

COMMITTEE OF THE WHOLE (PUBLIC HEARING) MARCH 24, 2003

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

P.2003.21

Recommendation

The Commissioner of Planning recommends:

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

Purpose (Revised)

On February 3, 2003, the Owner submitted a revised zoning amendment application to rezone the subject lands to permit a mixed use development comprised of a 4-storey (fourth storey tiered back) 42-unit apartment building, with commercial on the ground floor facing Woodbridge Avenue. A total of 98 parking spaces are provided, 54 of which are located below ground.

Background - Analysis and Options

In 1995, Council approved in principle, Zoning By-law Application Z.95.014 to permit a 4-storey building comprised of 28 residential units and ground floor commercial space. On August 30, 2002, the Owner re-activated and amended the application to permit a 3-storey building comprised of 28 residential units, and a 2-storey Commercial Building, which was received by Council at a public hearing on October 28, 2002. The application has been revised to reflect the current proposal. A site development application (DA.02.057) was also submitted in support of the zoning amendment application.

The lands are located on the northwest corner of Woodbridge Avenue and Clarence Street, being Part of Lot G, Plan 449 (86 Woodbridge Avenue), in Lot 7, Concession 7, City of Vaughan. The 0.38 ha site is irregular in shape, with frontage along Woodbridge Avenue and Clarence Street. There is one commercial building on the property, which is proposed to be maintained and enlarged. The surrounding land uses are:

- North - detached residential (R2 Residential Zone)
- South - Woodbridge Avenue; commercial (C1 Restricted Commercial Zone)
- East - Clarence Street; residential (R3 Residential Zone)/development application for similar use
- West - commercial (C4 Neighbourhood Commercial Zone)

The lands are designated "Mixed Use Commercial" by OPA #440 (Woodbridge Core Area), which permits both commercial and residential uses, provided the residential uses can be appropriately integrated with the commercial uses, and subject to specific development standards. The lands are zoned C4 Neighbourhood Commercial Zone by By-law 1-88, which does not permit residential uses and therefore, an amendment is required.

On February 28, 2003, a notice of public hearing was mailed to all property owners within 120m of the subject site, to the Woodbridge Core Ratepayers Association and to those individuals requesting notification. To date, one letter has been received expressing concern with the impact of the development on the immediate area, specifically with increased traffic and the location of the proposed Clarence Street driveway.

Preliminary Review

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

- Official Plan Amendment #440 designates the subject lands "Mixed Use Commercial", which permits residential uses appropriately integrated with commercial uses, subject to specific development standards: the proposal conforms to the Official Plan;
- 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 it functions as a gateway to the Core Area;
- this revised application appears to be more in keeping with the Woodbridge Core Guidelines, providing a more attractive streetscape and functional development than the previous application;
- site layout, building siting and design should compliment the surrounding built-form and the development proposed across Clarence Street; the site should also be appropriately integrated with the future development of the abutting properties to the west and north;
- proper buffering and appropriate integration of commercial/residential uses will be reviewed through the site plan process;
- parking adequacy, traffic circulation and access to Woodbridge Avenue will be reviewed;
- a Phase One Environmental Report will be required for the Woodbridge Avenue and Clarence Street widenings; any road widenings may affect the site design; and
- the lands are subject to the "Special Policy Area" policies of OPA #440 and the requirements of the TRCA.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of 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. Consideration will be given to the building design and orientation in relation to the development criteria set out in OPA #440 and the Woodbridge Core Urban Design Guidelines. In addition, compatibility with surrounding built-form, traffic, parking and access issues will be reviewed through the related site plan application.

Attachments

1. Location Map
2. Site Plan
3. Elevations

Report prepared by:

