

COMMITTEE OF THE WHOLE JULY 6, 2010

ZONING BY-LAW AMENDMENT FILE Z.08.045 1678575 ONTARIO INC. WARD 2

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.08.045 (1678575 Ontario Inc.) BE APPROVED, to amend the City's Zoning By-law 1-88 to rezone the subject lands shown on Attachment #2 from C4 Neighbourhood Commercial Zone and R2 Residential Zone to RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" to facilitate the development of a 4-storey (with a 5th storey amenity area) residential/commercial mixed use building with a total of 125 residential condominium apartment units and 800 m² of ground floor commercial uses, in the manner shown on Attachment #3.
2. THAT the implementing Zoning By-law include the zoning exceptions to the RA3(H) Zone as identified in Table 1 of this report.
3. THAT the Holding Symbol "(H)" shall not be removed from the subject lands to be zoned RA3(H) Zone, until water and sanitary servicing capacity has been allocated by Vaughan Council, a site plan application has been approved by Vaughan Council, and an easement over Arbors Lane is granted by the Arbors Condominium Corporation in favour of the subject lands.

Contribution to Sustainability

The proposed development is subject to Site Plan Control and the implementation of sustainable site and building features will be reviewed during the site plan stage.

Economic Impact

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

Communications Plan

On September 12, 2008, a Notice of a Public Hearing was circulated to all property owners within 120 m of the subject lands, the Woodbridge Core Ratepayers Association, and to individuals requesting notification.

A letter from Mr. Angelo Potkidis, owner of 27 Roseburry Lane was received by the Vaughan Development Planning Department on October 2, 2008, and outlined the following concerns:

- i) Density- the number of residential units should be reduced from 131 to 100 and the FSI should be reduced from 1.9 FSI to 1.4 FSI;
- ii) Increase the building setback along the north and east lot lines and tier the building from the residential zone;
- iii) Traffic should be considered; and,
- iv) Adequate parking should be provided and the majority should be underground so that more surface landscaping can be provided.

The Public Hearing to consider a proposal for a 4-storey (with a 5th storey amenity area) building with 131 residential units and ground floor commercial was held on October 6, 2008. Deputants

at the hearing addressed Vaughan Council both in support and in opposition to the proposed development and identified the following issues:

- a) Mr. Joe Salvatore, Intra Architects, representing the Owner briefly explained the design of the building, indicated he will work with the ratepayers group to finalize the design.
- b) Ms. Joanne Mauti of 128 Wallace Street, representing the Woodbridge Core Ratepayers Association provided the following comments:
 - i) generally supported the development and was pleased that it conforms to OPA #440;
 - ii) supported the 5th storey portion of the building as this site is identified as a gateway site for the core and commands significant building massing and scale;
 - iii) a parking study should be submitted and approved by the City in support of the parking deficiency;
 - iv) concerned with the design of the building, specifically the architecture of the roofline; and,
 - v) concerned with the lack of green space and connection to the Market Lane commercial plaza.

At the Public Hearing, members of Council suggested that the building be redesigned with a more simple treatment and that the corner feature, "the silo" as it was referred to at the meeting be reconsidered. In addition, Council indicated to the applicant to provide more surface green space and an increased setback along the north property line abutting Arbors Lane.

As a result of the comments from area residents, Council and City Staff, the applicant has redesigned the project as shown on Attachment #3. The corner feature and details of the building have been softened, the building has been tiered facing the residential properties to the north, and an increased building setback along the north and south-west elevations has been provided. The revised site plan will be discussed later in this report.

The recommendation of the Committee of the Whole to receive the Public Hearing report of October 6, 2008, was ratified by Council on October 27, 2008.

Purpose

The Owner has revised the following application based on comments received by the public and Council at the Public Hearing and from comments received by City staff for the subject lands shown on Attachments #1 and #2:

1. A Zoning By-law Amendment Application (File Z.08.045) to amend the City's By-law 1-88, specifically, to rezone the subject lands from C4 Neighbourhood Commercial Zone and R2 Residential Zone to RA3 Apartment Residential Zone, together with the necessary zoning exceptions to facilitate the proposed development of a tiered building with a building height of 4-storeys (with a 5th storey amenity area), comprised of 125 residential units and 800 m² of ground floor commercial uses, as shown on Attachment #3.

Background - Analysis and Options

The subject lands shown on Attachments #1 and #2 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. The 0.67 ha property is currently developed with one building. The site is relatively flat with several large mature trees scattered throughout. The surrounding land uses are shown on Attachment #2.

Previous Applications

In 1995, Council approved Zoning By-law Amendment File Z.95.014 to permit a 3½-storey 4,300m² 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 street corners 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 (4th-storey in the roof line), 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 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 with a 5th-storey amenity area embraces a larger development area beyond 86 Woodbridge Avenue and is permitted by the Official Plan, and therefore, does not require Provincial approval. The former Files OP.04.016 and Z.95.014, should be closed by the Owner.

Provincial Policies

The Provincial Policy Statement (PPS) and the Places to Grow Plan encourages intensification and promotes a full range of housing types and densities to meet projected demographics and market requirements of current and future residents in existing built-up settlement areas where capacity exists to best accommodate the expected population, household and employment growth. In this respect, the proposed development conforms to the PPS and the Growth Plan since intensification policies for the subject lands already exist and the development proposes intensification in an existing built-up area.

Region of York Official Plan

The subject lands are designated "Urban Area" by the Region of York Official Plan. The Plan encourages a broad range of housing types within efficient and mixed use compact communities at an overall transit-supportive density in urban areas. The proposed development is consistent with Regional Official Plan policies by directing development to existing built-up portions of an urban area.

City of 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 also identified as a gateway location within 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 coordinated with the municipal parking lot to the west. The establishment of a pedestrian connection linking Clarence Street with the Market Lane development is encouraged.”

