

**2. ZONING BY-LAW AMENDMENT FILE Z.06.079
MARKET LANE HOLDINGS LTD.**

P.2007.16

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.079 (Market Lane Holdings Ltd.) 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

N/A

Purpose

The Owner has submitted a Zoning By-law Amendment application on the subject lands shown on Attachment #1, specifically to amend By-law 1-88 to:

- i) rezone the subject lands from C4 Neighbourhood Commercial Zone and RA2 Apartment Residential Zone, to entirely RA2 Apartment Residential Zone to facilitate a proposed mixed use residential/commercial development;
- ii) add a drive-through use to be accessory to a permitted bank use in Building "G" as shown on Attachment #2 as a permitted use on the subject lands; and
- iii) provide for ground floor commercial uses and necessary zoning exceptions, to the RA2 Apartment Residential Zone as required to implement the proposed development.

The Zoning By-law Amendment Application will facilitate the future development of the subject lands with two, 4-storey mixed-use condominium buildings comprised of 102 residential units and 2437m² of ground floor commercial uses as shown on Attachment #2. The proposal represents Phase 2 to the Market Lane redevelopment scheme. The subject lands have a lot area of 1.6 ha and the mixed use development is proposed to be served by 148 residential parking spaces and 85 retail parking spaces in addition to the 166 parking spaces for the existing commercial complex. Phases One and Two will function as one complex as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 represent Phase Two of the Market Lane redevelopment scheme and are located on the north side of Woodbridge Avenue between Wallace Street and Clarence Street within the Market Lane commercial complex, being Part of Lots A, B and C on Registered Plan 1200, in Lot 7, Concession 7 (112, 116 and 124 Woodbridge Avenue), City of Vaughan.

The subject lands are designated "Mixed Use Commercial" by OPA #240 (Woodbridge Community Plan), as amended by OPA #440 (Woodbridge Core Policy) and are also subject to

the "Special Policy Area" (SPA) flood plain policies of the Official Plan. The subject lands are zoned RA2 Apartment Residential Zone and C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(348). The surrounding land uses are:

- North - Arbors Lane, existing condominium building (RM2 Multiple Residential Zone), existing residential homes (R3 Residential Zone)
- South - Woodbridge Avenue, existing commercial buildings (C1 Restricted Commercial Zone), existing condominium building (Terraces) (RA2 Apartment Residential Zone)
- East - existing commercial buildings, City parking lot, proposed 5-storey residential condominium building (Signature One) (C4 Neighbourhood Commercial Zone), existing residential (R2 Residential Zone)
- West - Woodbridge library (C4 Neighbourhood Commercial Zone), 6 storey residential condominium building under construction (Phase 1) (RA2 Apartment residential Zone), existing retail store (C4 Neighbourhood Commercial Zone), Fairground Lane, existing townhomes (RM2 Multiple Residential Zone)

On April 5 2007, 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 individuals requesting notification. As of April 16, 2007, no written comments have been received by the Development Planning Department. Any comments 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 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, Regional and City Official Plan policies, and the Woodbridge Core Historic Urban Design Guidelines;
- ii) the application 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 built form and site design, including consideration of the appropriate amenity/green area, impact on parkland dedication, density, zoning standards, and on-site vehicular and pedestrian circulation;
- iii) the plan is dependant on the City-owned lands (to the northeast) both for access and parking; the disposition of the City lands and/or the creation of the necessary easements must be determined prior to final approval of a site development application;
- iv) the subject zoning application, if approved, will require the submission of future site development and condominium applications to facilitate the mixed-use development;
- v) consideration will be given to the appropriateness of a drive-through use in the Woodbridge Historic Core, and the impact of this use in Building "G", specifically with regard to the overall on-site vehicular traffic and pedestrian circulation and potential vehicles queuing onto Woodbridge Avenue;
- vi) any site-specific zoning exceptions that are required to implement a future site plan will be identified and evaluated in the technical report; the applicant will also

need to identify the appropriate types of commercial uses that will occupy the ground floor of each building, and compatible with the residential apartments above:

- vii) a parking and traffic impact study will be required to be submitted in support of the application in order to determine parking adequacy for the proposed mixed-use development, and identify any associated traffic impacts and means for mitigation; noise and environmental reports will also be required;
- viii) the structures municipally known as 116 and 124 Woodbridge Avenue as shown on Attachment #2 are identified as heritage structures and the disposition of each will be determined through the development process and approved by the Cultural Services Department; all attempts to maintain, restore and incorporate these structures, specifically 124 Woodbridge Avenue (the Gilmour Hotel) should be considered by the applicant as recommended by the Vaughan Heritage Committee; the new structures should incorporate heritage architectural design features and colour schemes to maintain the heritage appearance of this portion of Woodbridge Avenue;
- ix) the lands are subject to the "Special Policy Area" (flood plain) policies of OPA #440 and the requirements of the Toronto and Region Conservation Authority; and
- xi) the availability of water and sanitary servicing capacity for the proposed 102 condominium units must be identified and allocated by Council, if approved.

Relationship to Vaughan Vision 2007

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

Regional Implications

N/A

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, 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 Official Plan policies and the Woodbridge Core Urban Design Guidelines, and with respect to the appropriateness and compatibility of the proposed development, in light of the existing and approved land uses in the surrounding area, including but not limited to, the abutting heritage structures and character of the Woodbridge Core.

Attachments

1. Location Map
2. Site Plan
3. Conceptual Elevations - Building "F"
4. Conceptual Elevations - Building "G"

Report prepared by:

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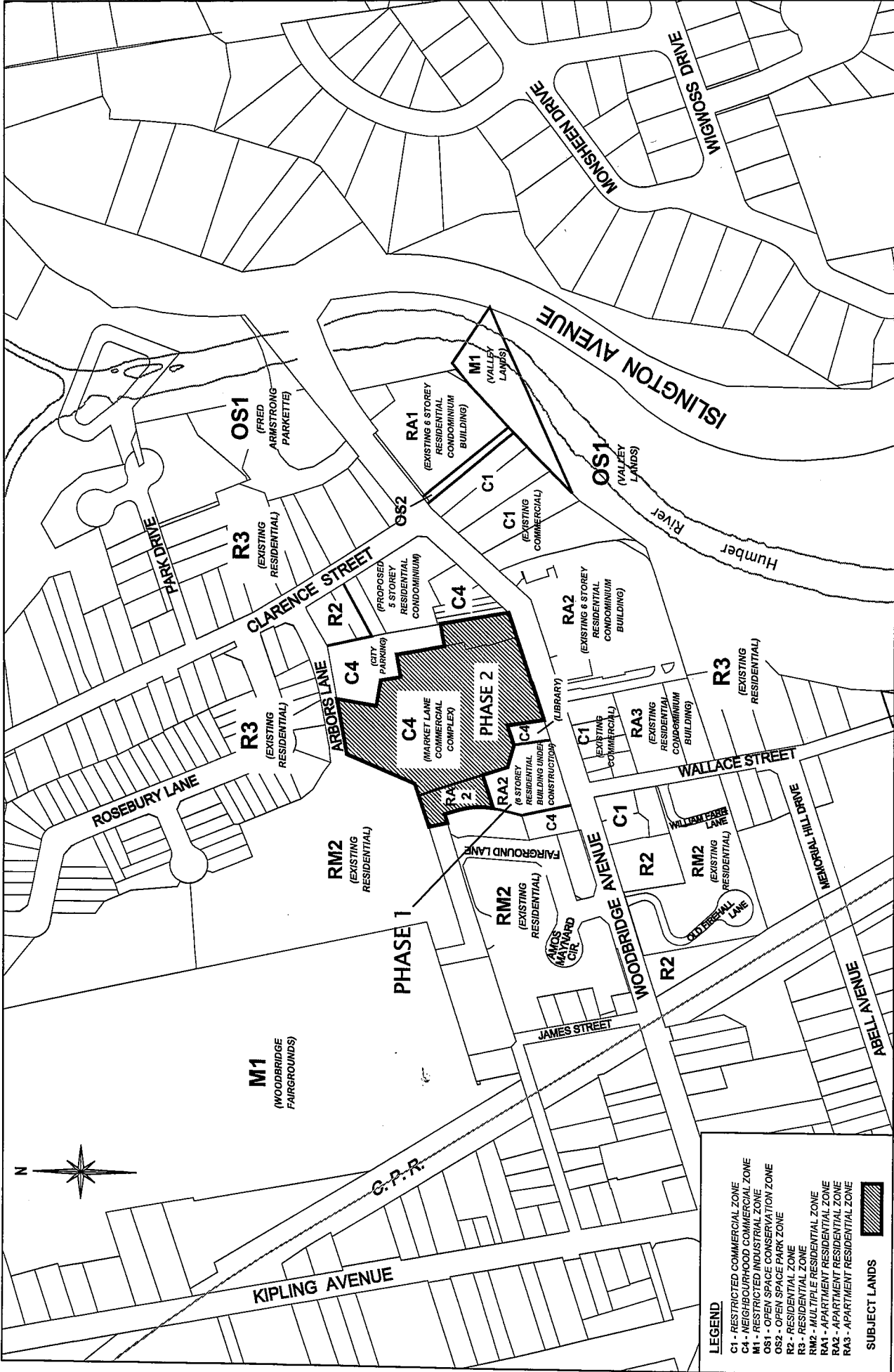
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Location Map