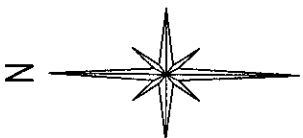
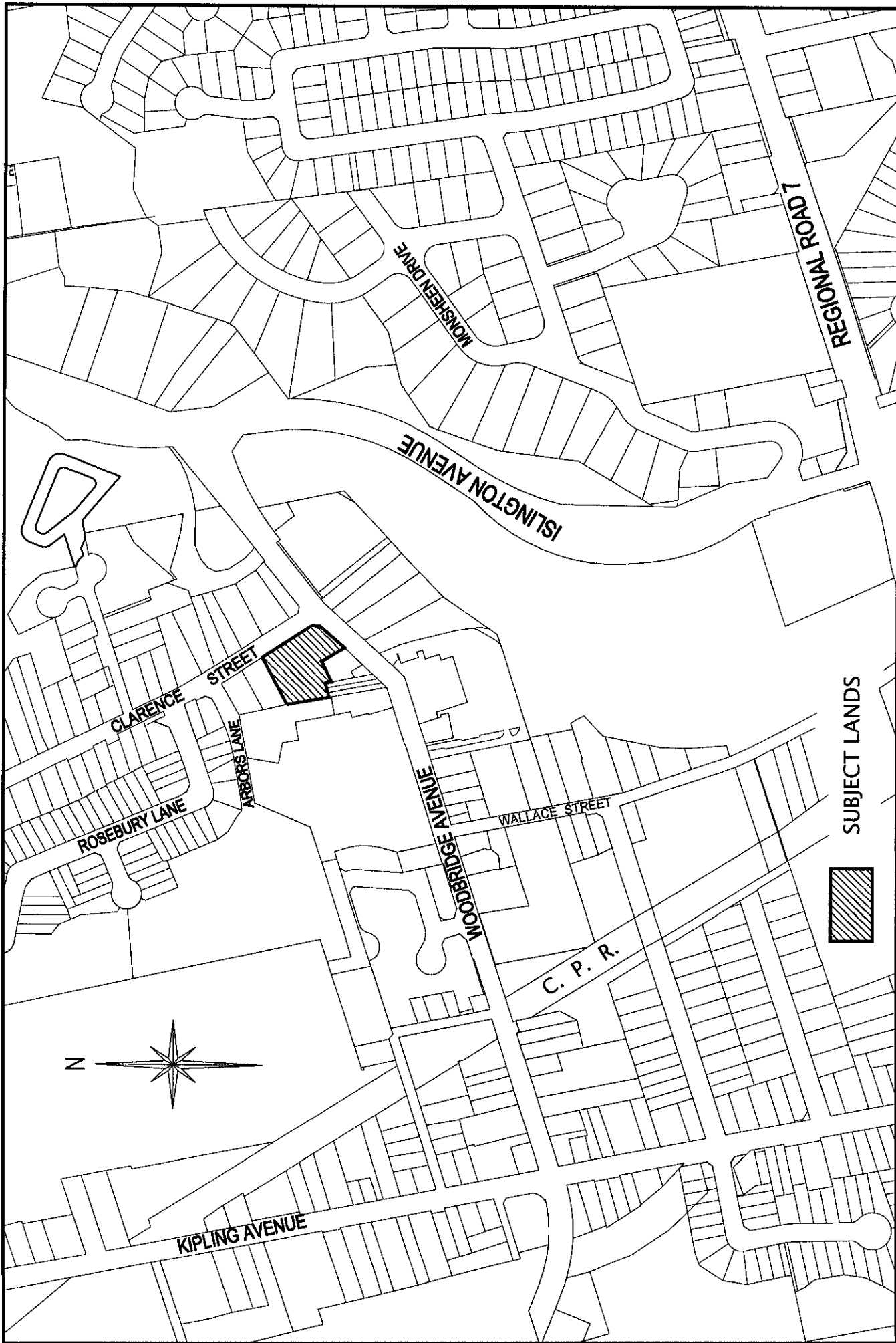
Eugene Fera, Planner, ext. 8064
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