The development application proposes a building that for the most part, is 4-storeys in height, with the exception of a small, 5th-storey portion along Woodbridge Avenue and Clarence Street as shown on Attachment #2. This additional massing conceals the elevator shaft and mechanical units and provides a small rooftop amenity area. This additional massing will not generate additional units, nor will it provide an extension of the 4th floor residential units, but instead provides a more attractive streetscape and roofline for the proposed building. The building wraps around the corner of Woodbridge Avenue and Clarence Street and incorporates a colonnade along the commercial portion, fostering pedestrian circulation on Woodbridge Avenue and Clarence Street with parking located in the rear away from street view. The proposal could also facilitate future pedestrian and driveway linkages to the properties to the west.

In consideration of the above, Development Planning Staff are of the opinion that the proposed development application conforms to the Official Plan and its development policies.

Special Policy Area

The subject lands are located within a Special Policy Area (SPA), and therefore, subject to the SPA criteria outlined in Section 6.0 of OPA #440 (in part) as follows:

Within the limits of an SPA, new development, redevelopment, rehabilitation or addition to the existing buildings and structures shall only be permitted subject to the following policies:

- i) the proposed development is flood protected to the Regulatory Flood, as defined by regulations made under Section 28 of the Conservation Authorities Act, and to the satisfaction of the City in co-operation with the Toronto and Region Conservation Authority (TRCA);
- ii) the specific level of flood protection to be imposed, and any flood protection measures to be implemented relative to individual development applications, shall be determined by the TRCA in consultation with the City. The level of protection required shall be the highest level determined to be technically feasible or practical;
- iii) all applications for development approval on lands designated Special Policy Area shall be accompanied by engineering studies, prepared by a qualified professional, detailing such matters as flood frequency, the velocity and depth of storm flows, proposed flood damage reduction details, storm water management techniques and other information and studies as may be required by TRCA and the City; and,
- iv) ingress and egress for all buildings should be safe, pursuant to the Provincial flood proofing standards, and/or achieve the maximum level of flood protection determined by the TRCA in consultation with the City to be feasible and practical.

Notwithstanding the above, no new development, including additions, shall be permitted on any parcel of land which is designated as a SPA if:

- i) the building or structure will be subject to a risk of flooding in excess of 25% over an assumed life of 100 years (approximately 1:350 flood – a probability of occurrence once every 350 years);
- ii) the development will be subject to flows which due to their velocity and/or depth would be hazardous to life or susceptible to major structural damage as a result of flood less than or equal to the regulatory storm; and
- iii) the necessary flood damage reduction measures would increase the risks associated with flooding and erosion on adjacent, up stream or downstream properties.

In addition, Policy 3.1.2 of the Provincial Policy Statement (PPS) states that development shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, and erosion hazards, unless it has demonstrated that the site has a safe access appropriate for the nature of the development and the natural hazard. Section 3.1.2 further states that development may be permitted in certain areas in those exceptional situations where a Special Policy Area (SPA) has been approved. The subject lands are located within a SPA which was approved by the Ministry of Municipal Affairs and Housing. The PPS defines an SPA as follows:

“An area within a community that has historically existed in the flood plain and where site specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing are intended to provide for continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. The criteria and procedures for approval are established by the Province.

A Special Policy Area is not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the flood plain.”

The Owner will be required to submit the supporting studies identified in the Official Plan, at the site development stage, upon submission of a site development application, to demonstrate that the building has safe ingress and egress and is floodproofed, and that the development will not create additional risk to future residents.

As part of the Woodbridge Centre Secondary Plan (WCSP), a Special Policy Review team was established to determine the risk impact on intensification within the Core Area, including lands within the SPA. Preliminary studies indicate that the subject lands is one of the few sites that does not exceed the SPA risk threshold, and can provide safe and adequate egress and ingress to the site. Furthermore, the subject property is one of the few remaining development sites in the eastern end of the Woodbridge Core Area, and follows a pattern of development established over the years with mixed use buildings and commercial uses. Moreover, the principle of intensification has already been established in the Woodbridge Core Area and in the Special Policy Area through the applicable official plan policies and existing development which is of a character similar to that being proposed by the application.

In consideration of the above, the proposed development meets both the Official Plan policies and the PPS, and the Special Policy Area provisions. At the site development stage, the Owner will be required to submit additional technical items supporting the above-noted policies of the SPA to the satisfaction of the City and the TRCA.

Woodbridge Centre Secondary Plan Area

As part of the City's Official Plan Review, Vaughan has undertaken a comprehensive review of the development activity within the Woodbridge Core area through the Woodbridge Centre Secondary Plan (WCSP) to deal with and determine appropriate land uses and development capabilities in the area and especially within the existing Special Policy Areas (SPA). Through the WCSP review, a Special Policy Review team made up of City, TRCA and Provincial staff was set-up to determine the risk impact on intensification within the Core Area, and whether to direct intensified land uses either to less susceptible portions of the SPA or completely outside the SPA. In respect to the subject lands, preliminary studies indicate that it is one of the few sites that does not exceed the SPA risk threshold and can adequately provide safe access to the site. The preliminary findings will be reviewed for acceptance by the Special Policy Review team.

As this application would implement development that conforms to the current policies of the Official Plan, and is within the SPA risk threshold, the processing of this application prior to the approval of the Woodbridge Centre Secondary Plan review, is appropriate.

Woodbridge Heritage Conservation District Plan (WHCD)

During the undertaking of the Kipling Avenue Corridor Study, key stakeholders/residents, businesses, property owners and local heritage groups voiced the concern that the heritage character that is indicative of Woodbridge should not be lost in the current and future wave of development. As a result, Council directed City Staff in co-ordination with a study team led by the consulting firm Office for Urbanism in association with Goldsmith Borgal and Company Architects, to undertake a Heritage Conservation District Study for the Woodbridge Area. The study resulted in a Heritage Conservation plan with guidelines for future development within the WHCD area.

