

**2. ZONING BY-LAW AMENDMENT FILE Z.07.053
WOODSTREAM PLAZA INC.**

P.2008.2

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.07.053 (Woodstream Plaza 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.

Communications Plan

On December 21, 2007, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the West Woodbridge Homeowners Association. As of January 9, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted a Zoning By-law Amendment Application on the subject lands shown on Attachment #1, specifically to amend Zoning By-law 1-88 to rezone the subject lands from C2 General Commercial Zone to RA3 Apartment Residential Zone with the necessary zoning exceptions to facilitate the development of the subject lands with two 10-storey buildings having a total of 391 residential condominium apartment units and with ground floor commercial, retail and business and professional office uses, and 14 townhouse units, as shown on Attachment #2. The proposed development would be served by 588 parking spaces.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the southwest corner of Regional Road #7 and Woodstream Boulevard, being Part of Block 1 on Registered Plan 65M-2464 (12 and 24 Woodstream Boulevard), City of Vaughan. The 1.21 ha property is currently developed with two buildings, comprising a car dealership and a multi-unit commercial plaza. The site is currently integrated with the automotive complex to the immediate west, utilizing shared driveways, pedestrian walkways and parking areas.

The subject lands are designated "General Commercial" by OPA #240 (Woodbridge Community Plan), and also "Prestige Areas – Centres and Avenue Seven Corridor" by OPA #661 (Avenue Seven Land Use Futures Plan), the latter which has been adopted by Vaughan Council, but is awaiting Regional approval. The lands are zoned C2 General Commercial Zone by By-law 1-88, subject to Exception 9(463). The surrounding land uses are:

- North - Regional Road #7; existing low density residential (R4 Residential Zone)
- South - existing employment uses (EM2 General Employment Area Zone)
- East - Woodstream Boulevard; existing service commercial buildings (C7 Service Commercial Zone)
- West - existing automobile dealership campus (C2 General Commercial Zone)

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) on June 25, 2007, Council adopted OPA #661 (The Avenue Seven Land Use Study Futures Plan), which has the effect of redesignating the subject lands from "General Commercial" to "Prestige Areas – Centres and Avenue Seven Corridor", and permits a range of uses on the subject lands, including office, business, retail, institutional, civic and residential uses; properties that are generally located within 200 m of a designated "Transit Stop Centre", which in this case would be measured from the intersection of Highway #7 and Martin Grove Road, are permitted a maximum building height of 10-storeys or 32 m, whichever is less, and a maximum Floor Space Index (FSI) of 3.0; the proposed mixed use development is located approximately 200 m from the stated intersection and is 10-storeys and 32 m in height, with an FSI of 2.97, and conforms with the policies of OPA #661 as adopted; OPA #661 is awaiting approval from the Region of York; the proposal will be reviewed in the context of the development and urban design policies in OPA #661;
- ii) the proposal will be reviewed in the context of the Provincial Policy Statement, and applicable Regional and City Official Plan policies;
- iii) the proposal will be reviewed in the context of the approved and existing land uses in the surrounding area, with particular consideration given to site design and built form, including appropriate setbacks, site access, parking, and separation from existing uses;
- iv) the application, if approved, will require Site Development and Draft Plan of Condominium Applications to be submitted to facilitate the proposed development; the site plan will be reviewed in the context of providing for the future integration of development on the adjacent westerly parcel of land also subject to OPA #661, including potential pedestrian and vehicular connections, the provision of amenity areas and open space;
- v) any site-specific zoning exceptions that are required to implement the proposed site development, if approved, will be identified and evaluated in the technical report;
- vi) the availability of water and sanitary servicing capacity for the proposed residential units must be identified and allocated by Council, if approved; in the interim, the lands would be zoned with the addition of the Holding Symbol "(H)", if approved;
- vii) parking adequacy will be reviewed; traffic impact and parking studies will be required to be submitted and approved in support of the application;
- viii) a noise study is required to ensure that appropriate noise mitigation measures will be implemented into the proposed residential development; and,
- xi) the following additional studies may be required in support of the application: planning justification, environmental report, and urban design and architectural design guidelines.

Relationship to Vaughan Vision 2020

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

Regional Implications

OPA #661 (Avenue Seven Land Use Futures Plan) has been sent to the Region of York for approval. The subject zoning amendment application is consistent with the policies of OPA #661.

