

**5.    ZONING BY-LAW AMENDMENT FILE Z.08.045  
1678575 ONTARIO INC.**

**P.2008.40**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.045 (1678575 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

On September 12, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Woodbridge Core Ratepayers Association and to those individuals requesting notification. As of September 22, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

**Purpose**

The Owner has submitted an application on the subject lands shown on Attachment #1, to amend the Zoning By-law, specifically By-law 1-88, to rezone the subject lands from C4 Neighbourhood Commercial Zone and R2 Residential Zone to RA3 Apartment Residential Zone, to permit a 4 storey mixed-use building with 708 m<sup>2</sup> of ground floor commercial uses and 131 residential apartment units above as shown on Attachment #2, with the following zoning exceptions:

- a) permit a maximum of 708 m<sup>2</sup> of ground floor commercial uses, whereas commercial is not permitted in the RA3 Apartment Residential Zone;
- b) permit minimum lot area of 51 m<sup>2</sup> per unit, whereas 67 m<sup>2</sup> unit per is required;
- c) permit minimum front yard (south) and rear yard (north) setbacks of 4 m and 0 m, respectively, whereas 7.5 m is required;
- d) permit minimum interior (west) and exterior (east) side yard setbacks of 0 m and 3 m, respectively, whereas 7.5 m is required;
- e) permit the minimum site parking to be provided as follows:
  - i) 1.18 spaces/unit for residents, whereas 1.5 spaces/unit is required;
  - ii) 0.22 spaces/unit for visitor parking, whereas 0.25 spaces/unit is required; and
  - iii) 3 spaces/100m<sup>2</sup> of commercial GFA, whereas 6.0 spaces/100 m<sup>2</sup> GFA is required;
- f) permit a minimum front yard setback of 0 m to the nearest part of the building below grade, whereas 1.8 m is required; and,
- g) any other zoning exceptions required to implement the final site plan, if approved.

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The Owner has submitted an application on the subject lands shown on Attachment #1, to amend the Zoning By-law, specifically By-law 1-88, to rezone the subject lands from C4 Neighbourhood Commercial Zone and R2 Residential Zone to RA3 Apartment Residential Zone, to permit a 4 storey mixed-use building with 708 m<sup>2</sup> of ground floor commercial uses and 131 residential apartment units above as shown on Attachment #2, with the following zoning exceptions:

- a) permit a maximum of 708 m<sup>2</sup> of ground floor commercial uses, whereas commercial is not permitted in the RA3 Apartment Residential Zone;
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- f) permit a minimum front yard setback of 0 m to the nearest part of the building below grade, whereas 1.8 m is required; and,
- g) any other zoning exceptions required to implement the final site plan, if approved.

## **Background - Analysis and Options**

The subject lands shown on Attachment #1 are comprised of an assembly of 4 separate lots municipally known as 86 and 92 Woodbridge Avenue and 30 and 36 Clarence Street, and are located at the northwest corner of Woodbridge Avenue and Clarence Street, in Lot 7, Concession 7, City of Vaughan.

In 1995, Council approved Zoning By-law Amendment File Z.95.014 to permit a 3½ storey, 4300m<sup>2</sup> "L"-shaped building comprised of 28 residential units and ground floor commercial uses on 86 Woodbridge Avenue, representing a portion of the subject lands. On August 30, 2002, the application was re-activated and amended to include two separate buildings on the site including a 3 storey residential building and a two storey commercial building. A Site Development Application (File DA.02.057) was submitted in support of the Zoning Amendment Application, however, during the circulation process the Development Planning Department suggested that the proposal be amended to reflect the original proposal with an "L"-shaped building wrapping around the corner as approved by Council in 1995. On February 3, 2003, the Zoning By-law 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 Owner submitted an Official Plan Amendment Application (File OP.04.016) in support of a revised proposal to increase the maximum building height from 4 storeys to 5 storeys, with 60 residential units and no commercial uses on 86 Woodbridge Avenue. On February 28, 2005, Council approved the applications to amend the Official Plan and Zoning By-law (Files OP.04.016 and Z.95.014) to permit a 5 storey residential building comprised of 60 residential condominium units, however, the implementing Official Plan and Zoning By-law amendments have not been approved by Council as the lands fall within a Special Policy Area (SPA) requiring approval from the Ministry of Municipal Affairs and Housing. The lands subject to the current proposal for a 4-storey building (permitted by the Official Plan) comprises a larger development area beyond 86 Woodbridge Avenue, and therefore, the former Files OP.04.016 and Z.95.014, should be closed by the Owner.