The WHCD plan which was approved by Council in April 2009, separates the subject lands into two heritage character areas, the Woodbridge Avenue Character area and the Clarence Street and Park Drive Heritage Character Area. The Woodbridge Avenue Character Area provides for redevelopment with building heights up to 6-storeys directly abutting Woodbridge Avenue and with ground floor commercial uses. In contrast, the Clarence Street Heritage Character Area calls for the street to retain the existing residential character with single family detached building types, however, more intensive uses may be permitted in conformance with the Official Plan, and a maximum building height of 3 floors (11m). Although the current development rights permit a maximum building height of 4-storeys, the WHCD plan allows a maximum building height of 3-storeys for a portion of the northerly part of the site. The applicant has revised the conceptual elevations by tiering the building to 2 and 3-storeys along the north lot line as shown on Attachment #3.

Vaughan Cultural Services Division

The Vaughan Cultural Services Division has reviewed the latest conceptual site plan and has indicated that the subject lands are designated under Part V of the Ontario Heritage Act as part of the Woodbridge Heritage Conservation District and will require consideration by Heritage Vaughan Committee and approval of a Heritage Permit through the future site plan process.

The applicant is required to consult with the Cultural Services Division, prior to the submission of the required site plan application, to ensure that the final building design is in keeping with the Woodbridge Heritage Conservation District Guidelines.

Zoning

The subject lands are zoned C4 Neighbourhood Commercial Zone and R2 Residential Zone by By-law 1-88, as shown on Attachment #2, which does not permit the proposed development. The Owner has submitted a Zoning By-law Amendment Application to rezone the subject lands to

RA3 Apartment Residential Zone to permit a 4-storey building with a partial 5th storey amenity area with 125 residential apartment units and ground floor commercial on the subject lands. In order to facilitate the development, the following proposed zoning exceptions to the RA3 Zone are required:

Table 1: Proposed Zoning Exceptions

By-law 1-88 Standard	By-law 1-88 Minimum Requirements (RA3 Apartment Residential Zone)	Proposed Exceptions (to the RA3 Apartment Residential Zone)
Minimum Lot Area	67 m ² /unit, or 8777 m ²	53.72 m ² /unit, or 6714.60 m ²
Minimum Yard Requirements	Minimum setback all yards = 7.5 m	Front yard (Woodbridge Avenue) = 4.5 m Interior side yard (west) = 0m, Exterior side yard (east) = 3.5 m Rear yard = 0m
Minimum Parking Required	Res. Apt.= 1.5 spaces/unit = 188 Res. Visitor = 0.25 spaces/unit = 31 Comm = 6 spaces/100 m ² GFA =48 Total = 267	Res. Apt.= 1.255 spaces/unit = 157 Res. Visitor = 0.225 space/unit = 29 Comm = 3 spaces/100m ² GFA = 24 Total = 210
Maximum Building Height	44 m	Maximum Building Height 19 m (to ensure conformity with the Official Plan policies)
Permitted Uses	No Commercial permitted	Permit the following uses: Bank or Financial Institution Business or Professional Office Personal Service Shop Retail Store Post Office Real Estate Office
Minimum Setback for portions of underground garage constructed above grade in front lot line	7.5m	Minimum 0m along Clarence Street and Woodbridge Avenue (after road widening) and 1 m before road widening
Maximum Driveway Width; Maximum Curb Cut	6.0 m 6.0 m	10.24 m 7.5 m
Access	Access on site and from a Public Street	Access off site and from a privately owned road, Arbors Lane (easement required from Arbor's Condominium Corporation)

The subject property has a lot area of approximately 0.67 ha, and is located at the northwest corner of Woodbridge Avenue and Clarence Street. The site is irregular in shape with frontage on Woodbridge Avenue and a rather large Clarence Street flankage. The building has been designed in a manner to respond to the existing condition with a building that wraps around the Woodbridge Avenue and Clarence Street corner with minimal street setbacks. The proposed zoning exceptions are considered to be appropriate as they would implement a residential/commercial mixed-use development with standards supported by the official plan and typically associated with higher density mixed use projects in the area. The reduced parking standard has been justified with a Parking Study, as discussed later in this report. The proposed access to the development is gained from a private road owned by a neighbouring condominium corporation (the Arbors), as shown on Attachment #3. This access point is preferred as it would limit access points off of Woodbridge Avenue and Clarence Street. Approval from the Arbors Condominium Corporation is required to allow the development as proposed, which Development Planning Staff have requested the applicant to obtain. In consideration of the above, the proposed zoning exceptions are considered to be consistent with other similar approved developments in the area and will implement the intent of the Official Plan.

The proposed commercial uses are in keeping with those uses that have been approved in the past for similar type mixed use developments in the area, and are also supported by the Parking Study.

The implementing zoning by-law will include the addition of the Holding Symbol "(H)" which can be removed upon approval of the City of Vaughan identifying and allocating servicing capacity for the development, Council approving a Site Development Application, and the Owner securing an easement over the private laneway for access purposes.

Conceptual Site Plan and Elevations

The conceptual site plan shown on Attachment #3 is designed in a manner to respond to the comments expressed at the Public Hearing and from City staff. The site plan proposes a building that is for the most part 4-storeys in height, with the exception of a small portion along Woodbridge Avenue and Clarence Street which extends an additional storey. This additional storey conceals the elevator shaft and mechanical room and provides a small rooftop amenity area. This additional massing will not generate additional units, nor will it provide an extension of the 4th floor residential units, but instead provides a more attractive streetscape and roofline for the proposed building. The corner feature has also been enhanced with more architectural details and fenestration. The overall roofline has more detailed architectural finishes giving the building a more attractive and interesting design. The building has been tiered along the north property line adjacent to the existing residential development. In the latest submission, the Owner has provided a potential connection to the Market Lane commercial development, which will be reviewed for appropriateness at the site development stage.

