

**3.      OFFICIAL PLAN AMENDMENT FILE OP.06.021  
         ZONING BY-LAW AMENDMENT FILE Z.05.018  
         WOODRIDGE GATES INC.**

**P.2006.56**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.021 and Z.05.018 (Woodbridge Gates 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.

**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 site-specific Official Plan Amendments (OPAs) #615 and #627 to:
  - i)      increase the maximum number of residential apartment units permitted by the Official Plan from 185 to 215 residential units; and,
  - ii)     increase the maximum building height from 4 to 6-storeys for a portion of the building in the manner shown on Attachment #2.
  
2.      Amend Zoning By-law 1-88 to:
  - i)      rezone the subject lands from R3 Residential Zone, RM2 Apartment Residential Zone and C1 Restricted Commercial Zone and subject to Exceptions 9(990) and 9(1127) to RA2 Apartment Residential Zone;
  - ii)     increase the maximum building height for a portion of the building from 4 to 6-storeys and the overall unit count from 185 to 215 residential units;
  - iii)    provide for the necessary zoning exceptions to implement the site development application; and
  - iv)    permit a minimum of 368 parking spaces, whereas the by-law requires 468 spaces for the entire development including ground floor commercial uses.

The applications will facilitate the development of the subject lands with a tiered 4, 5 and 6-storey residential condominium building comprised of 215 units and 1,670.30sq.m of ground floor commercial uses and served by 368 parking spaces as shown on Attachment #2.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 represents an assembly of 7 properties into one 0.75ha development block for the purpose of facilitating the proposed mixed use development. The subject lands 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 subject lands were initially intended to be developed in two separate phases, and are subject to approved Official Plan Amendments #615 and #627, and an approved Zoning Amendment Application (File Z.04.028) for Phase One only, as shown on Attachment #1. The current approvals permit the subject lands to be developed with a 4 and 6 storey building on the Phase One and Two portions of the subject lands respectively, and with a combined total of 185 units.

The Owner has proposed a revision to the intended development plan including the building configuration and height and the proposed number of units for the entirety of the subject lands, and is intending to implement the proposed changes through one comprehensive amendment to the Official Plan and Zoning By-law, respectively, and a single Site Development Application. The revised proposal includes a building ranging between 4 to 6-storeys with 215 units as shown on Attachment #2.

The subject lands are designated "Mixed Use Commercial" by OPA #240 (Woodbridge Community Plan), as amended by OPA's #615 and #627, and currently zoned C1 Restricted Commercial Zone, RM2 Multiple Residential Zone and R3 Residential Zone, subject to Exceptions 9(990) and 9(1127). The surrounding land uses are:

- North - Woodbridge Avenue; commercial building (C1 Restricted Commercial Zone)
- South - existing single detached dwellings (R3 Residential Zone)
- East - seniors building (RM1 Residential Multiple Dwelling Zone)
- West - Kipling Avenue; existing detached dwellings converted to commercial and home occupation uses (C3 Local Commercial Zone and R3 Residential Zone)

On August 12, 2006, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the Kipling Avenue Ratepayers Association and the Friends of the Village Group. 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 applications, 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 to ensure an appropriate level of development; OPAs #615 and #627 include specific development policies with respect to use, tiered building height, and maximum of 185 residential condominium units that can be developed on the subject lands; the application will be reviewed in the context of these Amendments;
- 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 the number of units and building height, site design and built form, including consideration of the appropriate amenity area, zoning standards, site access and parking;
- iii) the subject lands are identified as the westerly Gateway to the Woodbridge Historic Commercial centre and requires special massing and design features, co-ordinated driveways, access and parking areas; the revised proposal will be reviewed in the context of the Woodbridge Core Design Guidelines;

- iv) a Site Development Application (File DA.04.050) was submitted in support of the Official Plan and Zoning By-law Amendment applications, and will be reviewed to ensure a high quality development is maintained;
- v) any zoning exceptions that are required to implement the site plan will be identified and evaluated in the technical report and implemented through the related zoning by-law amendment application (File Z.05.018);
- vi) the subject lands have been reserved water and sewer allocation for 185 residential units; the availability of additional water and sanitary servicing capacity for the additional 30 units must be identified and allocated by Council, if approved;
- vii) the mixed use commercial and residential development is proposed to be served by 368 parking spaces, whereas the by-law requires 476 spaces; the development will be reviewed for parking adequacy; and,
- viii) the necessary studies in support of the applications are required, including traffic and parking, noise, sun shadow study 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 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 the existing and approved land uses in the surrounding area.

