

**2. OFFICIAL PLAN AMENDMENT FILE OP.11.003
 ZONING BY-LAW AMENDMENT FILE Z.11.009
 77 WOODSTREAM INC.
WARD 2**

P.2011.21

Recommendation

The Director of Development Planning recommends:

THAT the Public Hearing report for Files OP.11.003 and Z.11.009 (77 Woodstream 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.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: May 20, 2011
- b) Circulation Area: 150 m and West Woodbridge Homeowners' Association
- c) Comments Received as of June 7, 2011: None

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2:

- 1. Official Plan Amendment File OP.11.003, specifically to amend OPA #450 (Employment Area Plan) and OPA #240 (Woodbridge Community Plan) as follows:
 - i) redesignate the subject lands from "Employment Area General" (OPA #450, Employment Area Plan) to "High Density Residential" (OPA #240, Woodbridge Community Plan), with site-specific policies to implement the proposal; and,
 - ii) remove the subject lands from OPA #450 and add to OPA #240.

- 2. Zoning By-law Amendment File Z.11.009 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2, from EM1 Prestige Employment Area Zone to RA3 Apartment Residential Zone, with the following exceptions:

	By-law Standard	By-law 1-88, Requirements (RA3 Apartment Residential Zone)	Proposed Exceptions to By-law 1-88 (RA3 Apartment Residential Zone)
a.	Minimum Lot Area Per Unit	67 m ²	39 m ²

	By-law Standard	By-law 1-88, Requirements (RA3 Apartment Residential Zone)	Proposed Exceptions to By-law 1-88 (RA3 Apartment Residential Zone)
b.	Parking Spaces	1.5 spaces per dwelling unit, plus 0.25 for visitors (664 spaces) + Commercial uses – 1803 m ² @ 6 spaces/100 m ² (109 spaces) (Total 773 spaces)	1.05 spaces per dwelling unit and 0.25 for visitor (Total 493 spaces)
c.	Minimum Setback for Portions of the Building Below Grade	1.8m	0m
d.	Minimum Landscape Strip Width Abutting a Street Line (Woodstream Boulevard)	6.0m	5.0m
e.	Minimum Front Yard Setback (Woodstream Boulevard)	7.5m	5.0m
f.	Minimum Rear Yard Setback	7.5m	6.5m
g.	Minimum Interior Yard Setback	4.5m	0m
h.	Landscape Strip Around the Periphery of a Parking Area	3.0m	0m

The applicant has also requested to be exempt from Section 3.25 regarding the requirements for a Temporary Sales Office.

Other zoning exceptions may be identified through the detailed review of the application, and will be addressed in the technical report.

The applications would facilitate the subject lands with a mixed-use residential/commercial development (379 units), as shown on Attachments #3 - #10, consisting of the following:

- i) two, 10-storey residential buildings (270 total residential units);
- ii) three, 4-storey residential buildings (101 total residential units);

- iii) a 3-storey mixed-use podium connecting the two 10-storey residential buildings, containing approximately 1,803 m² devoted to commercial uses and 8 residential units; and,
- iii) 3 levels of underground parking.

The site is currently developed with a banquet hall (87 Woodstream Boulevard) and a related parking lot (77 Woodstream Boulevard). The existing banquet hall is proposed to remain in operation during the first phase of development (i.e. Blocks A and C – the most northerly 10 and 4 storey structures as shown on Attachment #3).

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ 77 and 87 Woodstream Boulevard, being Blocks 34, 35, 38 and Part of Block 39 on Plan 65M-2624 shown as “Subject Lands” on Attachments # 1 and #2, City of Vaughan.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “Employment Area General” by OPA #450 (Employment Area Plan). Residential uses are not permitted in the Employment Area designation. The application does not conform to OPA #450. ▪ The proposed “High Density Residential” designation in OPA #240 (Woodbridge Community Plan) permits a maximum density of 99 units per net hectare (147 units). Based on a site area of 1.48 ha, the proposed development has a density of 257 units per hectare (379 units) and does not conform to the Official Plan. ▪ “Mid-Rise Mixed Use” and “Natural Areas” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010, and is pending approval from the Region of York. The “Mid-Rise Mixed Use” designation permits a maximum density of 2.0 FSI and a maximum building height of 6 storeys. The proposal does not conform to the new Official Plan with a density of 2.5 FSI and height of 10 storeys.
Zoning	<ul style="list-style-type: none"> ▪ 77 and 87 Woodstream Boulevard are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, subject to Exceptions 9(463A) and 9(463), respectively. ▪ The current zoning of the property does not permit the proposed residential and commercial uses. An amendment to Zoning By-law 1-88 is required to facilitate the proposal.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachments #1 and 2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The applications will be reviewed in the context of the applicable Provincial policies, and Regional and City Official Plan policies. ▪ The subject lands are currently designated "Employment Area General" by OPA #450 (Employment Area Plan) and located within an employment area. The applicant is proposing to convert employment lands to non-employment uses. The Growth Plan for the Greater Golden Horseshoe (Places to Grow) permits the conversion of lands within an employment area only through a municipal comprehensive review. The VOP 2010 constitutes a municipal comprehensive review. Through this review, the subject lands were redesignated to "Mid-Rise Mixed-Use" with a maximum building height of 6 storeys and FSI of 2.0, which would permit the residential and commercial uses proposed by this application. ▪ The Development Planning Department will continue to process the applications, however, VOP 2010 must come into effect before Vaughan Council can make a decision on the applications in order that the proposal is not considered to be an employment land conversion. ▪ In 2009, Vaughan Council adopted Public Notification Policies that include the requirement for a new Public Hearing if an application has not been considered by the Committee of the Whole within two years of the Public Hearing. It is expected that the technical report will be completed within 2 years for the Committee's consideration.
b.	Appropriateness of Proposed Uses And Density	<ul style="list-style-type: none"> ▪ The appropriateness and compatibility of the proposed residential and commercial uses will be reviewed in the context of the site location, potential building form, and compatibility with the surrounding land uses. ▪ The appropriateness of the proposed Floor Space Index (FSI) and building height will be reviewed in the context of the structural framework established by the VOP 2010 to implement the Provincial and Regional policies.
c.	Conceptual Site Plan and Built Form	<ul style="list-style-type: none"> ▪ The proposed concept plan is shown on Attachment #4 and building elevations on Attachments #6 to #10 inclusive. The appropriateness of the proposed development standards required to implement this site plan will be reviewed. The development proposal will be reviewed to address, but not limited to, the following:

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ protection of the valleylands and appropriate buffers; ▪ the appropriate building height, density, built form and site design; ▪ on-site pedestrian movement, safety and comfort; ▪ on-site amenity area; ▪ achieving an attractive pedestrian streetscape and building design; ▪ pedestrian connections to the valley lands and public sidewalks; ▪ on-site vehicular circulation efficiency and safety; ▪ appropriate on-site circulation and site-servicing (i.e. snow removal and garbage pick-up); ▪ limiting excess paved areas; and, ▪ sustainable development features.
d.	Supporting Studies	<ul style="list-style-type: none"> ▪ The applicant has submitted supporting studies, including a planning justification study to determine and assess the impacts of introducing residential uses into an existing Employment Area. In addition, a traffic and parking impact study, a functional servicing study, and an urban design brief have been submitted in support of the applications that will be reviewed by the appropriate public agencies/departments. Review will also be given to determine if additional studies are required.
e.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.
f.	Phase 1 Environmental Report	<ul style="list-style-type: none"> ▪ The Phase 1 ESA (Environmental Site Assessment) submitted in support of the application must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
g.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The subject lands are situate within the TRCA screening area and abut lands that are zoned PB1 Parkway Belt Open Space Zone. Confirmation of the top-of-bank and the 10 m wide open space buffer, and the associated development limits for the lands must be reviewed and approved to the satisfaction of the TRCA and the City.