The building wraps around the corner of Woodbridge Avenue and Clarence Street and incorporates a raised colonnade along the commercial portion of Woodbridge Avenue and Clarence Street. The raised colonnade is a result of the underground garage extending above ground level to meet the TRCA's approved flood-proofing Regional Storm elevation. The raised level creates a fortress wall appearance and should be lowered to bring the building and specifically the commercial component at grade level to allow for a continuous street front presence and improve pedestrian activity. A component of the draft Woodbridge Centre Secondary Plan (WCSP) is dealing with updating the SPA policies, and identifies levels of risk and flooding in order to determine the extent of flood-proofing that is required for each site. Preliminary studies indicate that the subject site does not exceed the SPA risk threshold. In light of these preliminary findings, opportunity to have the commercial component at grade may be possible. This matter will be further reviewed at the site development stage.

The conceptual elevations shown on Attachments #4 and # 5 show the main cladding material for the building as brick and stone in a complimentary colour scheme of earth brown and taupe both of which are acceptable historic finishes and colour schemes.

The proposed development, if approved, will require site plan approval and will function as a traditional condominium, with road maintenance, snow removal, and garbage and recycling pick-up being administered privately by the Condominium Corporation.

Parking and Access

The conceptual site plan shown on Attachment #3, proposes 210 parking spaces on the subject lands, of which 38 spaces are located at grade and the balance underground. By-law 1-88 requires that the minimum parking for the proposed development be calculated as follows:

Residential-125 units @ 1.75 spaces/unit (includes 0.25 visitor parking)	= 219 spaces
<u>Commercial/Retail GFA: 800 m² GFA@ 6 spaces/100m²</u>	<u>= 48 spaces</u>
Total Parking Required	= 267 spaces
Total Parking Provided	= 210 spaces

The proposed parking supply is deficient by 57 spaces. The Owner has submitted a Parking and Traffic Impact Study prepared by Paradigm Transportation Solutions Ltd., dated March 2009, in support of the proposed parking supply for the development. The Study was based on a 131 unit apartment building and approximately 700 m² commercial space, and utilizes a parking ratio of 1.49 spaces for each residential unit including visitor parking and 3.0 spaces for every 100 m² of commercial gross floor area. The study concludes that 210 parking spaces are sufficient for the proposed development. The Vaughan Engineering Department has reviewed the Parking and Traffic Impact Study and concurs with the conclusions respecting the proposed parking supply. On this basis, the Development Planning Department can support the proposed reduced parking standards for the residential apartment and commercial uses.

The access to this site is from Arbors Lane, which is owned and maintained by the neighbouring Arbors Condominium Corporation. To allow the development as proposed, an easement over Arbors Lane, in favour of the subject lands is required to be obtained by the applicant from the Condominium Corporation, prior to the lifting of the Holding Symbol "(H)".

Vaughan Engineering Department

The Vaughan Engineering Department has reviewed the proposed application and has provided the following comments:

- i) road network access, site circulation and sanitary/water servicing and grading will be reviewed at the Site Development stage. The Owner is to submit a consent letter from the private road owner (Arbors Lane) for the shared driveway;
- ii) the Vaughan Engineering Transportation Section has reviewed the application and is generally satisfied with site functioning, however, requires the following issues to be addressed, prior to final approval:
 - 8m x 8m daylight triangles must be provided at both the intersections of Clarence Street with Arbors Lane and Woodbridge Avenue;
 - planters along the north lot line should be removed or lowered in height in order to provide satisfactory sight lines;
 - provide the necessary signage and access radius;

- the current applicable Official Plan Amendments call for a right-of-way width of 20m for Woodbridge Avenue and 26m for Clarence Street; and,
 - provide a 0.3m reserve along Clarence Street and Woodbridge Avenue to the satisfaction of the Vaughan Engineering Department;
- iii) in accordance with the City's Servicing Capacity Distribution Protocol as adopted by Council on June 8, 2010, servicing allocation capacity for the subject lands has been reserved for 125 units, and assigned potential future capacity at this time;
- iv) a Functional Servicing Report (FSR) prepared by Cole Engineering Limited, dated February 2009 in support of the above noted application was reviewed and found unacceptable to the Vaughan Engineering Department. The Owner/Consultant shall revise the FSR to adhere to the quality control requirements/recommendations stipulated by the TRCA. The following conditions have been provided:
1. The detailed design for water, storm and sanitary servicing shall conform to the final recommendations and conclusions of the City's proposed Woodbridge Core Area Focused Area Study Master Servicing Strategy.
 2. Financial contribution shall be required in accordance with the final recommendation and conclusions of the City's proposed Woodbridge Core Area Focused Area Study Master Servicing Strategy; and,
- v) The Owner shall submit a "Designated Substance Survey", proof that all AST(s), UST9(s), well(s) and septic systems have been decommissioned and disposed off-site, and that a Record of Site Condition (RSC) has been registered prior to the demolition of any structure, or any approval of the site plan application, to the satisfaction of the Vaughan Development/Transportation Engineering Department.

In light of the Vaughan Engineering Department's comments respecting the availability of servicing, it is recommended that the property be zoned with the Holding Symbol "(H)", which will be removed when servicing for the development is identified and allocated by Vaughan Council. Prior to site plan approval, the Owner shall provide a Noise Report, a Record of Site Condition (RSC) and convey sufficient land to provide for the necessary road widening along Clarence Street and Woodbridge Avenue, and for the required daylight triangles at the corners of Woodbridge Avenue and Clarence Street and Arbors Lane and Clarence Street, to the satisfaction of the Vaughan Engineering Department.