Part of Lot 7,
Concession 7
APPLICANT:
MARKET LANE HOLDINGS LTD.
N:\07\1 ATTACHMENTS\2.06.079



Development Planning Department

Attachment

FILE No.:
Z.06.079
Not to Scale
April 10, 2007



SUBJECT PHASE 2 LANDS
 (Note: Existing buildings to remain as commercial)

Not to Scale

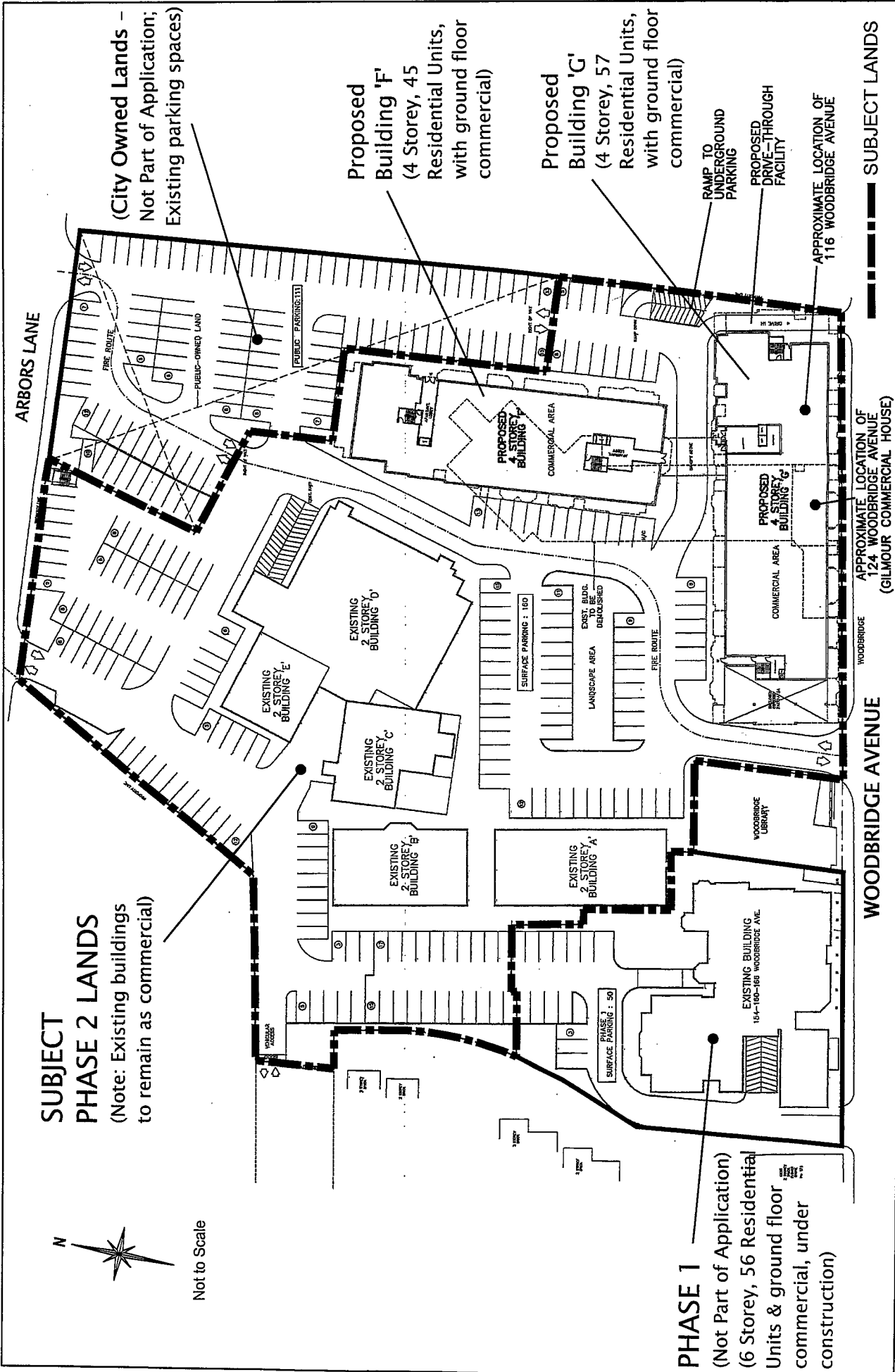


(City Owned Lands – Not Part of Application; Existing parking spaces)

Proposed Building 'F' (4 Storey, 45 Residential Units, with ground floor commercial)

Proposed Building 'G' (4 Storey, 57 Residential Units, with ground floor commercial)

PHASE 1
 (Not Part of Application)
 (6 Storey, 56 Residential Units & ground floor commercial, under construction)



--- SUBJECT LANDS

Site Plan

Part of Lot 7, Concession 7

APPLICANT:
 MARKET LANE HOLDINGS LTD.

