exceptions to

**Attachments**

1. Location Map
2. Site Plan
3. Landscape Plan
4. North & South Elevations
5. East & West Elevations
6. Courtyard Elevations

**Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



**LEGEND**

A - AGRICULTURAL ZONE	
C1 - RESTRICTED COMMERCIAL ZONE	
C3 - LOCAL COMMERCIAL ZONE	
M1 - RESTRICTED INDUSTRIAL ZONE	
M2 - GENERAL INDUSTRIAL ZONE	
M3 - TRANSPORTATION INDUSTRIAL ZONE	
R2 - RESIDENTIAL ZONE	
R3 - RESIDENTIAL ZONE	
RM1 - MULTIPLE RESIDENTIAL ZONE	
RM2 - MULTIPLE RESIDENTIAL ZONE	
<b>SUBJECT LANDS -</b>	
(OPA #615)	
<b>SUBJECT LANDS -</b>	
(OPA #627)	

## Location Map

Part of Lot 7,  
Concession 7  
APPLICANT:  
WOODBIDGE GATES INC.

W:\OFFICE\ATTACHMENTS\OP\op.06.021

City of  
**Vaughan**

Development Planning Department

## Attachment

**1**

FILE No.:  
OP.06.021  
RELATED FILES:  
Z.04.028, Z.05.018  
& DA.04.050  
February 6, 2007

KIPLING AVENUE

WOODBIDGE AVENUE

Not to Scale

6 STOREY  
MIXED USE BUILDING

ORIGINAL  
4 STOREY PORTION

LANDSCAPED COURTYARD

SIXTH FLOOR ROOF

RETAIL  
PARKING

EXISTING  
RESIDENTIAL

SUBJECT LANDS

## Site Plan

Part of Lot 7,  
Concession 7

APPLICANT:  
WOODBIDGE GATES INC.

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City of  
**Vaughan**

Development Planning Department

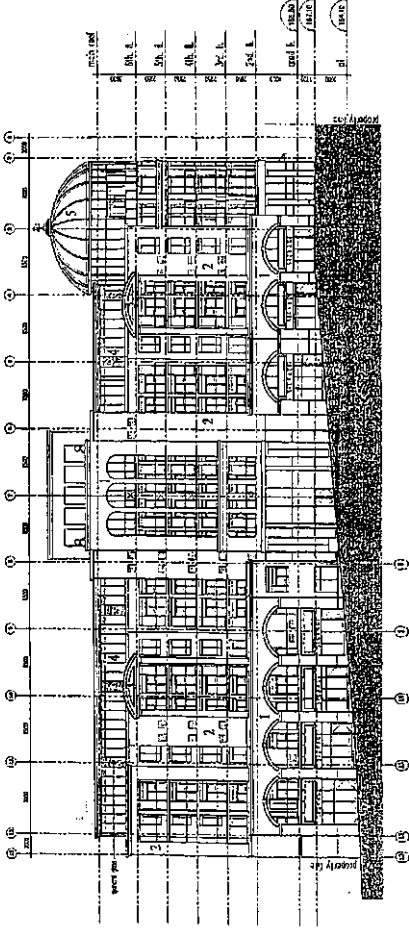
## Attachment

# 2

FILE No.:  
OP.06.021  
RELATED FILES:  
Z.04.028, Z.05.018  
& DA.04.050  
December 20, 2006

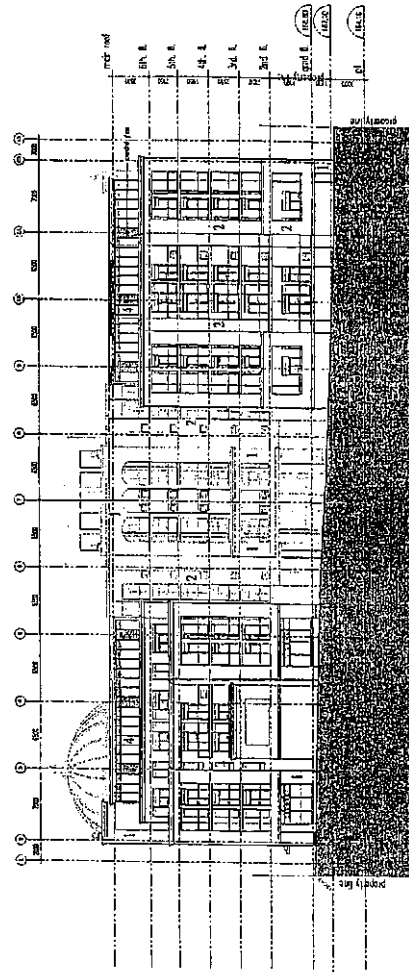


LEGEND	
1	existing line
2	new line
3	new line
4	new line
5	new line



NORTH ELEVATIONS

LEGEND	
1	existing line
2	new line
3	new line
4	new line
5	new line



SOUTH ELEVATIONS

Not to Scale

# North & South Elevations

Part of Lot 7,  
Concession 7

APPLICANT:  
WOODBIDGE GATES INC.