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the proposed residential units must be identified and allocated by Council.
i.	Phasing	<ul style="list-style-type: none"> ▪ The proposed phasing of the development, including the continued operation of the banquet hall, will be reviewed.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the applications 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Concept Plan
4. Site Plan
5. Statistics
6. Isometric Views
7. Podium and Blocks A & B East Elevations
8. Block A North & South Elevations
9. Block B North & South Elevations
10. Blocks C, D & E Elevations

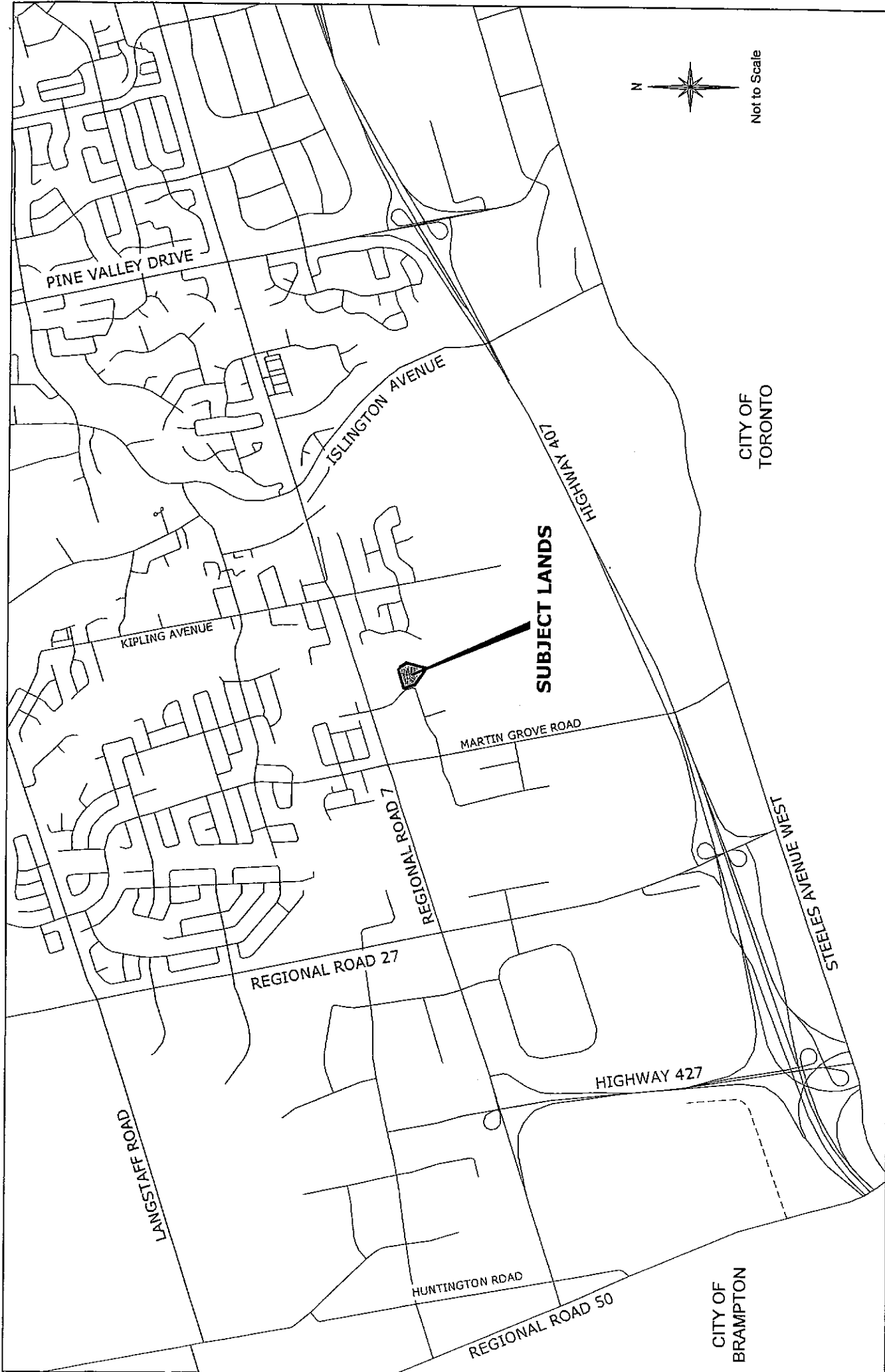
Report prepared by:

Clement Messere, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

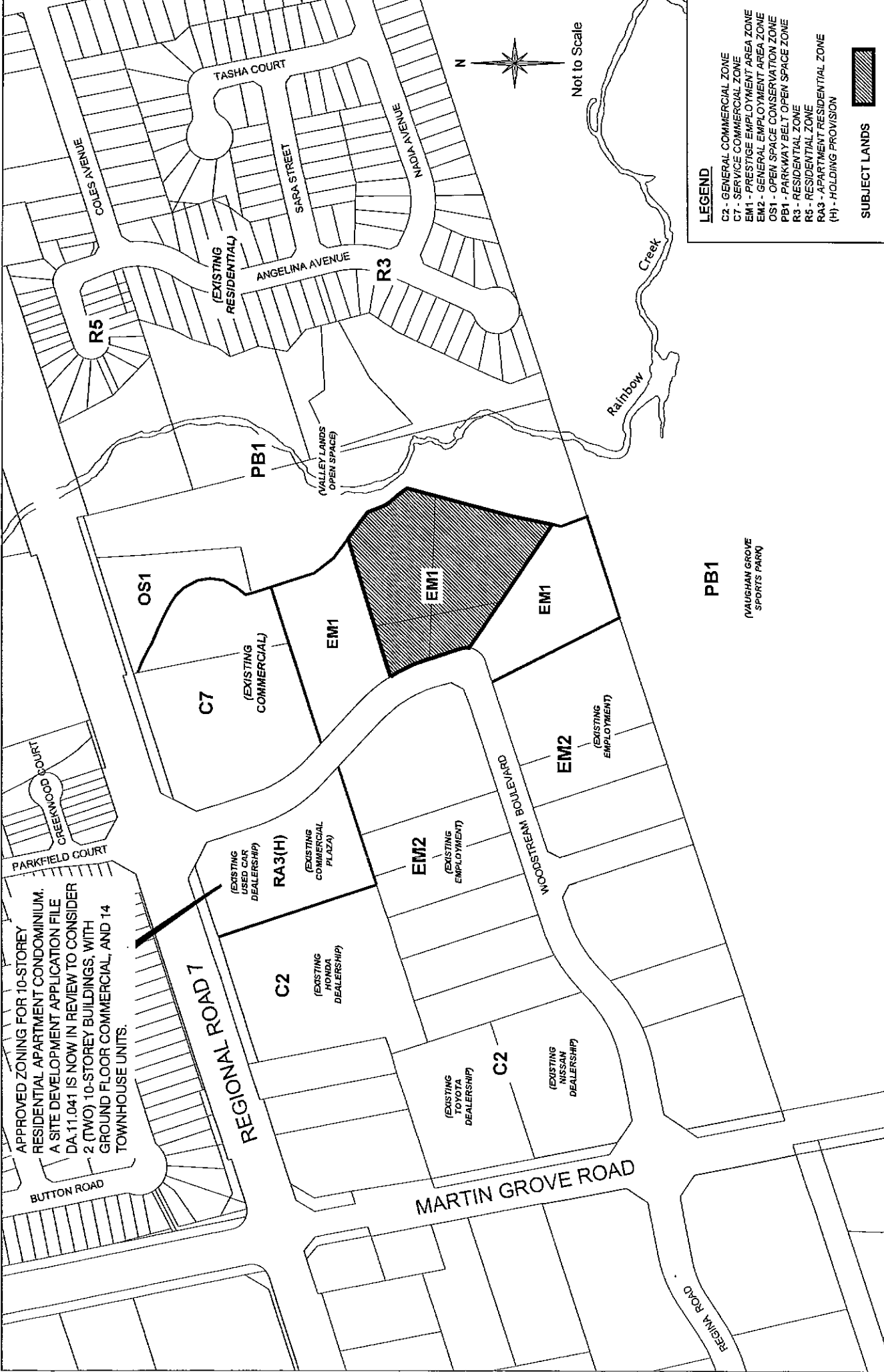
GRANT UYAYAMA
Director of Development Planning

/LG



CITY OF
 BRAMPTON

CITY OF
 TORONTO



APPROVED ZONING FOR 10-STORY RESIDENTIAL APARTMENT CONDOMINIUM. A SITE DEVELOPMENT APPLICATION FILE DA.11.041 IS NOW IN REVIEW TO CONSIDER 2 (TWO) 10-STORY BUILDINGS, WITH GROUND FLOOR COMMERCIAL, AND 14 TOWNHOUSE UNITS.

LEGEND

- C2 - GENERAL COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- PB1 - PARKWAY BELT OPEN SPACE ZONE
- R3 - RESIDENTIAL ZONE
- R5 - RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- (H) - HOLDING PROVISION

SUBJECT LANDS

Not to Scale



OFFICIAL PLAN AMENDMENT (File: OP.11.003)

- TO AMEND OPA #450 (EMPLOYMENT AREA PLAN) AND OPA #240 (WOODBIDGE COMMUNITY PLAN) AS FOLLOWS:
- REDESIGNATE THE SUBJECT LANDS FROM 'EMPLOYMENT AREA GENERAL' (OPA #450) TO 'HIGH DENSITY RESIDENTIAL' (OPA #240); AND,
 - REMOVE THE SUBJECT LANDS FROM OPA #450 AND ADD TO OPA #240.

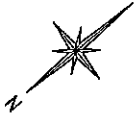
ZONING BY-LAW AMENDMENT (File: Z.11.009)

AMEND ZONING BY-LAW 1-88, TO REZONE THE SUBJECT LANDS FROM EM1 PRESTIGE EMPLOYMENT AREA ZONE, SUBJECT TO EXCEPTIONS 9(463) AND 9(463A) TO RA3 APARTMENT RESIDENTIAL ZONE.

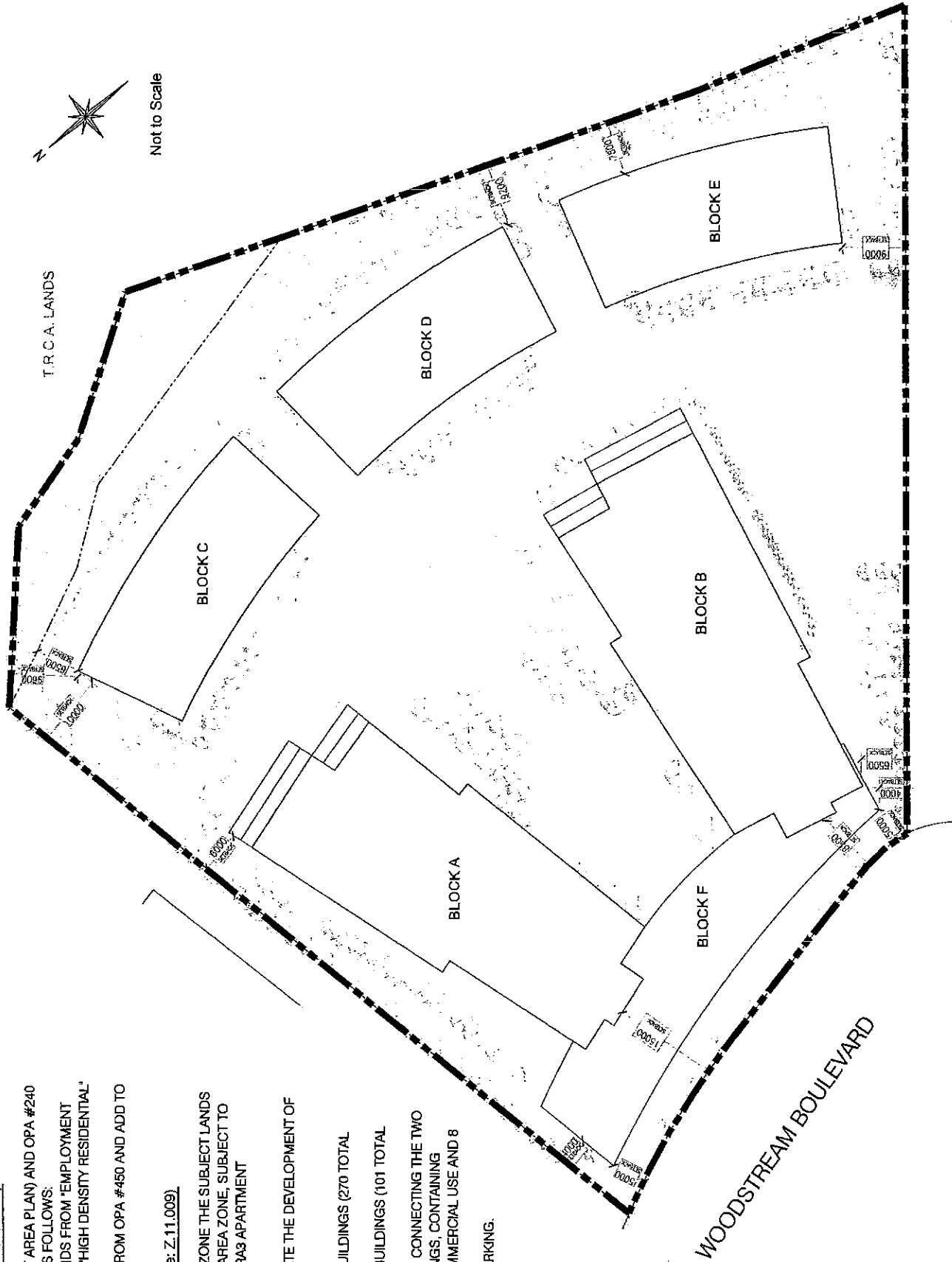
THE APPLICATIONS WOULD FACILITATE THE DEVELOPMENT OF THE SUBJECT LANDS WITH:

1. 379 RESIDENTIAL UNITS;
2. TWO 10-STORY RESIDENTIAL BUILDINGS (270 TOTAL RESIDENTIAL UNITS);
3. THREE 4-STORY RESIDENTIAL BUILDINGS (101 TOTAL RESIDENTIAL UNITS);
4. A 3-STORY MIXED-USE PODIUM CONNECTING THE TWO 10-STORY RESIDENTIAL BUILDINGS, CONTAINING APPROXIMATELY 1598m² OF COMMERCIAL USE AND 8 RESIDENTIAL UNITS; AND,
5. 3 LEVELS OF UNDERGROUND PARKING.

T.R.C.A. LANDS



Not to Scale



SUBJECT LANDS

Concept Plan

Part of Lot 5,
Concession 6
Applicant:
77 WOODSTREAM INC.
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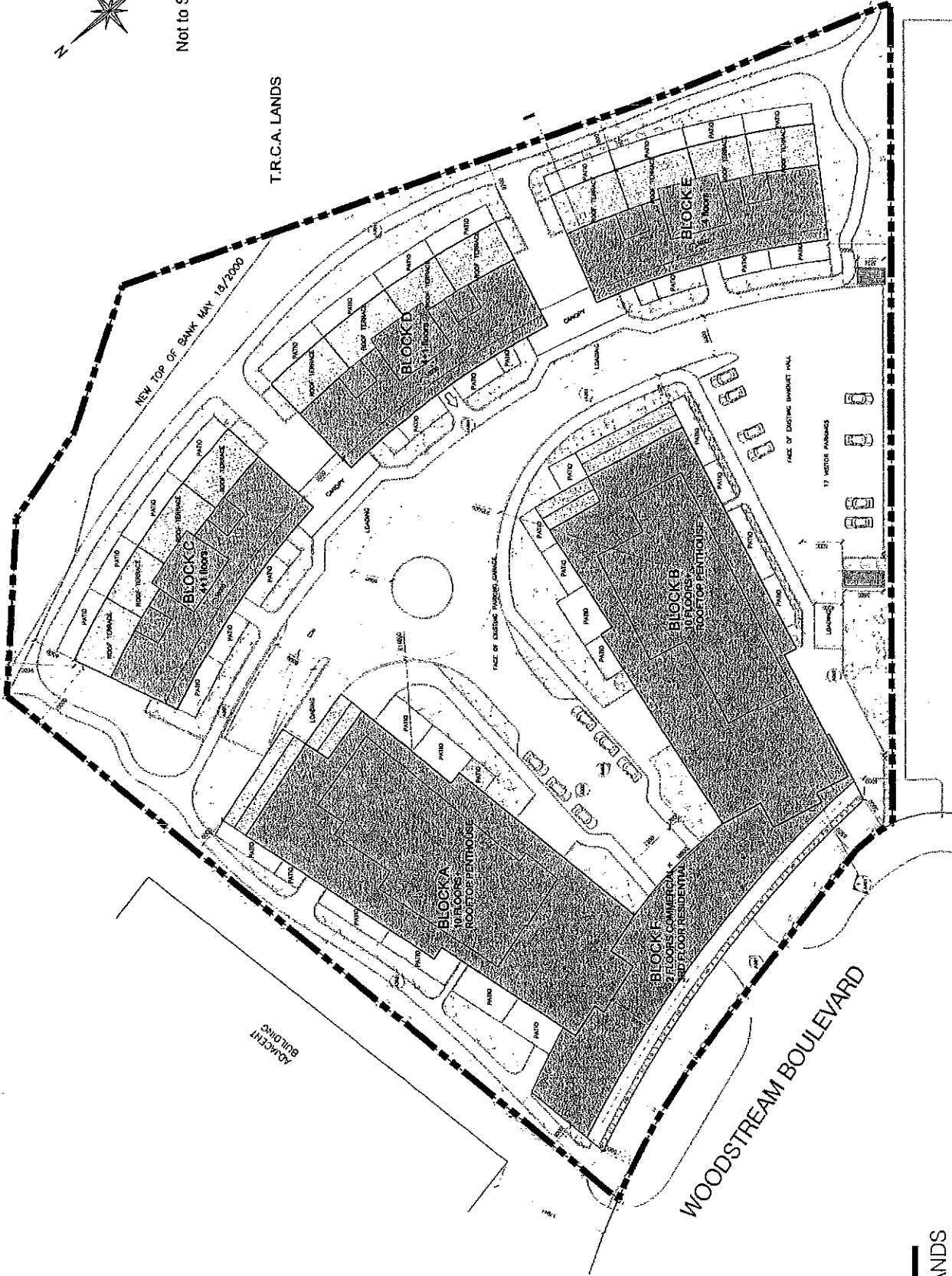
1 PATH TO COMMERCIAL CENTER
AND ST PETER'S SCHOOL



Not to Scale

T.R.C.A. LANDS

NEW TOP OF BANK MAY 19/2000



ROBERT BUILDING

WOODSTREAM BOULEVARD

TO VAUGHAN
GROVE SPORTS
PARK

SUBJECT LANDS

Site Plan

Part of Lot 5,
Concession 8

Applicant:
77 WOODSTREAM INC.

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Attachment

4

Files:
OP.11.003 & Z.11.009

Date:
April 15, 2011



Vista On The Green

77 Woodstream Boulevard
City of Vaughan

Zoning - Existing	EM - PRESTIGE EMPLOYMENT AREA
Zoning - Proposed	RA3 - APARTMENT DWELLINGS
Site Area	109409 Sq. M. (42608.08 Ha)
Frontage	342.6 m.