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has reviewed the revised proposed zoning by-law amendment application and the supporting material and have indicated that the site is located entirely within the TRCA's Regulated Area, within the Regional Storm Flood Plain of the Humber River, and is located within the Woodbridge Special Policy Area (SPA), and as such, requires the submission of technical engineering reports prepared by a qualified professional.

Furthermore, the applicant proposes to rezone the subject lands from C4 Neighbourhood Commercial Zone and R2 Residential Zone to RA3 Apartment Residential Zone to permit a building with 125 residential units which represents a significant increase in population and risk on this flood prone site, prior to the completion of the Woodbridge Centre Secondary Plan Area and Special Policy Area update.

In light of the above, TRCA staff are not in a position to provide further comments on the subject application, and as such, considers this application to be premature. The Vaughan Development Planning Department advises that the subject zoning by-law amendment application conforms to the current applicable Official Plan and can proceed to be site plan approved on this basis.

Parkland Dedication

The Vaughan Real Estate Division has reviewed the proposed zoning by-law amendment application and has indicated that the Owner shall pay cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands for the residential component, and 2% for the commercial component, prior to the issuance of a building permit at the site plan stage.

A condition of future Site Plan approval will require the submission of an appraisal report of the subject lands prepared by an accredited appraiser to the satisfaction of the Vaughan Legal Department, Real Estate Division. This report shall form the basis of the cash-in-lieu payment.

Canada Post

Canada Post has reviewed the application and has indicated the mixed use development will be served by a centralized mailbox facility for the residential component and potentially by specific addressing for the retail component. The Owner should contact Canada Post to discuss this matter, which will need to be addressed at the site plan stage.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth and Economic Vitality".

Regional Implications

The Region of York Transportation Services Department has reviewed the proposed Site Development application and has indicated that it has no comments or objections to its approval.

Conclusion

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.08.045 (1678575 Ontario Inc.) in the context of the applicable Provincial policies, Regional and City Official Plan policies, the requirements of By-law 1-88, and the surrounding land use context. The proposed development is considered to be consistent with Provincial, and Regional policies with respect to directing intensification to built-up areas of the City and adding to the range of housing in the area.

The development is also considered to be consistent with the City's Official Plan Amendment #240 as amended by Official Plan Amendment #440, which establishes the policy framework for improving the viability and durability of the Woodbridge Core Area through the establishment of high-density and mixed density land use designations to increase commercial activity and bring more people into the area. Part of the Special Policy Area (SPA), along the eastern part of Woodbridge Core Area, is included in the targeted area. In consideration of the above, the principle of intensification has already been established in the Woodbridge Core Area and in the Special Policy Area through the applicable official plan policies and existing development which is of a character similar to that being proposed by the subject zoning application.

On this basis, the Vaughan Development Planning Department can support the approval of the Zoning By-law Amendment Application to rezone the subject lands from C4 Neighbourhood Commercial Zone and R2 Residential Zone to RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" to permit the development shown on Attachment #3. The proposed zone

category and zoning exceptions required to implement the proposed plan are consistent and compatible with the type of development in the area, and conforms to the Official Plan. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

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

Report prepared by:

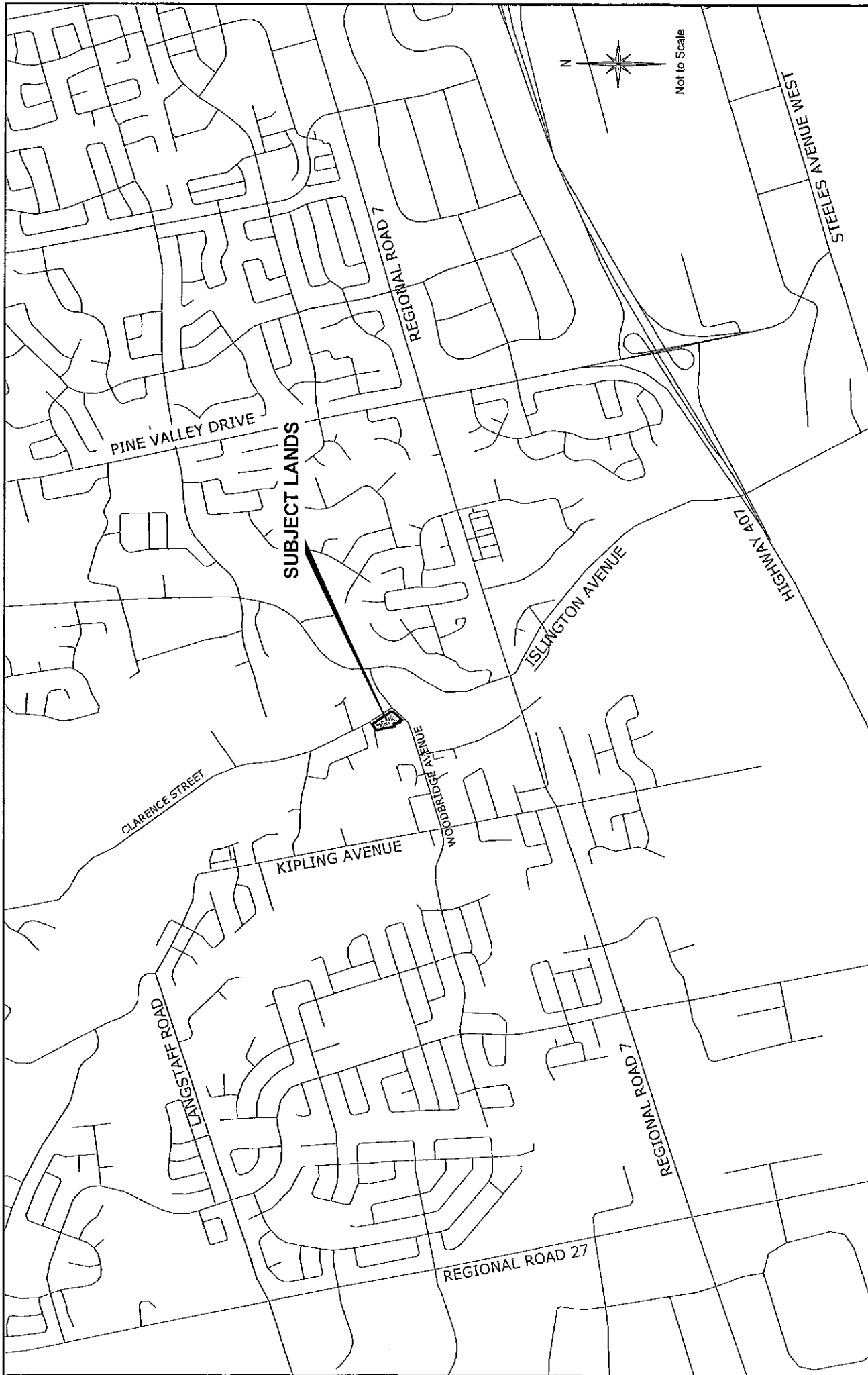
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lot 7,
Concession 7