N:\DFTY\ATTACHMENTS\OP\Op.06.021



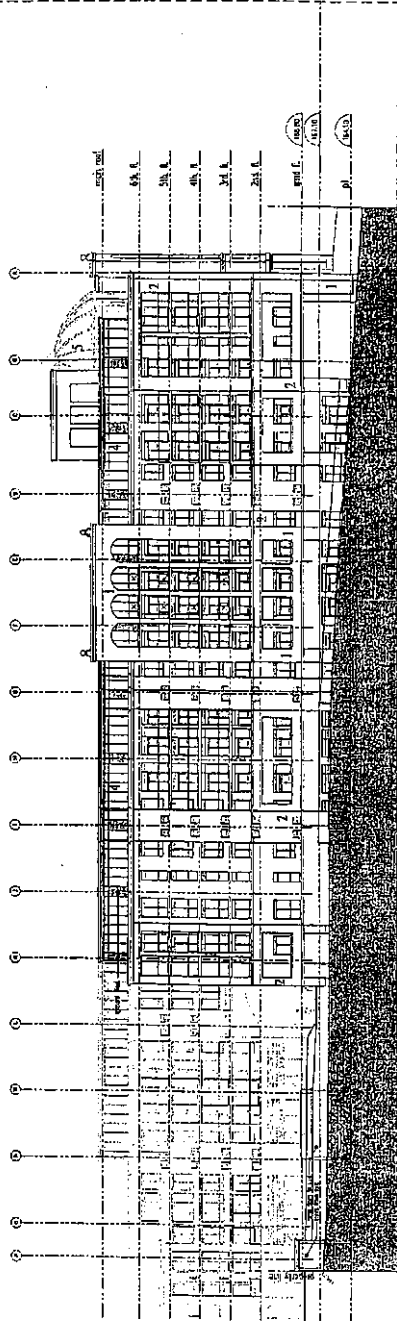
Development Planning Department

# Attachment

# 4

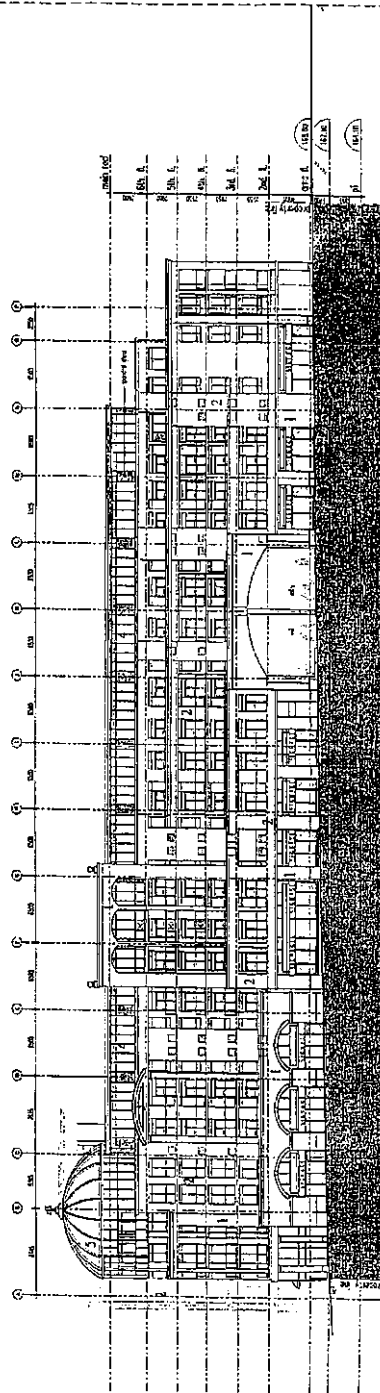
FILE No.:  
OP.06.021  
RELATED FILES:  
Z.04.028, Z.05.018  
& DA.04.050  
December 20, 2006

LEGEND
1. window
2. door
3. porch
4. ramp
5. roof



EAST ELEVATIONS

LEGEND
1. window
2. door
3. porch
4. ramp
5. roof



WEST ELEVATIONS

Not to Scale

## East & West Elevations

Part of Lot 7,  
Concession 7

APPLICANT:  
WOODBIDGE GATES INC.