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 applicable Provincial, Regional and City policies, By-law 1-88 standards, and with respect to the appropriateness and compatibility of the proposed land use and development, in light of the existing and approved land uses in the surrounding area, and including, but not limited to, the proposed built form, site design, access, traffic, parking, and servicing.

Attachments

1. Location Map
2. Site Plan (Proposed)

Report prepared by:

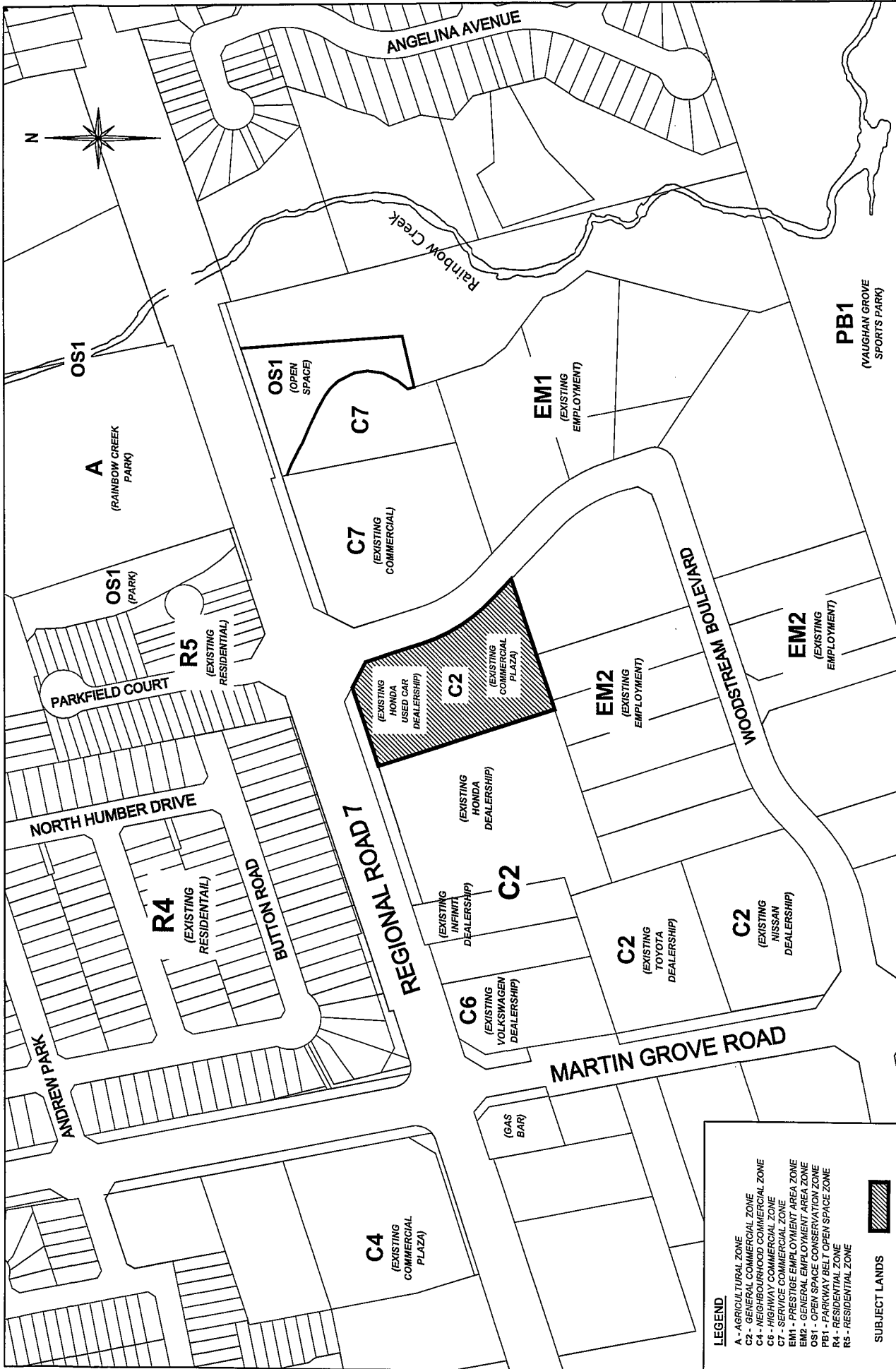
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Location Map

Part of Lot 5,
Concession 8

APPLICANT:
WOODSTREAM PLAZA INC.