#### **Attachments**

1. Location Map (Phases 1 and 2)
2. Site Plan
3. Landscape Plan
4. North and South Elevations
5. East and West Elevations

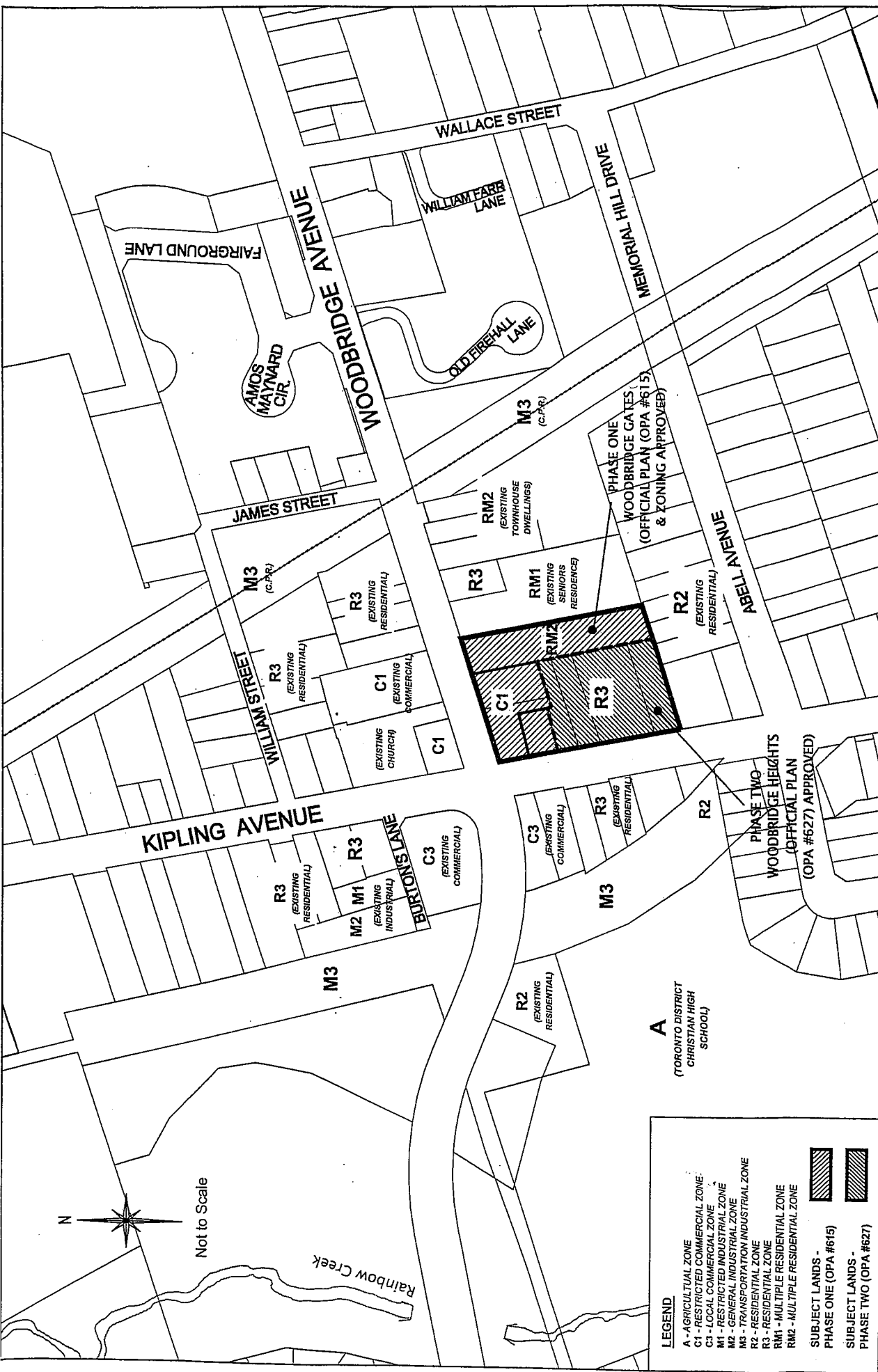
#### **Report prepared by:**

Eugene Fera, Planner, ext. 8064  
Mauro Peverini, Senior Planner, ext. 8407  
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning  
/CM