Existing Site Statistics

Banquet Hall	Sq. M.	2047
Ground	Sq. M.	601
2nd	Sq. M.	38174
Total	Sq. M.	39582
Existing Required Parking		248
On Grade		100
Below Grade		348
Total Parking		448
FBI		0.24
Height		45.00
Setbacks		23.91
East (TRCA land)		32.00
East (top of bank)		7.92
North (banquet hall)		67.78
North (parking structure)		0.00
South		32.00
Building Area		2047
Building Area Index		16.90%
Open Landscape Area		3178
Open Landscape Index		21.46%

Final Development Statistics Phases 1 and 2
Blocks A, B, C, D, E and F

Zoning	RA3 - APARTMENT DWELLING
Site Area	Sq. Ft. 105889 Sq. M. 14802.08 Ha 3.65
Total Units	Units/acre 255.92 Units/ha 641
Residential Area	Sq. Ft. 37970 Sq. M. 5000 Ha 1225
Commercial Area	Sq. Ft. 3320 Sq. M. 443 Ha 106
Total Gross Area	Sq. Ft. 38290 Sq. M. 5043 Ha 1231
Residential Parking at 1.3 spaces per unit	493
Commercial/Retail at 8 spaces per 100 sqm	105
Total Parking Required	601
Proposed Parking	
On Grade	17
Below Grade	584
Total Parking	601
Building Area	68330
Building Area Index	36.61%
Open Landscape Area	7168
Open Landscape Index	48.91%
Proposed Amenity Area	6365
Open Landscape and Terrace at Grade	2320
Balconies and Roof Terraces	600
Plaza, Entertainment Rooms and Sun decks	1620
Green Roof	1065
Total Amenity Area Provided	6365
Amenity Area per Unit	28.77

Phase 1 Development Statistics
Blocks A and C and Banquet Hall

Block A	Sq. Ft. 13000 Sq. M. 1514	Units 5
Ground	13740	1277
2nd	13740	1277
3rd	13740	1277
4th	13740	1277
5th	14000	1301
6th	14000	1301
7th	14000	1301
8th	14000	1301
9th	13700	1275
10th	13600	1245
Perchouse	9270	397
Subtotal Block A Residential GFA	141658	13184
Block C		
Ground	3700	344
1st	6700	633
2nd	6910	642
3rd	6910	642
4th	6910	642
Subtotal Block C Residential GFA	31120	2903
Banquet Hall		0
Ground	31705	2947
2nd	6469	601
Total	38174	3648
Total Phase 1 Gross Residential Area and Units	172778	16088
Total Phase 1 Gross Area	210884	19805
Residential Parking at 1.3 spaces per unit	221	
Banquet Hall Parking Required	345	
Total Parking Required	566	
Proposed Parking		
On Grade	80	
Below Grade	221	
Off site	265	
Total Parking	566	
Floor Space Index	1.32	
Building Area	62616	
Building Area Index	33.07%	
Open Landscape Area	81989	
Open Landscape Index	38.87%	
Proposed Amenity Area	2965	
Open Landscape and Terrace at Grade	1068	
Balconies and Roof Terraces	310	
Plaza, Entertainment Rooms and Sun decks	540	
Green Roof	485	
Total Amenity Area Provided	2674	
Amenity Area per Unit	31.90	
Height Building A	Grade to 10th floor roof	
Height Building C	Grade to Perchouse roof	
Minimum Setbacks	East Grade to roof West Grade to roof Building A North (also) Building C East (TRCA land) Building C North (also)	

Phase 2 Development Statistics
Blocks B, D, E and F

Block B	Sq. Ft. 15860 Sq. M. 1802	Units 5
Ground	13740	1277
2nd	13740	1277
3rd	13740	1277
4th	13740	1277
5th	14000	1301
6th	14000	1301
7th	14000	1301
8th	14000	1301
9th	13700	1275
10th	13600	1245
Perchouse	3900	362
Subtotal Block B Residential GFA	140880	13019
Block D		0
Ground	3700	344
1st	6700	633
2nd	6910	642
3rd	6910	642
4th	6910	642
Subtotal Block D Residential GFA	27430	2568
Block E		0
Ground	6700	633
1st	6910	642
2nd	6910	642
3rd	6910	642
4th	6910	642
Subtotal Block E Residential GFA	27430	2568
Block F		0
Ground	7150	720
1st	7150	720
2nd	7150	720
3rd	7150	720
4th	7150	720
Subtotal Block F Residential GFA	28600	2880
Total Phase 2 Gross Residential Area and Units	200300	19161
Total Phase 2 Gross Area	225790	20884
Height Building B	Grade to 10th floor roof	
Height Building D	East Grade to roof West Grade to roof	
Height Building E	East Grade to roof West Grade to roof	
Height Building F	Grade to roof	
Minimum Setbacks	Building B West (front) Building B South (also) Building D East (TRCA land) Building E South (also) Building E East (TRCA land) Building F West (front) Building F South and North (also)	

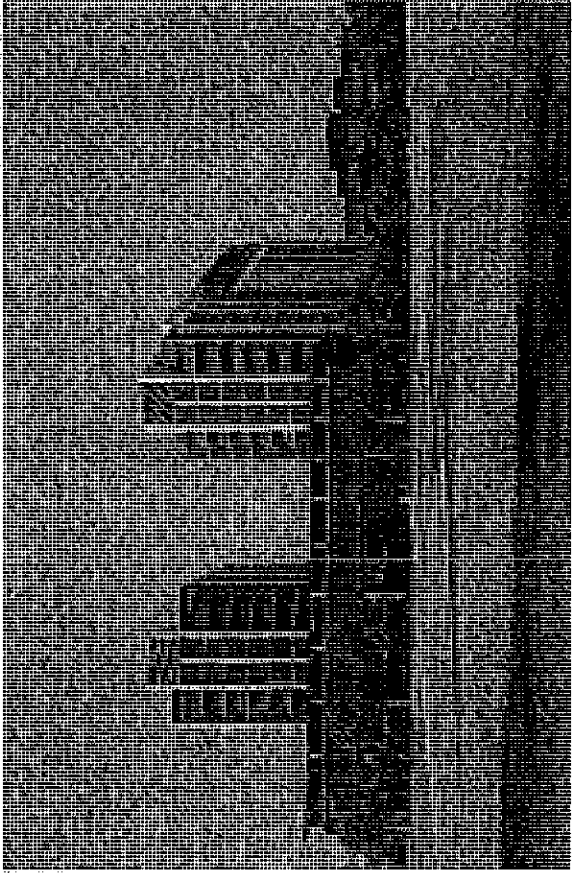
Statistics

Part of Lot 5,
Concession 8

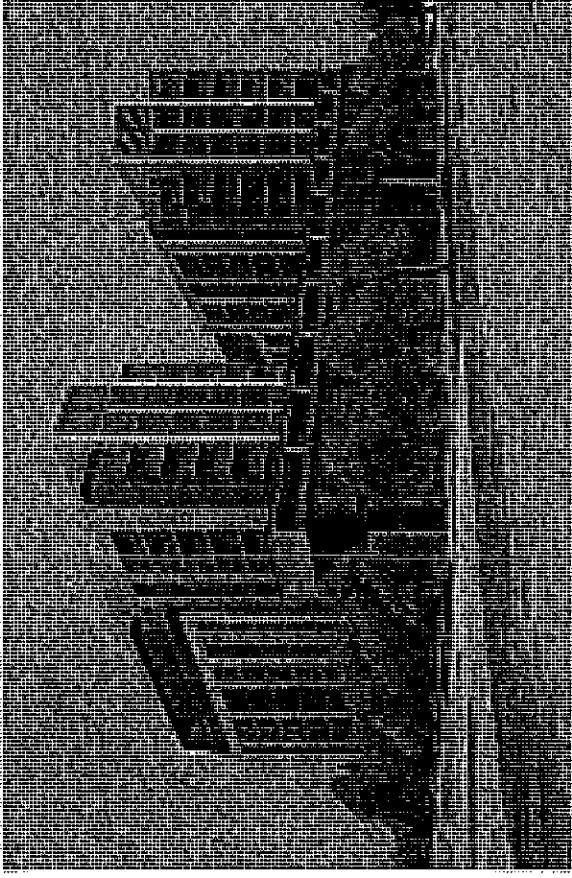
Applicant:
77 WOODSTREAM INC.

