

**4. OFFICIAL PLAN AMENDMENT FILE OP.06.009
ZONING BY-LAW AMENDMENT FILE Z.06.023
1504546 ONTARIO LIMITED**

P.2006.29

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.009 and Z.06.023 (1504546 Ontario Limited) 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.

Purpose

The Owner has submitted the following applications to amend the Official Plan and Zoning By-law on the subject lands shown on Attachment #1, specifically to:

1. Amend OPA #240 (Woodbridge Community Plan), as amended by OPA #440 (Woodbridge Core Plan) by:
 - i) increasing the permitted net residential density on the subject lands from 99 uph to 418 uph, thereby increasing the total maximum number of residential apartment units permitted by the Official Plan from 30 units to 128 units; and,
 - ii) increasing the maximum permitted height under the Official Plan from 6-storeys to 7-storeys with an additional penthouse level.
2. Amend Zoning By-law 1-88 to rezone the subject lands from C1 Restricted Commercial Zone to RA2 Apartment Residential Zone, with the following zoning exceptions:
 - a) permit a minimum rear yard and front yard setbacks of 0.75m and 0m, respectively, whereas 7.5m is required;
 - b) permit a minimum interior side yard setback of 0m along the westerly lot line and 2.9m for the easterly lot line, whereas 13m is required;
 - c) permit a minimum lot area of 23.9m²/unit to facilitate a maximum of 128 residential apartment units; and,
 - d) permit a minimum of 144 parking spaces, whereas 224 spaces are required.

The applications will facilitate the development of the subject lands with a 7-storey (plus penthouse level) residential condominium building with 128 units as shown on Attachments #2, #3 and #4.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the south side of Woodbridge Avenue, west of Islington Avenue, being Part of Parcel A on Registered Plan 449 (75 and 83 Woodbridge Avenue), in Part of Lot 7, Concession 7, City of Vaughan. The 0.3063 ha parcel represents the

assembly of two commercial lots with 34m road frontage and access along Woodbridge Avenue. The property is currently developed with two, 2-storey buildings, both of which are vacant and planned for demolition.

The subject lands are designated "High Density Residential" by OPA #240 (Woodbridge Community Plan), as amended by OPA #440 (Woodbridge Core Plan) and zoned C1 Restricted Commercial Zone by By-law 1-88. The subject lands are also located within a "Special Policy Area", as identified by OPA #440. The surrounding land uses are:

- North - Woodbridge Avenue; existing dwellings, future 5-storey condominium development (C4 Neighbourhood Commercial Zone)
- South - open space valley (OS1 Open Space Conservation Zone and M1 Restricted Industrial Zone)
- East - existing 6-storey residential condominium building (RA1 Residential Apartment Zone) and walkway (OS2 Open Space Park Zone)
- West - existing commercial buildings (C1 Restricted Commercial Zone)

On March 24, 2006, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the Woodbridge Core Ratepayers Association. The Friends of the Village Group, and to individuals requesting notification. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

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

- i) the applications will be reviewed in the context of the Provincial Policy Statement, and Regional and City Official Plan policies;
- ii) the applications will be reviewed in the context of the approved and existing land uses in the surrounding area, with particular consideration given to the appropriateness and compatibility of the proposed increase in density and building height, development in accordance with the Special Policy Area policies, and site design and built form, including consideration of the appropriate amenity area, zoning standards, site access and parking;
- iii) co-ordination of future development with the adjacent easterly and westerly lands will be reviewed (i.e. road, laneway and pedestrian connections);
- iv) the applications will be reviewed in the context of the Woodbridge Core Design Guidelines;
- v) on February 13, 2006, Council resolved that all future official plan amendments, include a minimum 10m ecological buffer, outside of the development lot or block, adjoining a valley and stream corridor, the appropriate buffer to be provided to the satisfaction of the City and the Toronto and Region Conservation Authority;
- vi) the availability of water and sanitary servicing capacity must be identified and allocated by Council, if approved; and,
- vii) the necessary studies in support of the applications are required, including for traffic and parking, noise, and environmental reports.

Relationship to Vaughan Vision 2007

The applicability of these applications to the Vaughan Vision will be determined 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 applications to implement permitted high density residential development as identified in the Official Plan will be reviewed in the context of the applicable Provincial, Regional and City policies, and with respect to the appropriateness and compatibility of the proposed development, in light of the increase in density and height, and in consideration of the site design and built form, and existing and approved land uses in the surrounding area.