MARCO RAMUNNO  
Director of Development Planning



# Attachment 1

FILE No.:  
 OP.06.021  
 RELATED FILES:  
 Z.04.028, Z.05.018  
 & DA.04.050  
 July 25, 2006

## City of Vaughan

Development Planning Department

## Location Map

Part of Lot 7,  
 Concession 7  
 APPLICANT:  
 WOODBRIDGE GATES INC.  
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**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

**SUBJECT LANDS -**

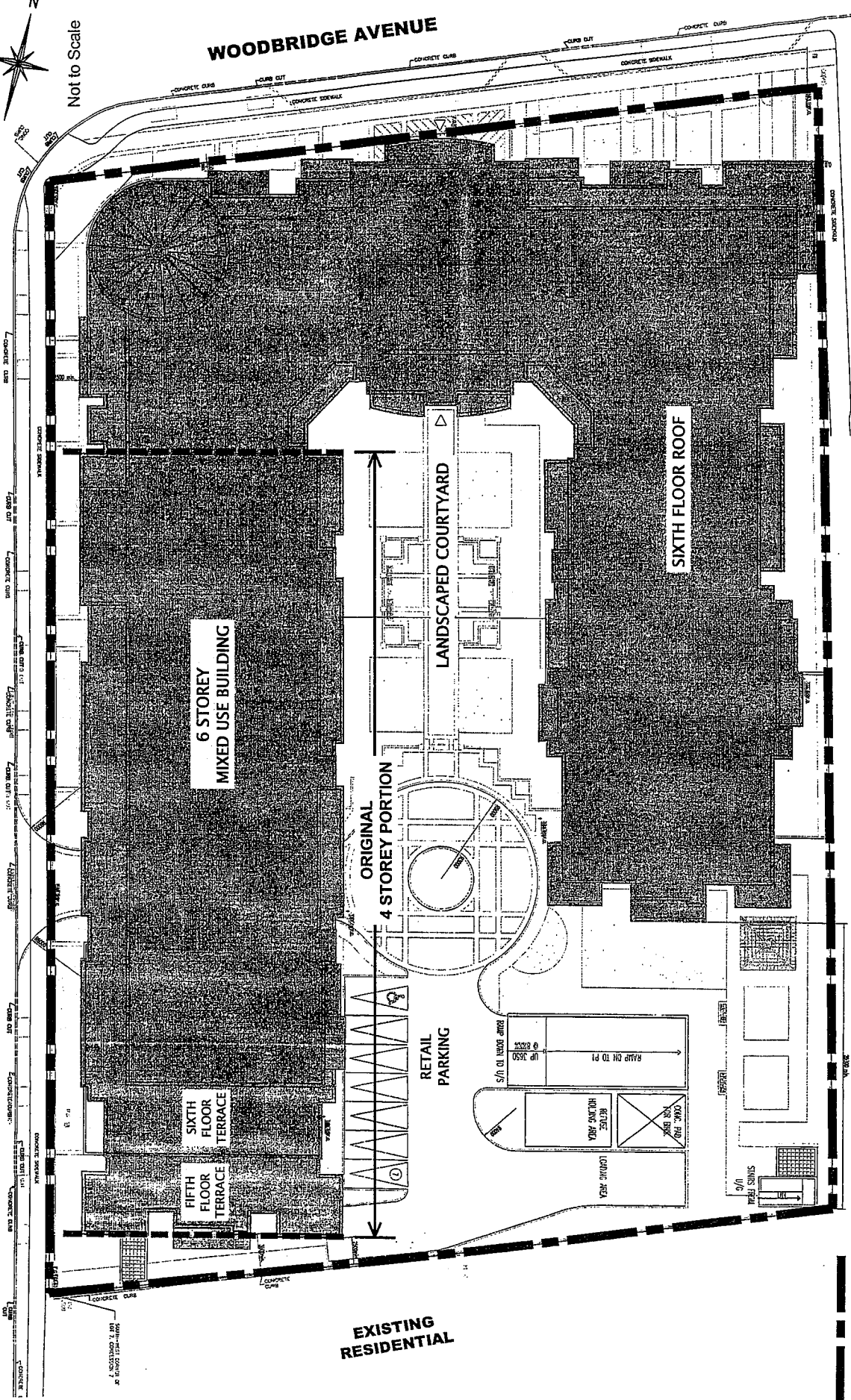
- PHASE ONE (OPA #615)
- PHASE TWO (OPA #627)