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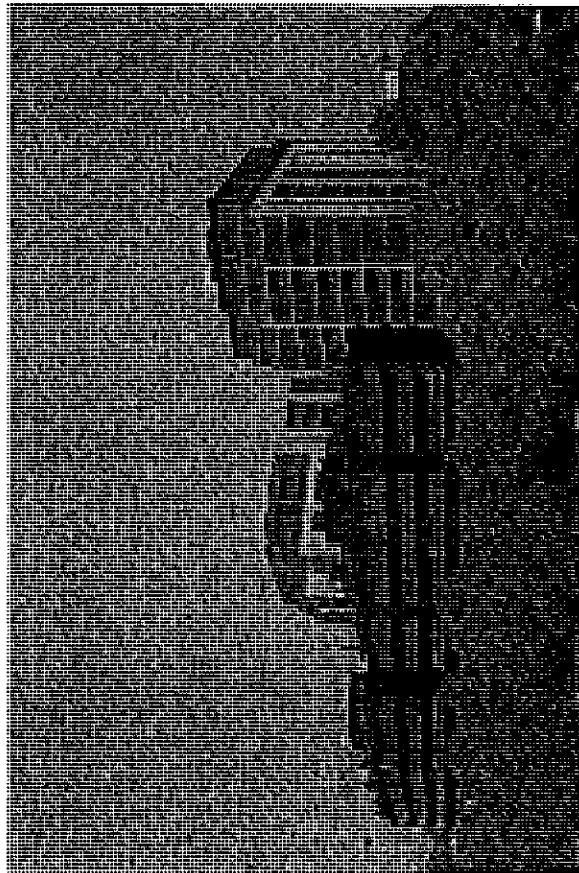




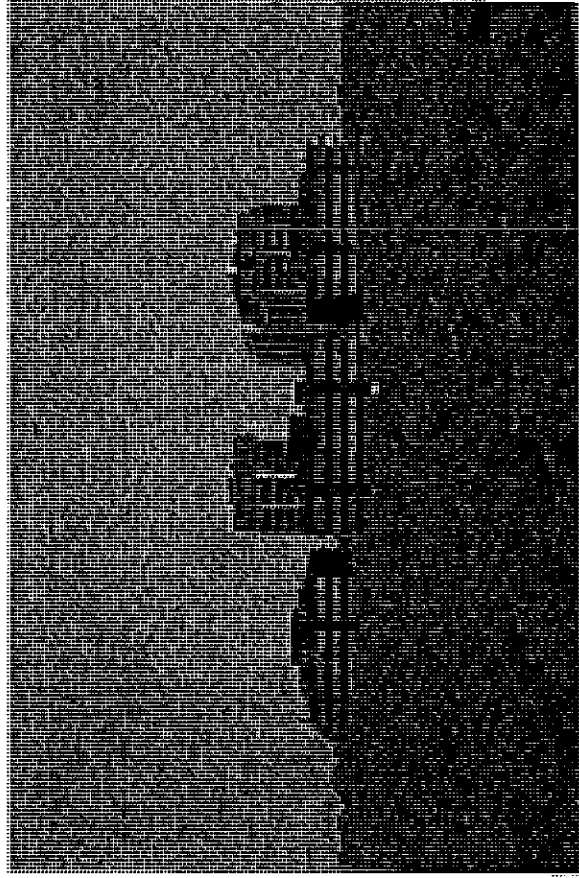
STREET VIEW 1



STREET VIEW 2



RAVINE VIEW 1



RAVINE VIEW 2

Isometric Views

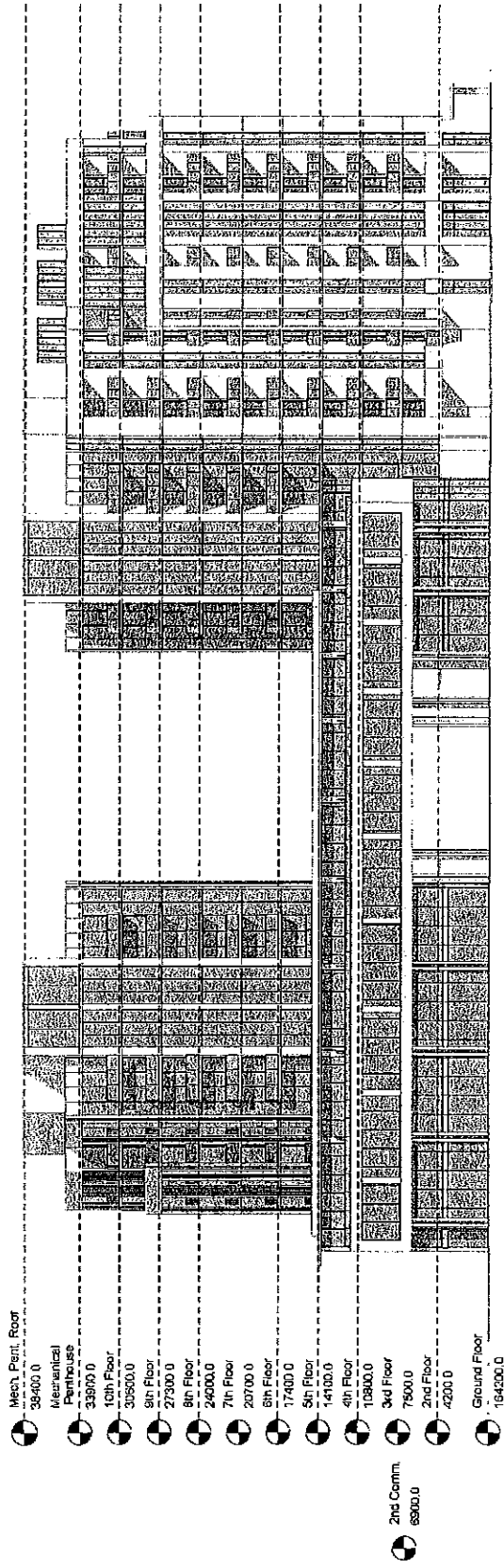
Part of Lot 5,
Concession 8
Applicant:
77 WOODSTREAM INC.
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Attachment 6