HA.0574.1 ATTACHMENTS.V.1-06.079



The City Above Toronto

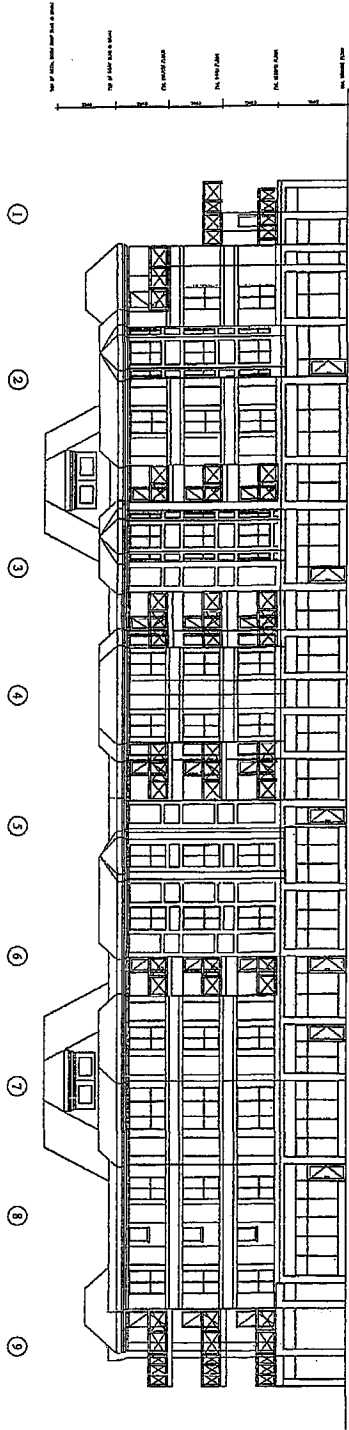
Development Planning Department

Attachment 2

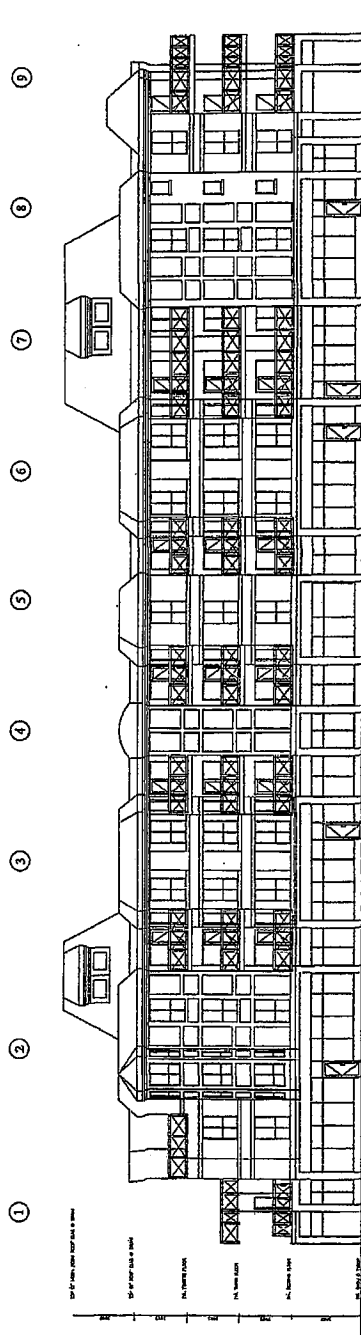
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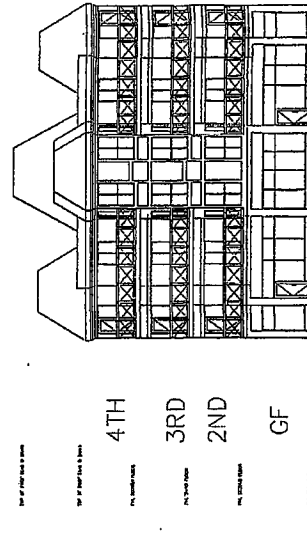
April 10, 2007



WEST ELEVATION



EAST ELEVATION



NORTH / SOUTH ELEVATION

Not to Scale

Conceptual Elevations - Building 'F'