The subject lands are designated "Mixed Use Commercial" by OPA #240 (Woodbridge Community Plan) as amended by OPA #440 (Woodbridge Core Plan) and zoned C4 Neighbourhood Commercial Zone and R2 Residential Zone by By-law 1-88. The subject lands are located within a "Special Policy Area" as identified by OPA #440. The surrounding land uses are shown on Attachment #1.

## **Preliminary Review**

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the application will be reviewed in the context of the Provincial Policy Statement, Places to Grow, and the Regional and City Official Plan policies;
- ii) the application will be reviewed in the context of the approved and existing land uses in the area, with particular consideration given to the appropriateness and compatibility of the proposed building design, building height and form, and site design, including consideration of the appropriate amenity area, zoning standards, site access and parking;
- iii) co-ordination of future development with the adjacent lands to the west will be reviewed (ie. vehicle and pedestrian connections);

- iv) 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;
- v) the necessary studies (ie. parking, traffic, servicing and environmental, etc.) in support of the application are required to be submitted and approved to the satisfaction of the City and external public agencies;
- vi) OPA #440 designates the subject lands "Mixed Use Commercial", which permits residential uses, provided they can be appropriately integrated with commercial uses; the range of commercial uses must be identified and shall be reviewed for compatibility;
- vii) the lands are subject to the "Special Policy Area" (SPA) policies of OPA #440, the Provincial Policy Statement, and the requirements of the Toronto and Region Conservation Authority (TRCA); the application will be reviewed in the context of the applicable SPA policies;
- viii) road widenings may be required by the Vaughan Engineering Department along Woodbridge Avenue and Clarence Street, which may affect the site design;
- ix) a portion of the subject lands, specifically 36 Clarence Street and 86 Woodbridge Avenue, have been identified with buildings that contribute to the heritage character of the Woodbridge Core Area in the draft Woodbridge Heritage District Study report. The proposed development will be reviewed in the context of the policies of the Woodbridge Heritage Conservation District Plan (WHCD), and shall be approved by Heritage Vaughan;
- x) the proposed development will require site plan approval, at which time the site plan application will be reviewed with respect to the inclusion of sustainable building and site design features; and,
- xi) the availability of water and sanitary servicing capacity must be identified and allocated by Council, if approved.

#### **Relationship to Vaughan Vision 2020**

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

#### **Regional Implications**

The applications have been circulated to the Region of York for review and comment. The subject lands are designated "Urban Area" by the Regional Official Plan. Any issues will be addressed when the technical report is considered.

#### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the applications 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, the application will be reviewed in the context of the applicable Provincial, Regional and City policies; the requirements of the Toronto and Region Conservation Authority and the Region of York; the Special Policy Area policies for the Woodbridge Core; sustainability and environmental considerations; compatibility with the surrounding land uses; servicing and infrastructure requirements; and appropriate built form.