Attachments

1. Location Map
2. Proposed Site Plan
3. Proposed North and West Elevations
4. Proposed South and East Elevations

Report prepared by:

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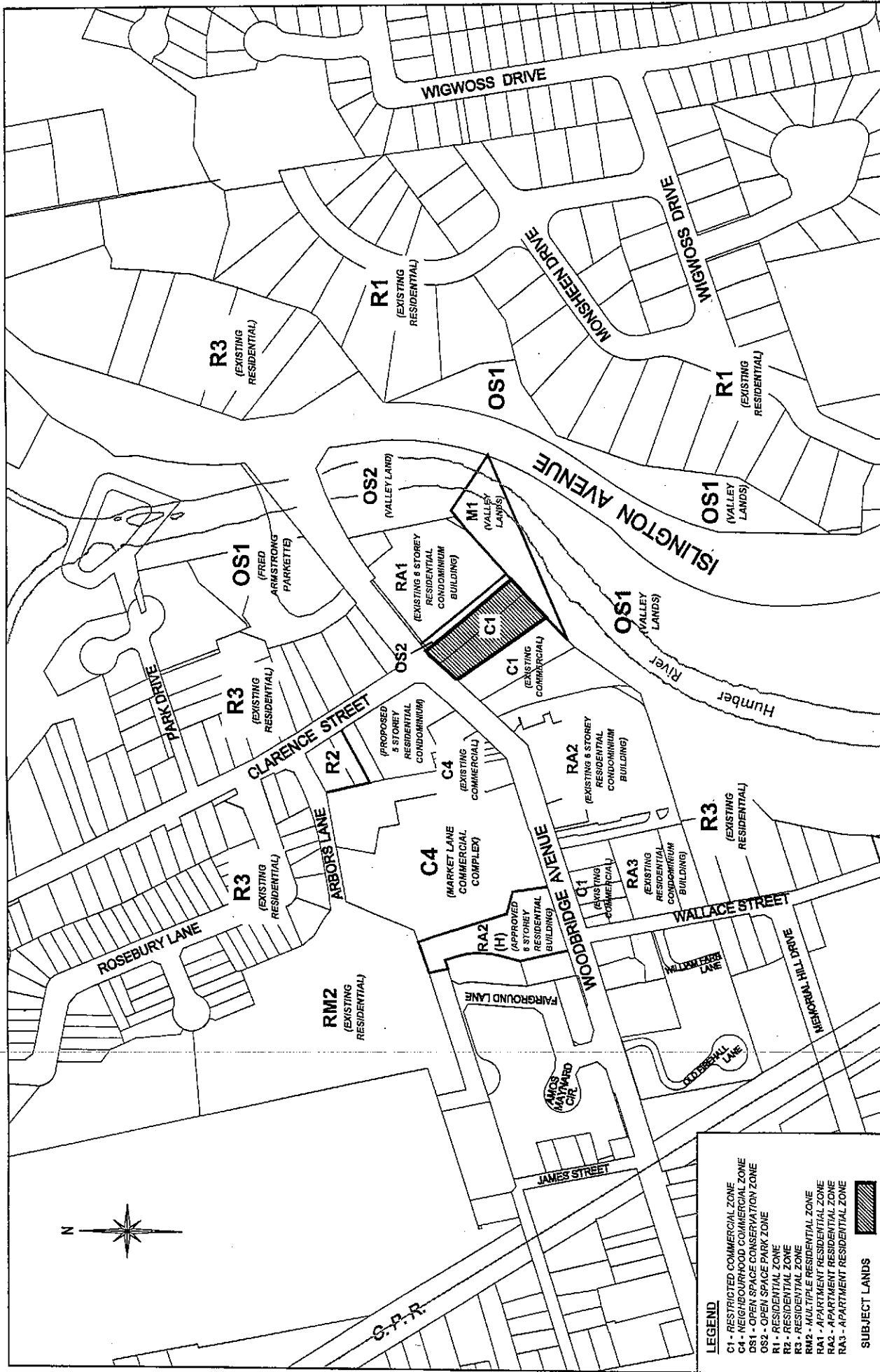
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



LEGEND

- C1 - RESTRICTED COMMERCIAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- R1 - RESIDENTIAL ZONE
- R2 - RESIDENTIAL ZONE
- RM2 - MULTIPLE RESIDENTIAL ZONE
- RA1 - APARTMENT RESIDENTIAL ZONE
- RA2 - APARTMENT RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE

SUBJECT LANDS

Location Map

Part of Lot 7,
Concession 7
APPLICANT:
1504546 ONTARIO INC.