Applicant:
1678575 Ontario Inc.

1678575 ATTACHMENT 5.7.1 08 05 045



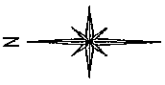
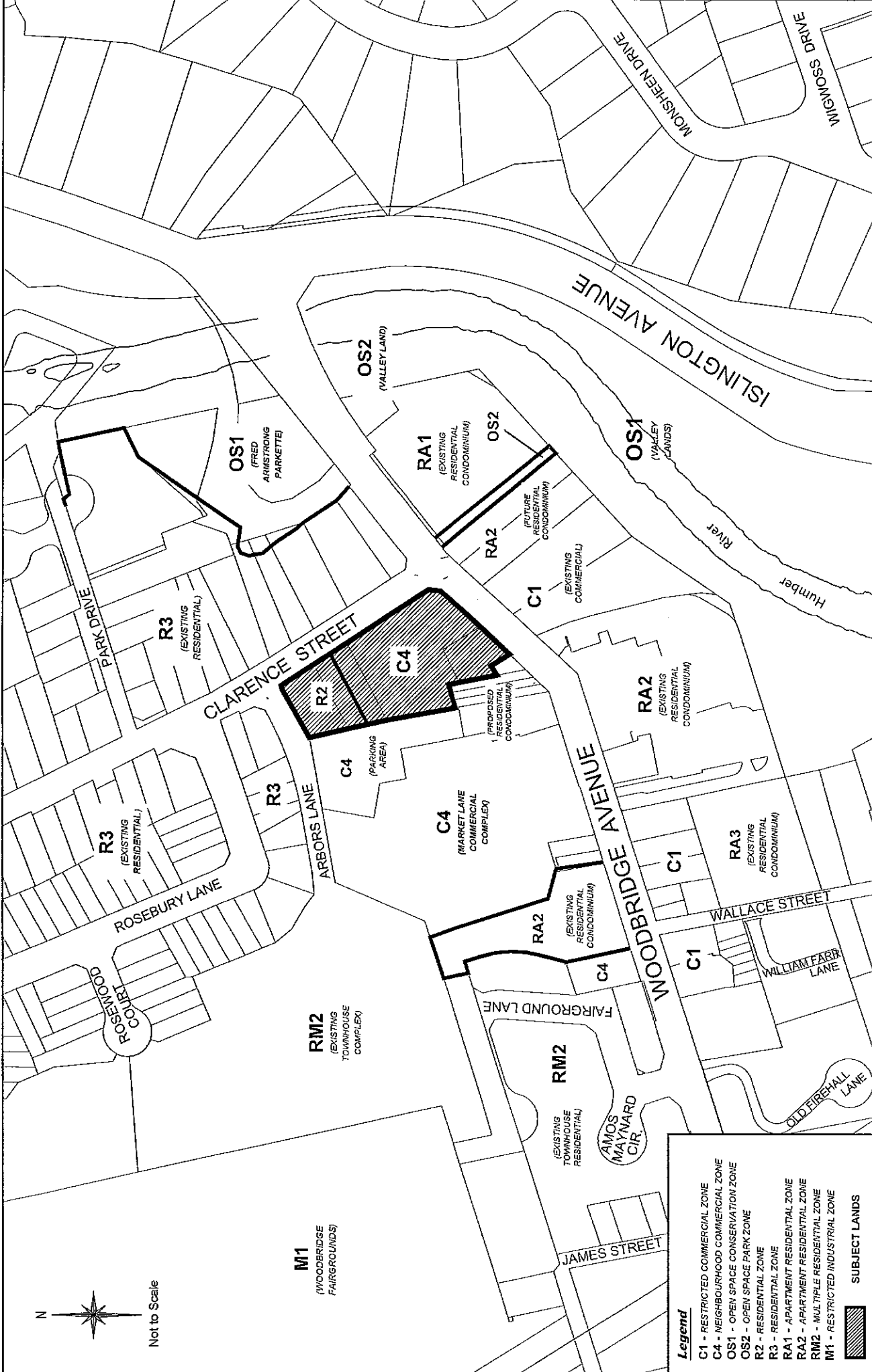
Development Planning Department

Attachment

File:
Z.08.045

Date:
May 27, 2010

1



Not to Scale

M1
(WOODBIDGE FAIRGROUNDS)

- Legend**
- C1 - RESTRICTED COMMERCIAL ZONE
 - C4 - NEIGHBOURHOOD COMMERCIAL ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - OS2 - OPEN SPACE PARK ZONE
 - R2 - RESIDENTIAL ZONE
 - R3 - RESIDENTIAL ZONE
 - RA1 - APARTMENT RESIDENTIAL ZONE
 - RA2 - APARTMENT RESIDENTIAL ZONE
 - RM2 - MULTIPLE RESIDENTIAL ZONE
 - M1 - RESTRICTED INDUSTRIAL ZONE
 - SUBJECT LANDS

Location Map

Location: Part of Lot 7,
Concession 7

Applicant:
1678575 Ontario Inc.