**Attachments**

1. Location Map
2. Proposed Site Plan
3. Elevations

**Report prepared by:**

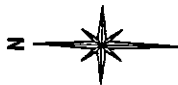
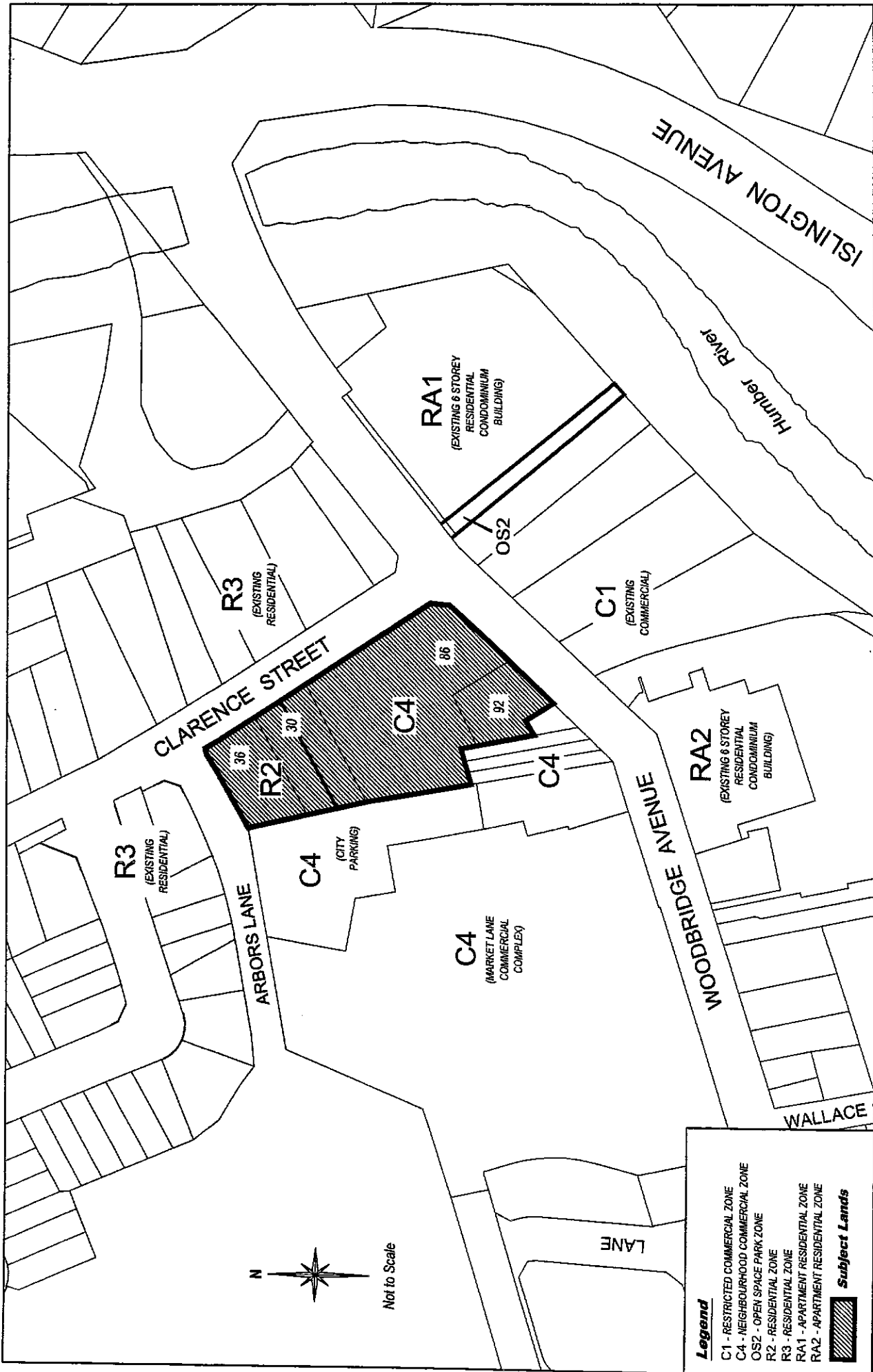
Eugene Fera, Planner, ext. 8064  
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/LG



Not to Scale

**Legend**

- C1 - RESTRICTED COMMERCIAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- OS2 - OPEN SPACE PARK ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- RA1 - APARTMENT RESIDENTIAL ZONE
- RA2 - APARTMENT RESIDENTIAL ZONE

**Subject Lands**

# Location Map

Part of Lot 7,  
Concession 7

APPLICANT:  
1678575 ONTARIO INC.