MA0711 ATTACHMENTS(OP) 05.021

City of  
**Vaughan**

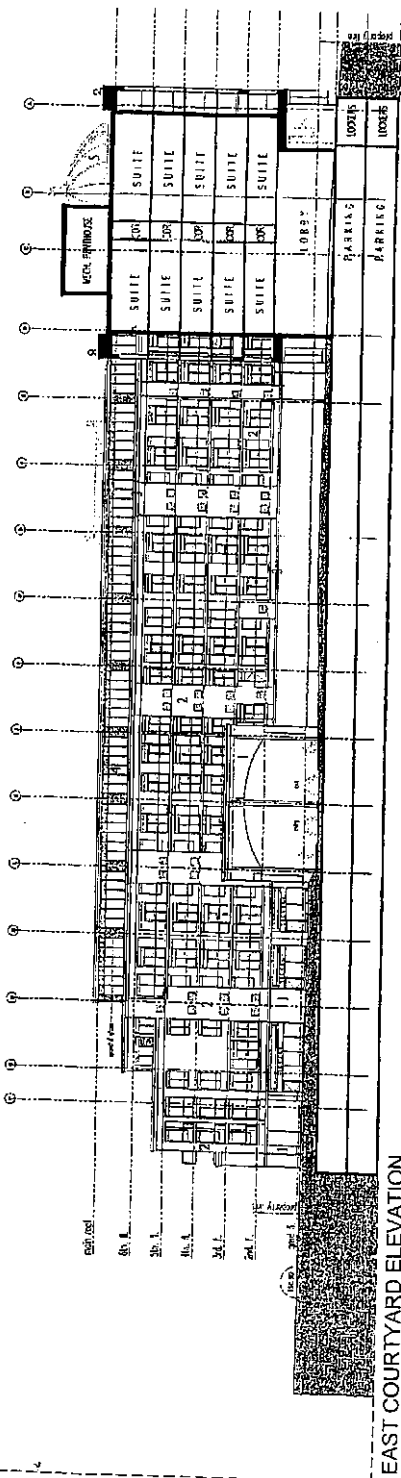
Development Planning Department

**Attachment 5**

FILE No.:  
OP.06.021  
RELATED FILES:  
Z.04.028, Z.05.018  
& DA.04.050  
December 20, 2006

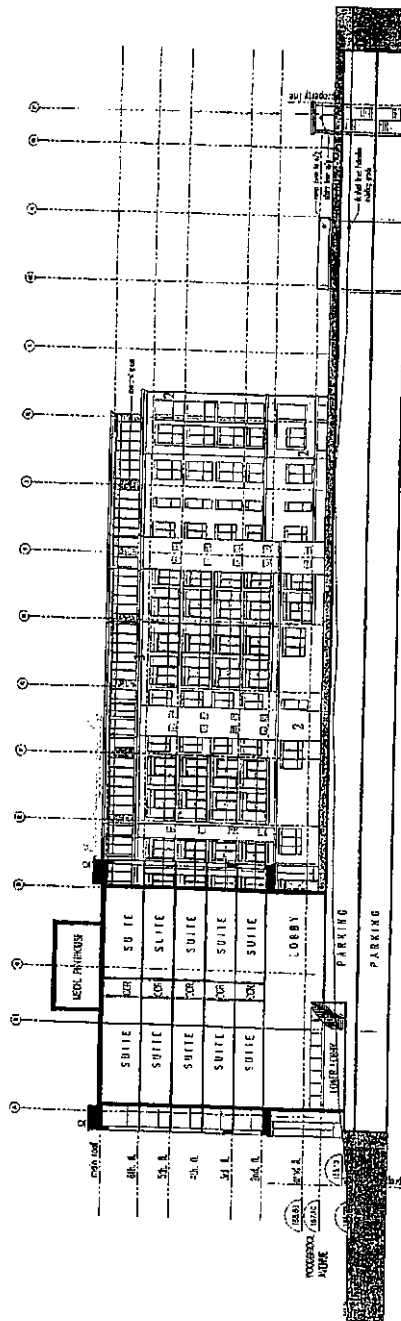


- SYMBOLS
1. window type
  2. window type
  3. door
  4. glass & metal frame
  5. metal frame



EAST COURTYARD ELEVATION

- SYMBOLS
1. window type
  2. window type
  3. door
  4. glass & metal frame
  5. metal frame



WEST COURTYARD ELEVATION

Not to Scale

# Courtyard Elevations

Part of Lot 7,  
Concession 7  
APPLICANT:  
WOODBIDGE GATES INC.  
H:\UP\11 ATTACHMENTS\OP\op\_06\_021



Development Planning Department

# Attachment

FILE No.:  
OP.06.021  
RELATED FILES:  
Z.04.028, Z.05.018  
& DA.04.050  
December 20, 2006

# 6