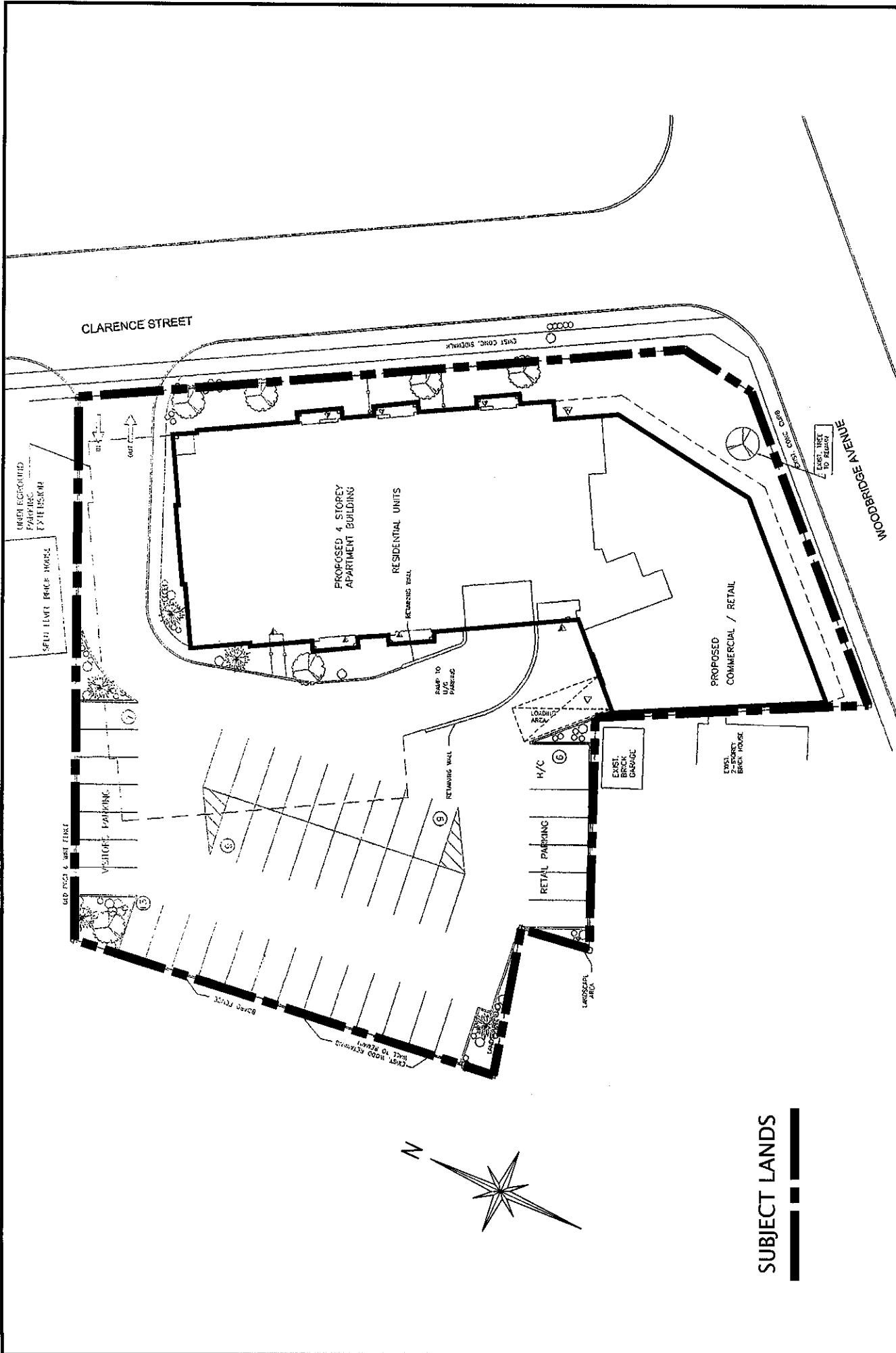
JOANNE R. ARBOUR
Director of Community Planning

/CM



SUBJECT LANDS

ATTACHMENT '1' LOCATION MAP		FILE #:	DA.02.057 Z.95.014	REPORT #:	LOCATION:	DATE:	FEB 18, 2003
		LOT 7, CONCESSION 7		CITY OF VAUGHAN PLANNING DEPARTMENT		SCALE:	NOT TO SCALE
				APPLICANT:		SIGNATURE ONE INC.	



SUBJECT LANDS

ATTACHMENT '2' SITE PLAN

FILE #:
DA-02.057
Z.95.014

REPORT #:
LOCATION:
LOT 7, CONCESSION 7

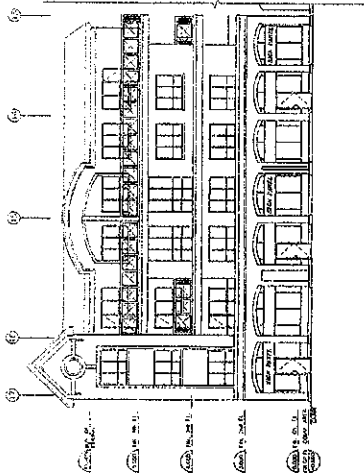
CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:

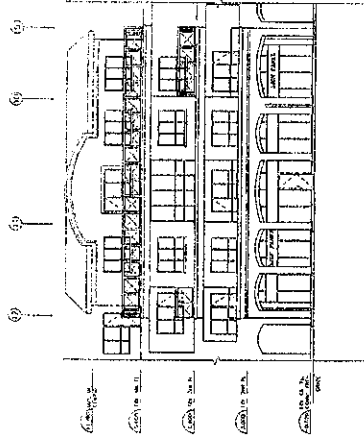
SIGNATURE ONE INC.