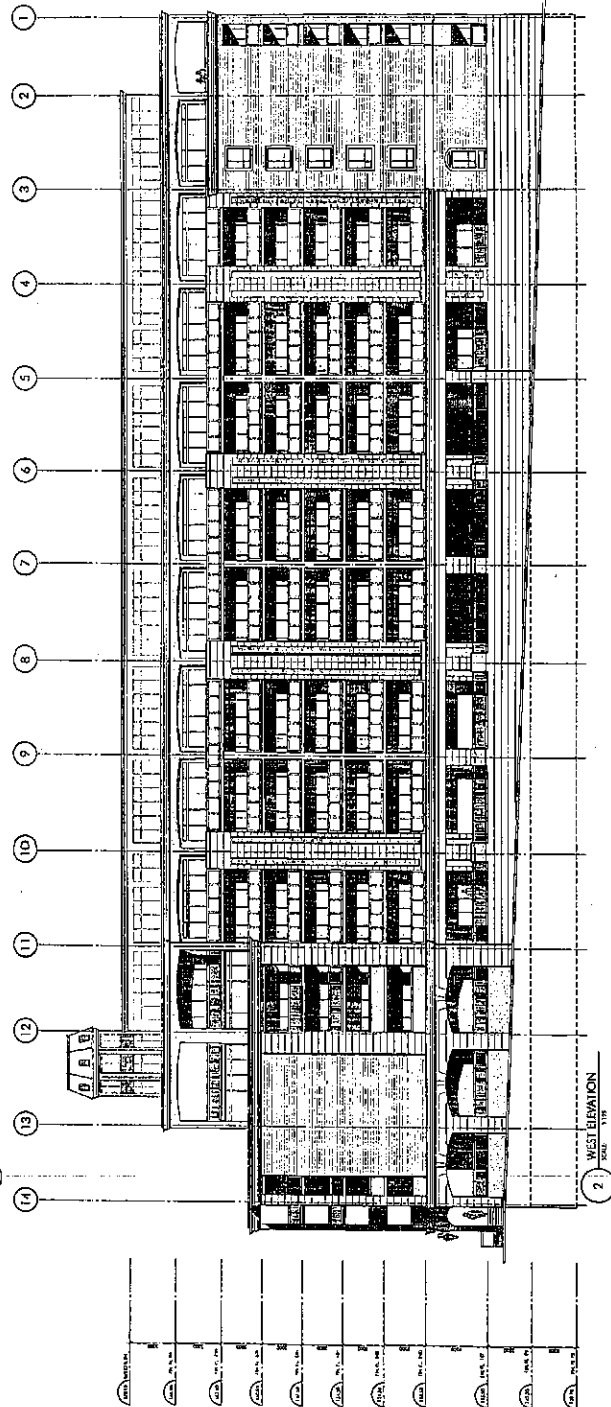
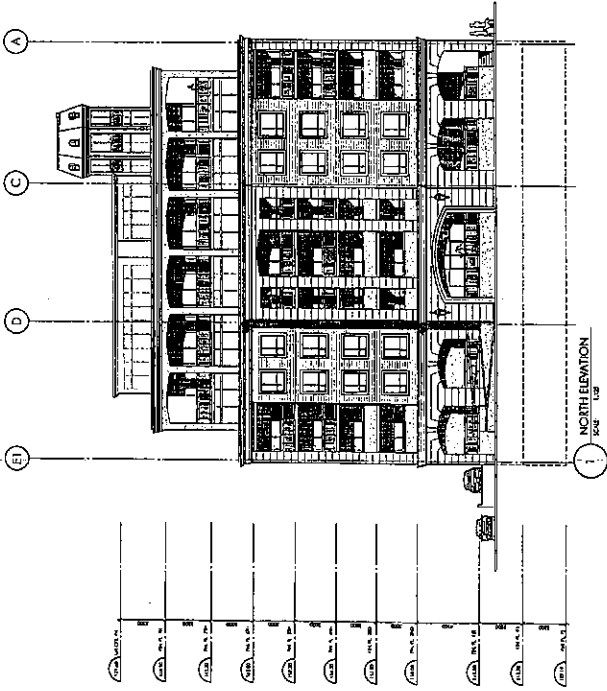
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Attachment 1