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Development Planning Department

# Attachment

FILE No.: Z.08.045

August 26, 2008

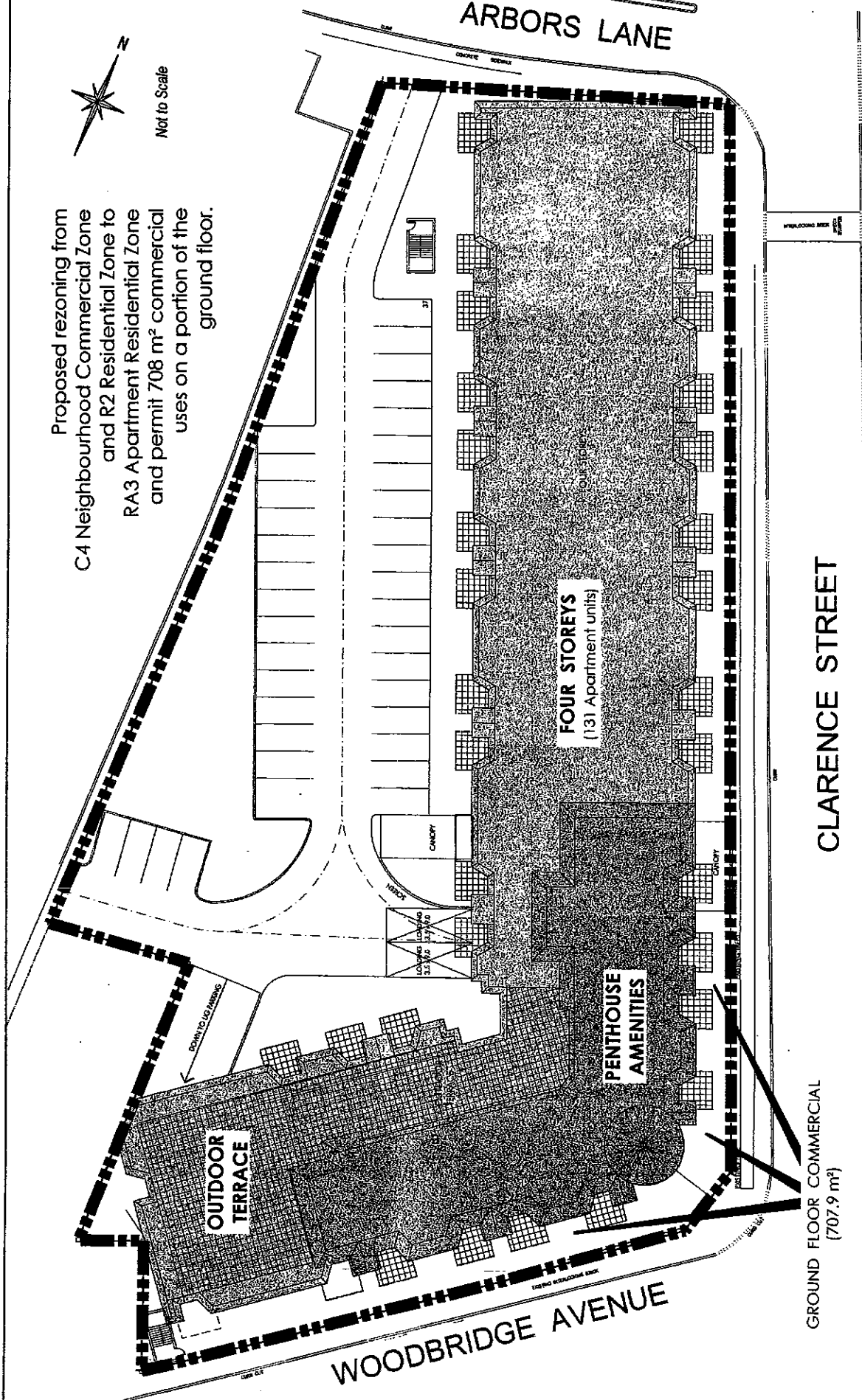


Proposed rezoning from  
 C4 Neighbourhood Commercial Zone  
 and R2 Residential Zone to  
 RA3 Apartment Residential Zone  
 and permit 708 m<sup>2</sup> commercial  
 uses on a portion of the  
 ground floor.