U:\011 - 2174-MURPHY\7-10-08-045-415



The City Above Toronto

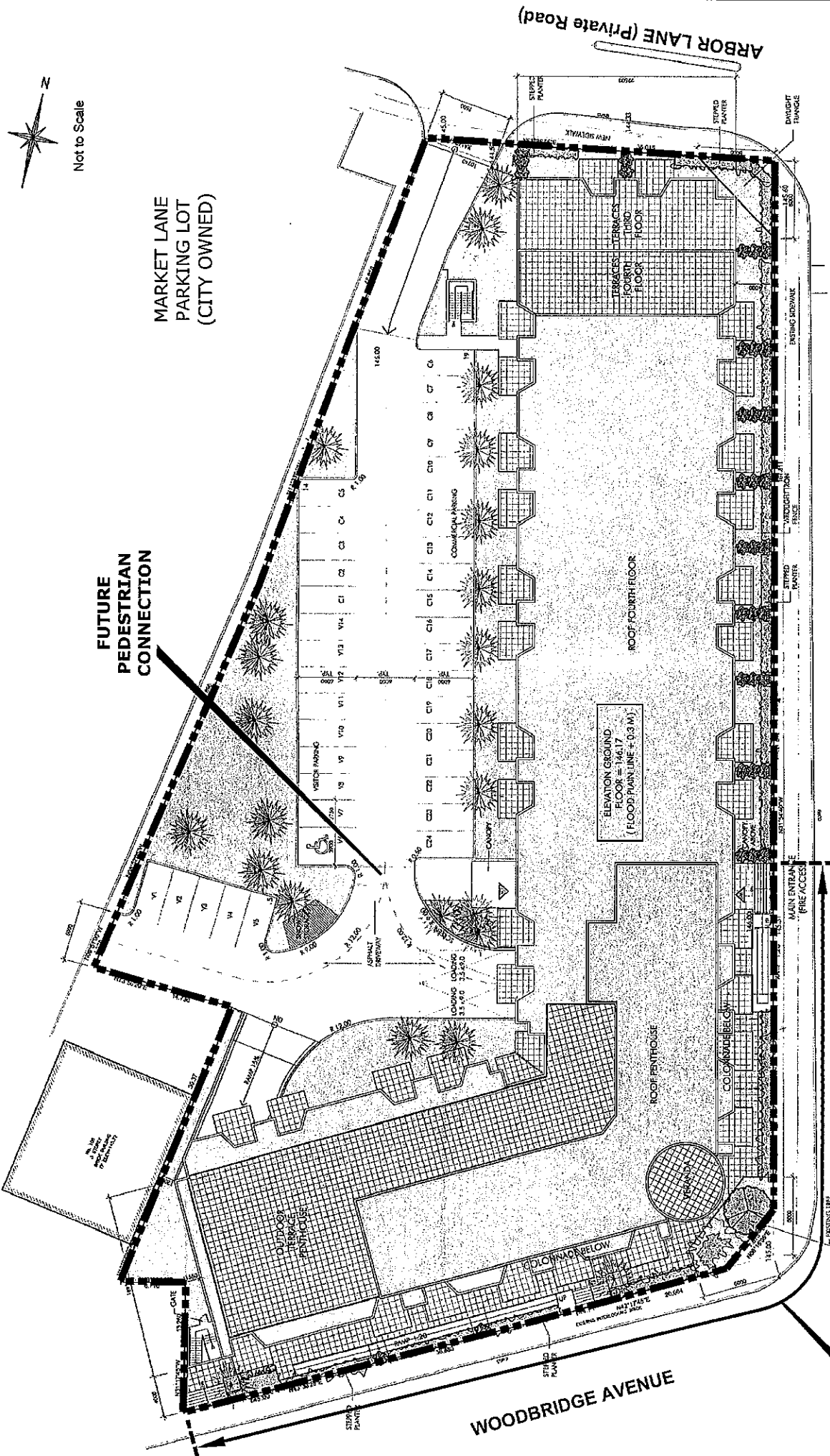
Development Planning Department

Attachment

File:
Z.08.045

Date:
May 27, 2010

2



MARKET LANE
PARKING LOT
(CITY OWNED)

FUTURE
PEDESTRIAN
CONNECTION

WOODBRIDGE AVENUE

COMMERCIAL
COMPONENT

CLARENCE STREET

SUBJECT LANDS

ARBOR LANE (Private Road)

Conceptual Site Plan

Location: Part of Lot 7,
Concession 7

Applicant:
1678575 Ontario Inc.