The City Above Toronto

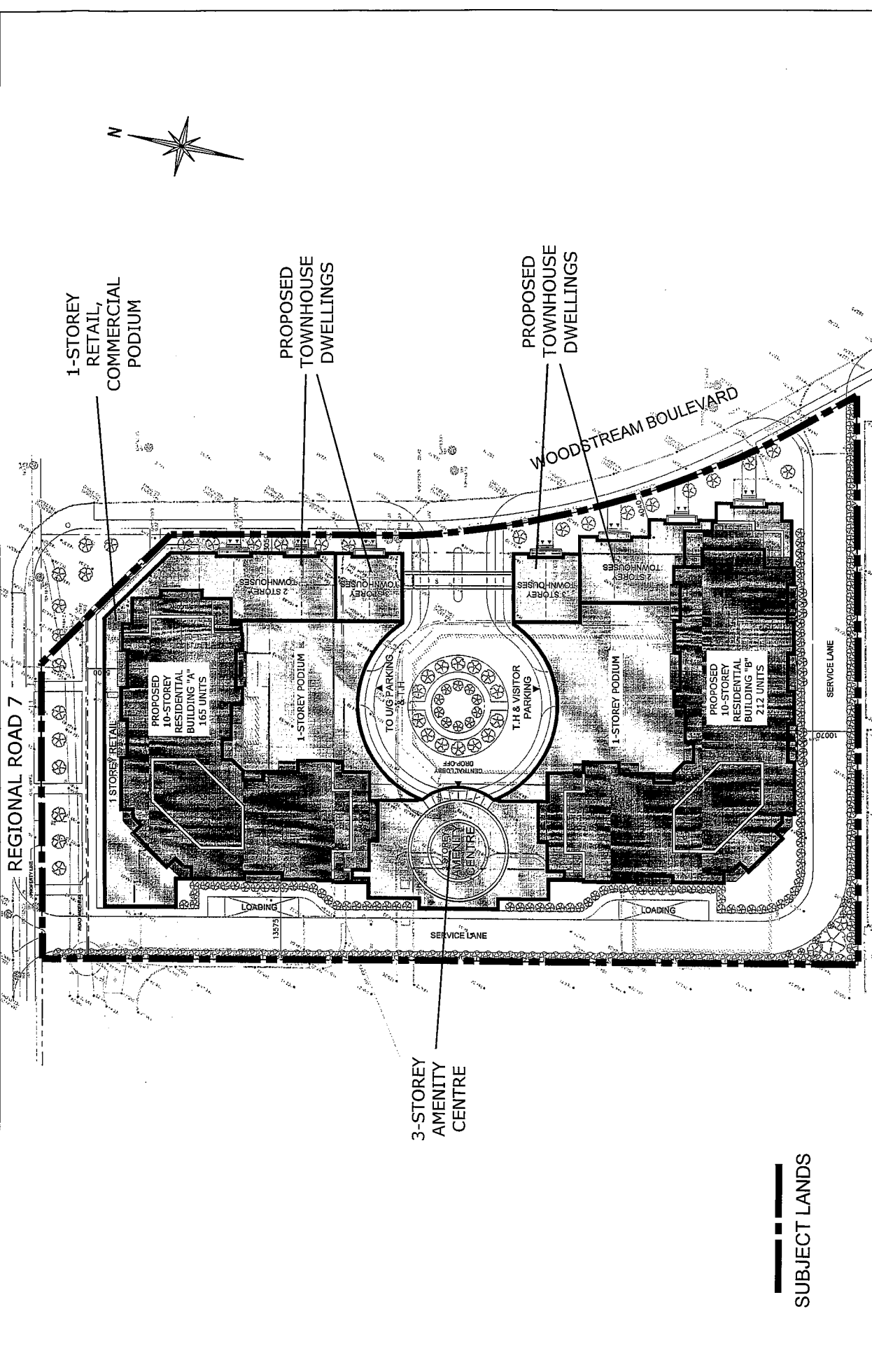
Development Planning Department

Attachment 1

FILE No.:
Z.07.053

Not to Scale

January 2008



Attachment 2

FILE No:
Z-07.053
Not to Scale
January 2008



Development Planning Department

Site Plan (Proposed)

Part of Lot 5,
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SUBJECT LANDS