Not to Scale

ARBORS LANE



OUTDOOR  
TERRACE

FOUR STOREYS  
(131 Apartment units)

PENTHOUSE  
AMENITIES

GROUND FLOOR COMMERCIAL  
(707.9 m<sup>2</sup>)

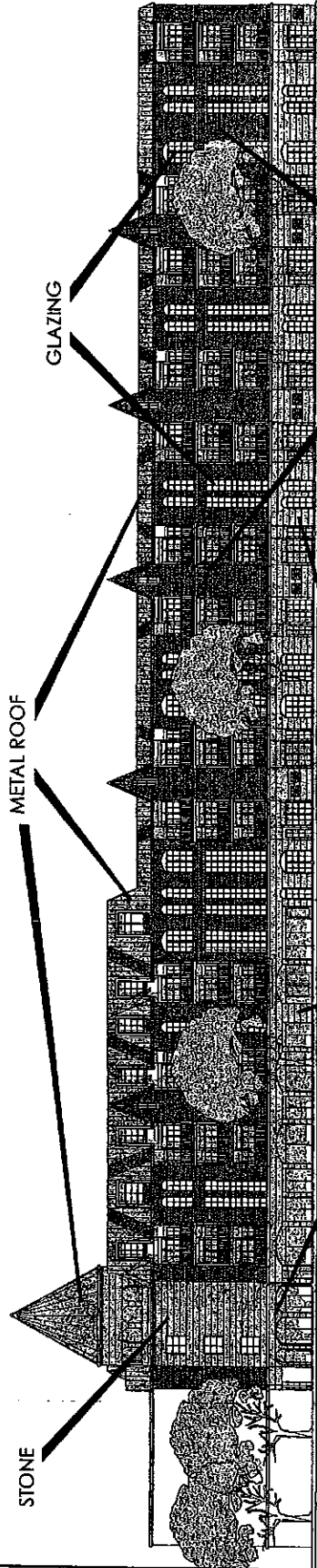
CLARENCE STREET

WOODBIDGE AVENUE

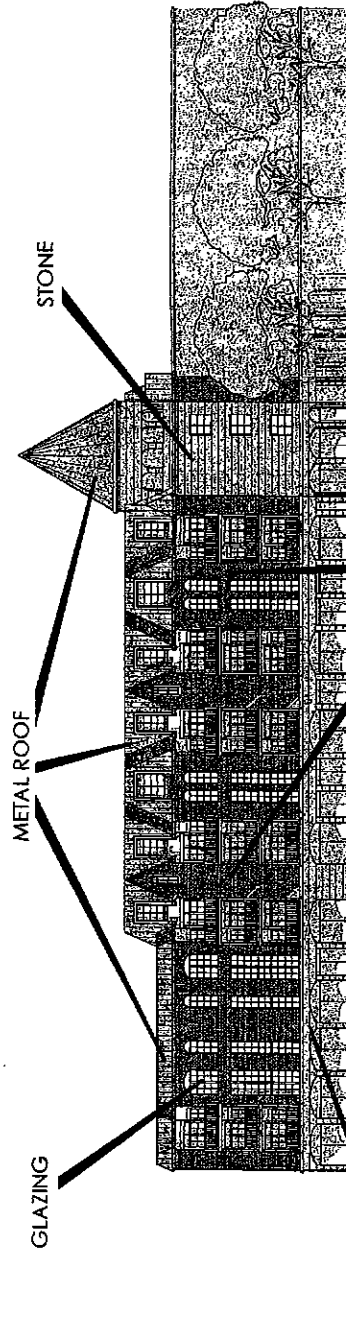
**Subject Lands**



Development Planning Department



EAST ELEVATION ( CLARENCE STREET)



SOUTH ELEVATION ( WOODBRIDGE AVENUE)

STONE BASE

FACE BRICK

Not to Scale

# Elevations

Part of Lot 7,  
Concession 7

APPLICANT:  
1678575 ONTARIO INC.

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Development Planning Department

# Attachment 3

FILE No.: Z.08.045

August 26, 2008