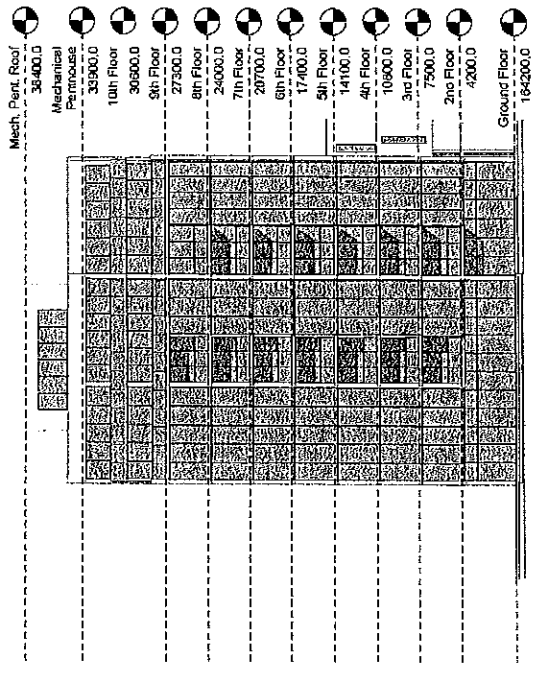
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Date:
April 15, 2011



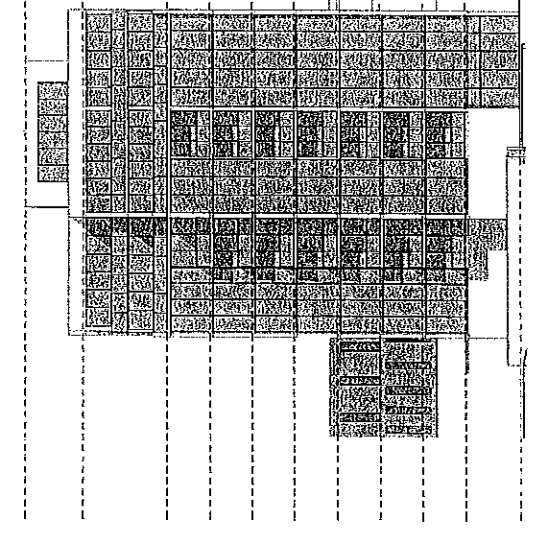
ELEVATION PODIUM

- Mech. Pent. Roof 38400.0
- Mechanical Penthouse 33900.0
- 10th Floor 30500.0
- 9th Floor 27300.0
- 8th Floor 24000.0
- 7th Floor 20700.0
- 6th Floor 17400.0
- 5th Floor 14100.0
- 4th Floor 10800.0
- 3rd Floor 7500.0
- 2nd Floor 4200.0
- Ground Floor 164200.0



ELEVATION BLOCK B EAST

- Mech. Pent. Roof 38400.0
- Mechanical Penthouse 33900.0
- 10th Floor 30500.0
- 9th Floor 27300.0
- 8th Floor 24000.0
- 7th Floor 20700.0
- 6th Floor 17400.0
- 5th Floor 14100.0
- 4th Floor 10800.0
- 3rd Floor 7500.0
- 2nd Floor 4200.0
- Ground Floor 164200.0



ELEVATION BLOCK A EAST

Not to Scale

Attachment 7

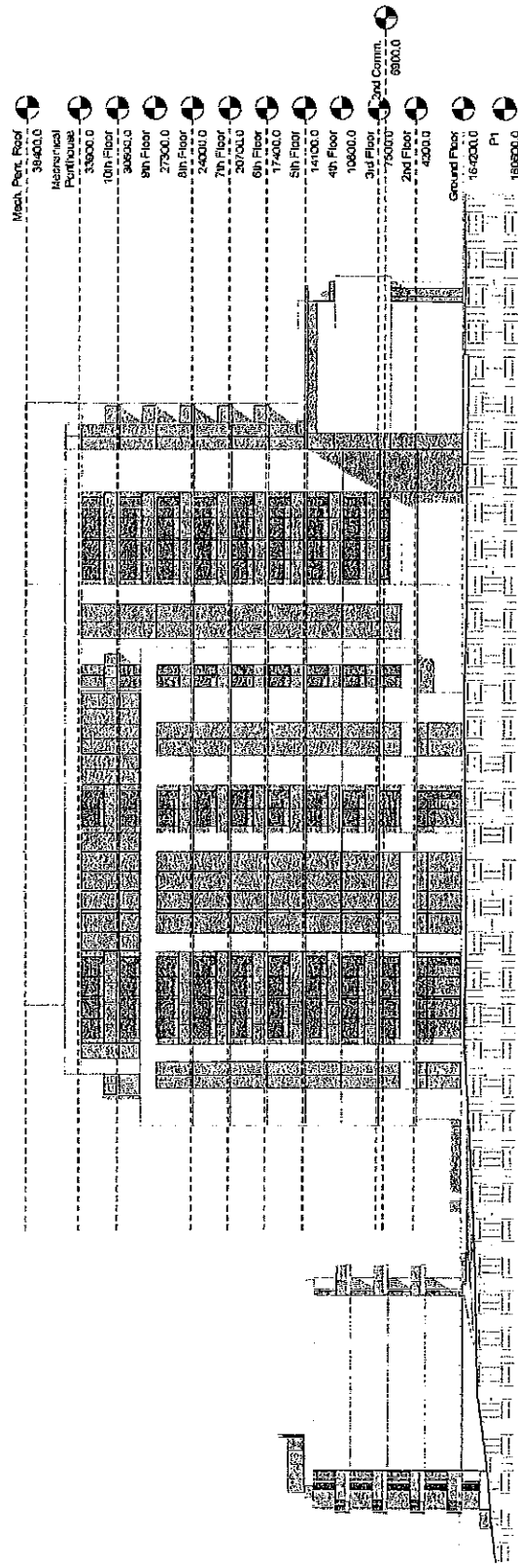
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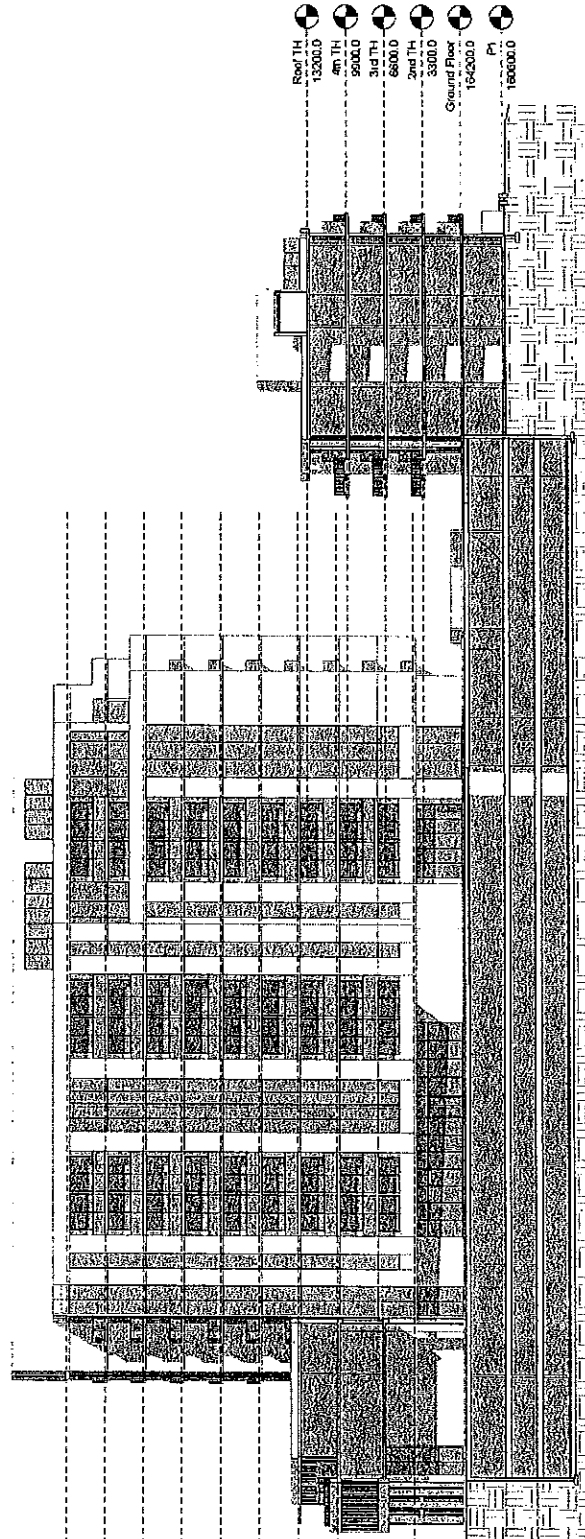
Podium and Blocks A & B East Elevations