KIPLING AVENUE

WOODBIDGE AVENUE



Not to Scale



--- SUBJECT LANDS

# Site Plan

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



Development Planning Department

# Attachment 2

FILE No.:  
 OP.06.021  
 RELATED FILES:  
 Z.04.028, Z.05.018  
 & DA.04.050  
 July 26, 2006

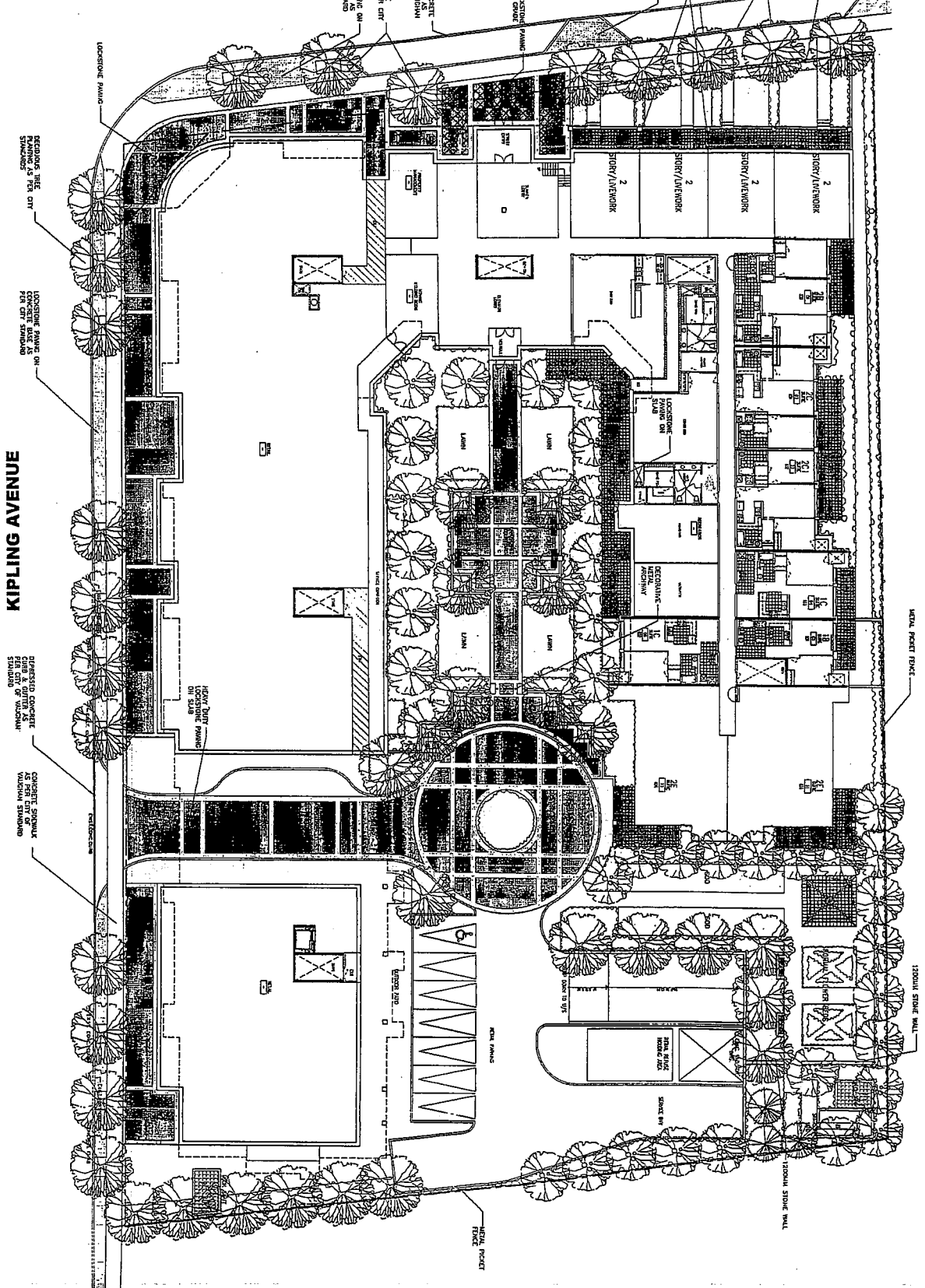
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Not to Scale