FILE No.'s:
OP.06.009 & Z.06.023
Not to Scale
March 20, 2006



Not to Scale

Proposed North & West Elevations

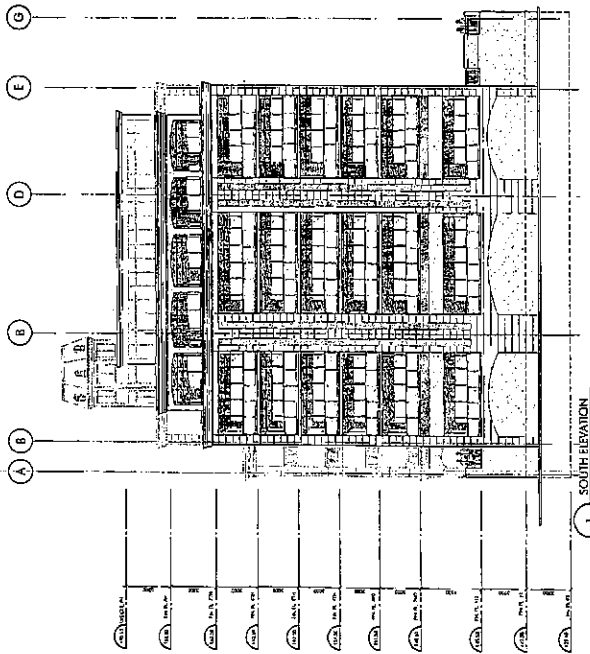
APPLICANT:
1504546 ONTARIO INC.
Part of Lot 7
Concession 7

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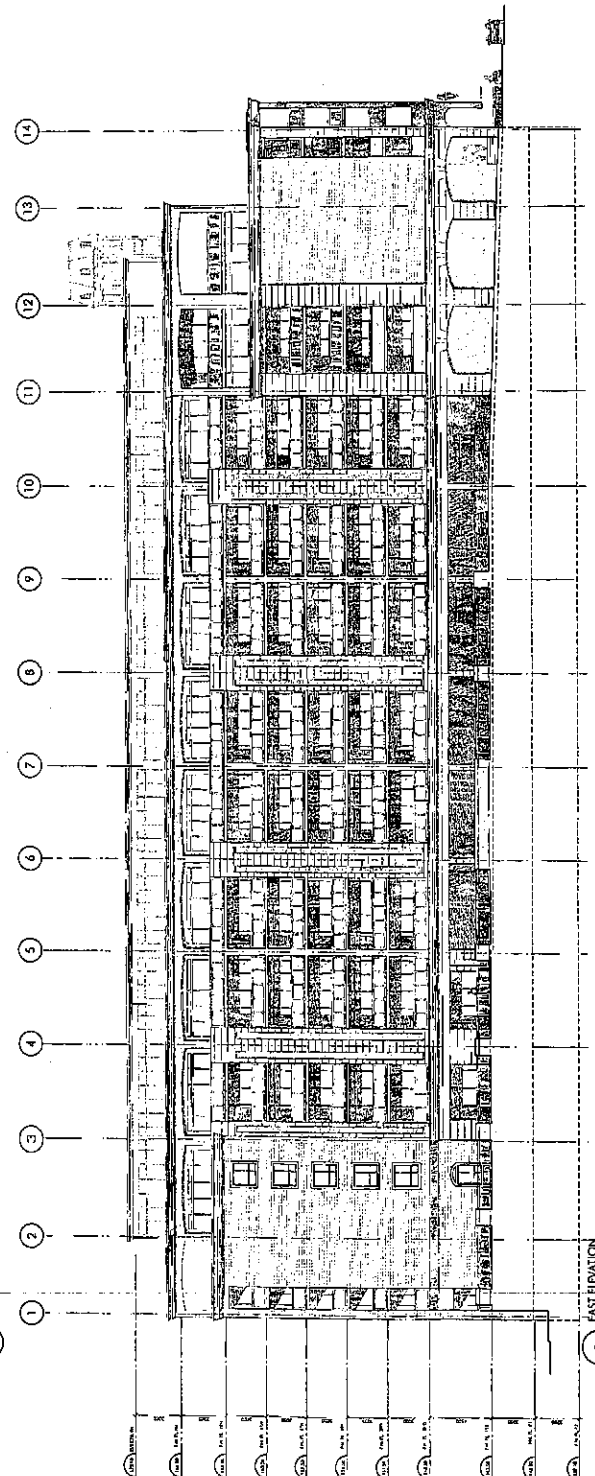


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Attachment 3
FILE No.'s:
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Not to Scale
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1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

Not to Scale

Proposed South & East Elevations

APPLICANT:
1504546 ONTARIO INC.
Part of Lot 7,
Concession 7

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Attachment 4

FILE No.'s:
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