APPLICANT: MARKET
LANE HOLDINGS LTD.
Part of Lot 7,
Concession 7

NA.0671 / ATTACHMENTS V.06.079

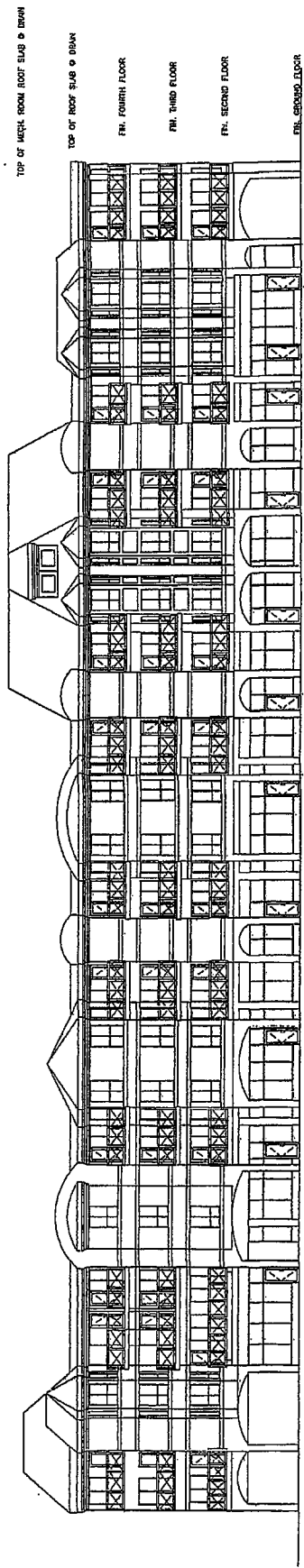


The City Above Toronto

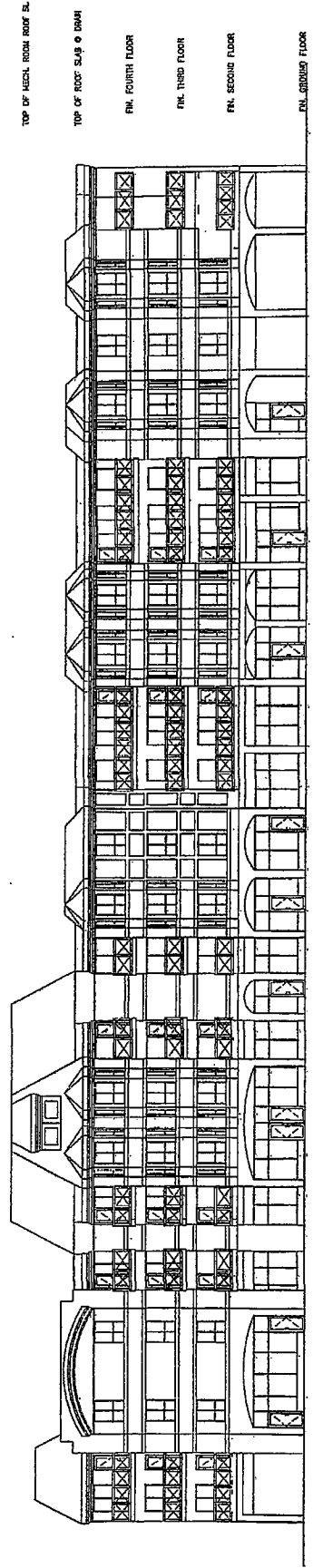
Development Planning Department

Attachment 3

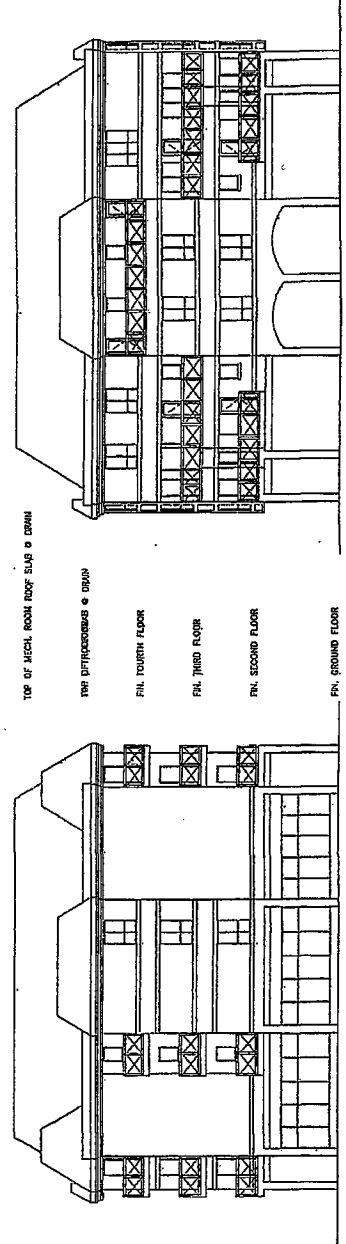
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April 10, 2007



SOUTH ELEVATION - WOODBRIDGE AVENUE



NORTH ELEVATION



EAST ELEVATION

WEST ELEVATION

Not to Scale

**Conceptual Elevations
- Building 'G'**

APPLICANT: MARKET
LANE HOLDINGS LTD.
Part of Lot 7,
Concession 7

NA-DFT-1 ATTACHMENTS V.2.06.079



Development Planning Department

**Attachment
4**

FILE No.:
Z.06.079

Not to Scale
April 10, 2007