KIPLING AVENUE

WOODBIDGE AVENUE



# Landscape Plan

Part of Lot 7,  
Concession 7

APPLICANT:  
WOODBIDGE GATES INC.

NA\QFTA1 ATTACHMENTS\OP\pp.05.021

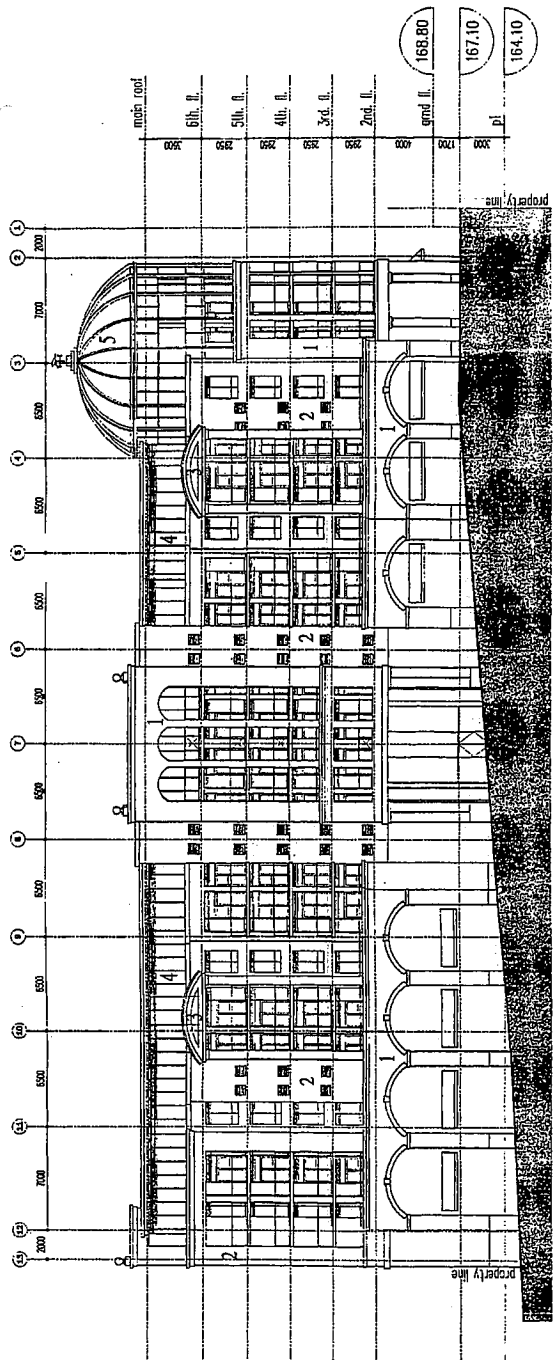
# City of Vaughan

Development Planning Department

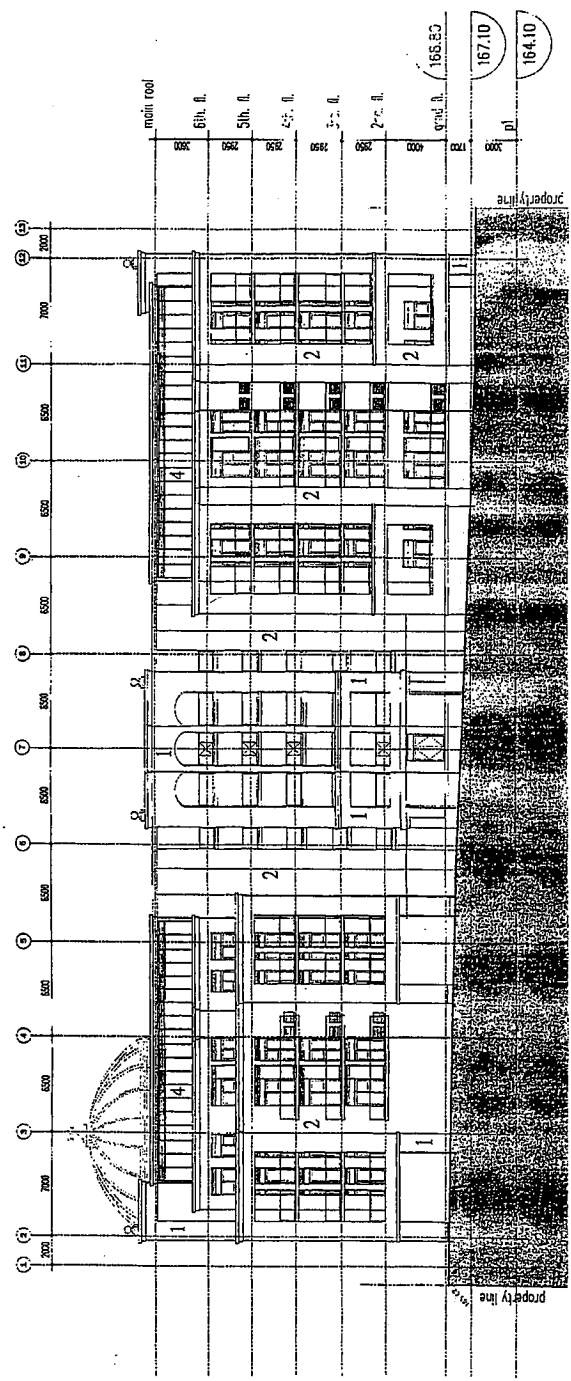
# Attachment

# 3

FILE No.:  
OP.06.021  
RELATED FILES:  
Z.04.028, Z.05.018  
& DA.04.050  
July 18, 2006



NORTH ELEVATIONS



SOUTH ELEVATIONS