DATE: FEB 18, 2003

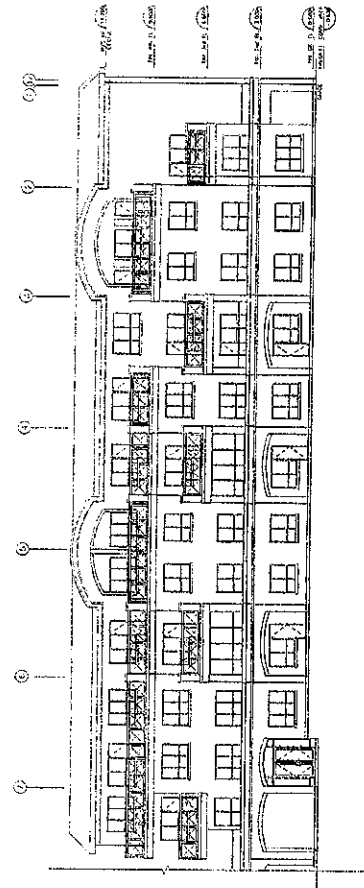
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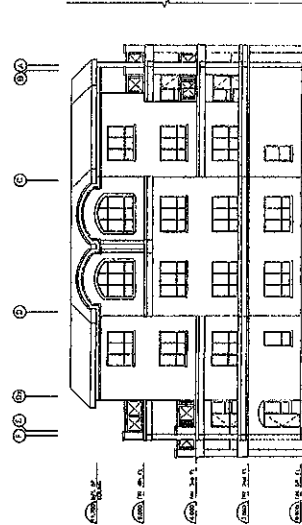
1 SOUTH ELEVATION WOODBRIDGE AVE.
SCALE = 1/125



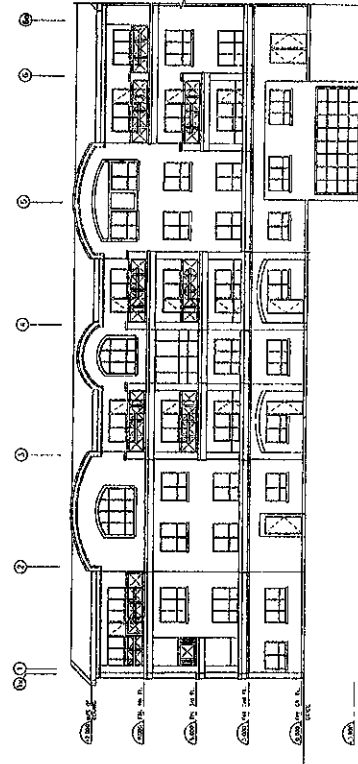
2 SOUTH-EAST ELEVATION ALONG WOODBRIDGE AVE.
SCALE = 1/125



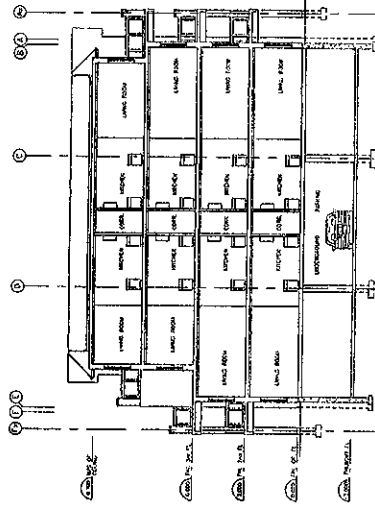
3 EAST ELEVATION ALONG CLARENCE STREET
SCALE = 1/125



4 NORTH ELEVATION
SCALE = 1/125



5 WEST ELEVATION
SCALE = 1/125



6 CROSS SECTION
SCALE = 1/125

ATTACHMENT '3' ELEVATIONS

FILE #:
DA-02.057
Z-95.014

REPORT #:
LOCATION:
LOT 7, CONCESSION 7

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
SIGNATURE ONE INC.

DATE: FEB 18, 2003
SCALE: NOT TO SCALE