The City Above Toronto
Development Planning Department

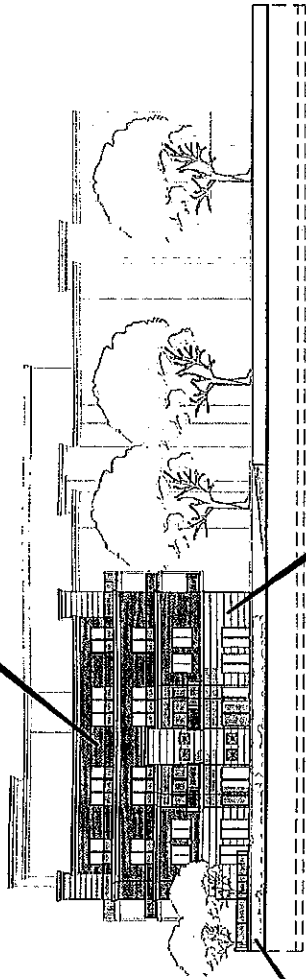
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File: Z.08.045
Date: May 27, 2010

3

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BRICK
(BROWN TONE)

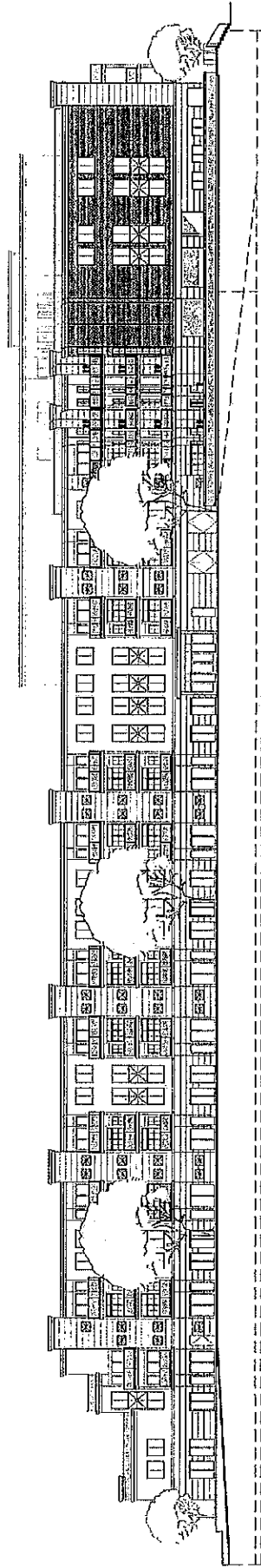


NORTH ELEVATION
(Facing Arbor Lane)

TAUPE STONE
FINISH

RAISED CONCRETE WALL
TO BE LANDSCAPED -
COMMERCIAL COMPONENT
(WALL TO BE LOWERED)

- 1000 TO BASEMENT
- 1000 TO FIRST FLOOR
- 1000 TO SECOND FLOOR
- 1000 TO THIRD FLOOR
- 1000 TO FOURTH FLOOR
- 1000 TO FIFTH FLOOR
- 1000 TO SIXTH FLOOR
- 1000 TO SEVENTH FLOOR
- 1000 TO EIGHTH FLOOR
- 1000 TO NINTH FLOOR



WEST ELEVATION

- 1000 TO BASEMENT
- 1000 TO FIRST FLOOR
- 1000 TO SECOND FLOOR
- 1000 TO THIRD FLOOR
- 1000 TO FOURTH FLOOR
- 1000 TO FIFTH FLOOR
- 1000 TO SIXTH FLOOR
- 1000 TO SEVENTH FLOOR
- 1000 TO EIGHTH FLOOR
- 1000 TO NINTH FLOOR

Not to Scale

Conceptual North & West Elevations

Applicant: 1678575 Ontario Inc.
Location: Part of Lot 7, Concession 7



The City Above Toronto

Development Planning Department

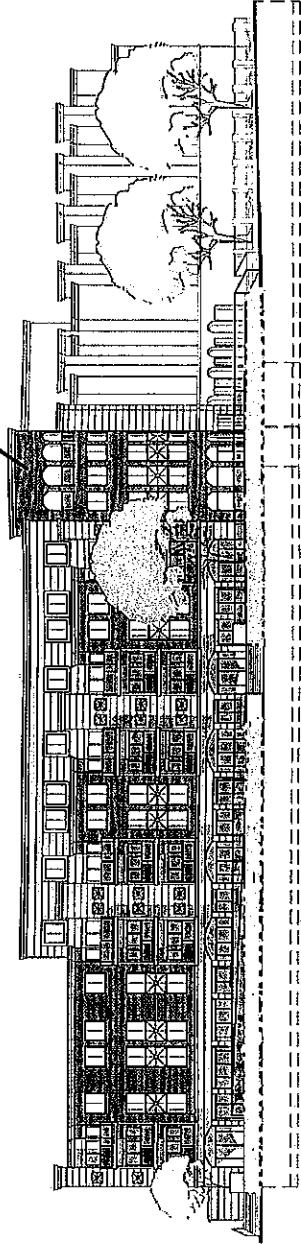
Attachment

File: Z.08.045

Date: May 27, 2010

4

TOWER FEATURE -
BRICK FINISH



SOUTH ELEVATION
(Facing Woodbridge Avenue)

- TO TOWER
- REINFORCED FLOOR
- ROOF
- SECOND FLOOR
- THIRD FLOOR
- FOURTH FLOOR
- FIFTH FLOOR
- GROUND FLOOR
- BASE
- FOUNDATION

FIFTH STOREY LEVEL TO
CONCEAL MECHANICAL &
AMENITY AREAS

TAUPE STONE
FINISH

BRICK
(BROWN TONE)

- TO TOWER
- REINFORCED FLOOR
- ROOF
- FOURTH FLOOR
- THIRD FLOOR
- SECOND FLOOR
- GROUND FLOOR
- BASE
- FOUNDATION

FOURTH
STOREY

THIRD
STOREY

SECOND
STOREY

- TO TOWER
- REINFORCED FLOOR
- ROOF
- FOURTH FLOOR
- THIRD FLOOR
- SECOND FLOOR
- GROUND FLOOR
- BASE
- FOUNDATION

EAST ELEVATION
(Facing Clarence Street)

LANDSCAPED CONCRETE
WALL - COMMERCIAL
COMPONENT
(WALL TO BE LOWERED)

BLACK
DECORATIVE
FENCING

Not to Scale

Conceptual South & East Elevations

Applicant: 1678575 Ontario Inc.
Location: Part of Lot 7,
Concession 7



Development Planning Department

MANPTA ATTACHMENTS\2. 08 045\049