Not to Scale

# North & South Elevations



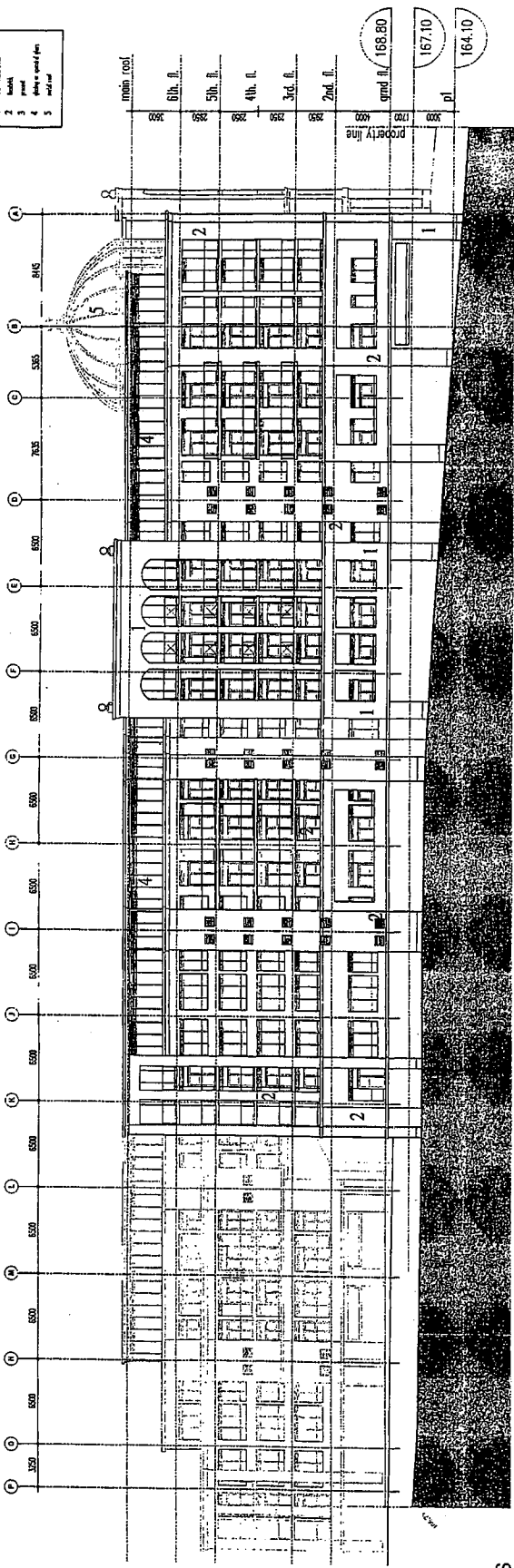
Development Planning Department

# Attachment 4

FILE No.:  
OP.06.021  
RELATED FILES:  
Z.04.028, Z.05.018  
& DA.04.050  
July 24, 2006

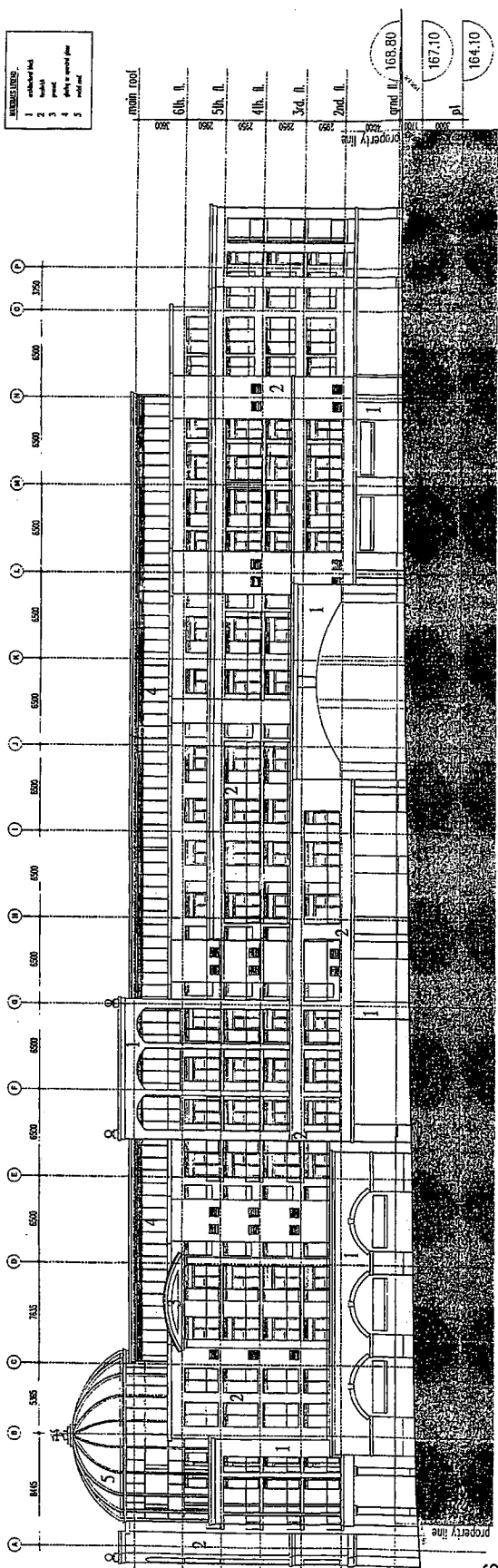
Part of Lot 7,  
Concession 7  
APPLICANT:  
WOODBIDGE GATES INC.  
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SYMBOLS:	
1	exterior wall
2	brick
3	wood
4	exterior window frame
5	roof line



EAST ELEVATIONS

SYMBOLS:	
1	exterior wall
2	brick
3	wood
4	exterior window frame
5	roof line



WEST ELEVATIONS

Not to Scale

# East & West Elevations

Part of Lot 7,  
Concession 7

APPLICANT:  
WOODBIDGE GATES INC.  
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Development Planning Department

**Attachment**  
**5**  
 FILE No.:  
 OP.06.021  
 RELATED FILES:  
 Z.04.028, Z.05.018  
 & DA.04.050  
 July 25, 2006