Applicant: Part of Lot 5, Concession 8
 77 WOODSTREAM INC.
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ELEVATION BLOCK A NORTH

- Mech. Pent. Roof 36400.0
- Mechanical Penthouse 33900.0
- 10th Floor 30800.0
- 9th Floor 27300.0
- 8th Floor 24000.0
- 7th Floor 20700.0
- 6th Floor 17400.0
- 5th Floor 14100.0
- 4th Floor 10900.0
- 3rd Floor 7500.0
- 2nd Floor 4200.0
- Ground Floor 19400.0
- P1 10000.0
- P2 157000.0
- PG 152000.0
- 3rd Comm 6900.0



ELEVATION BLOCK A SOUTH

Block A North & South Elevations

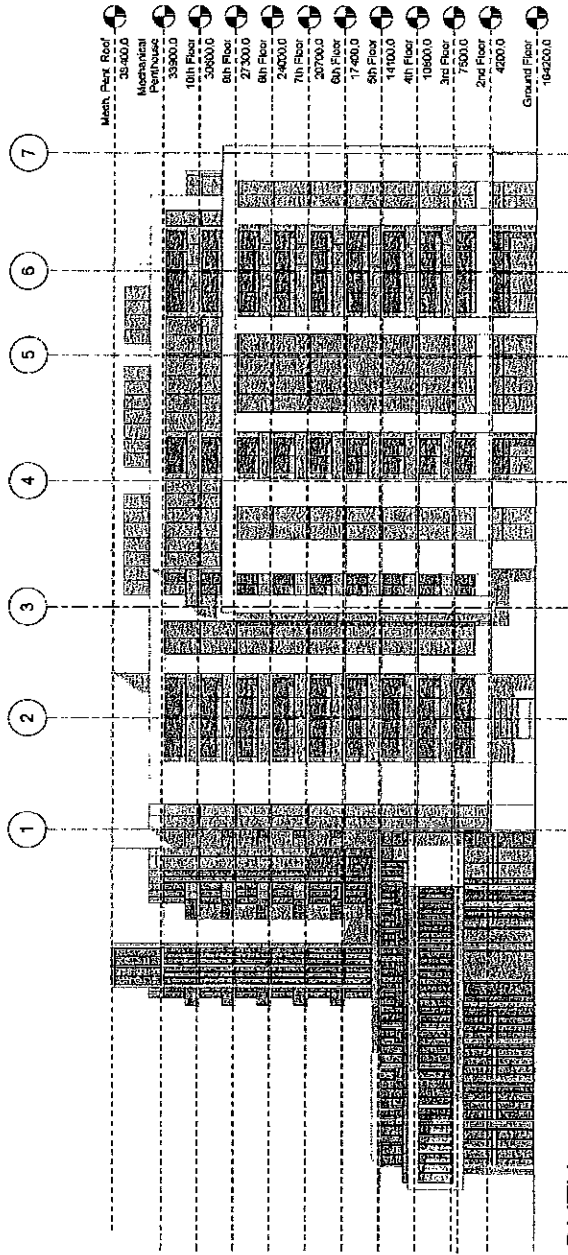
Applicant: 77 WOODSTREAM INC.
 Part of Lot 5, Concession 8

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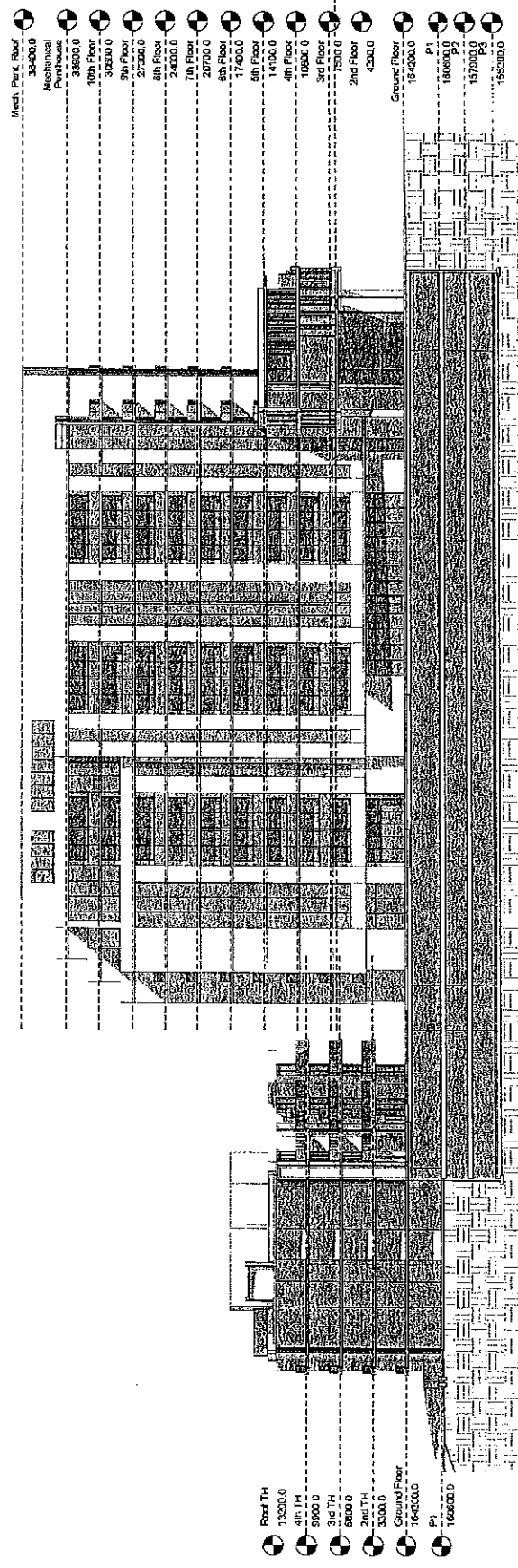


Files: OP.11.003 & Z.11.009
 Date: April 15, 2011

Not to Scale



ELEVATION BLOCK B SOUTH



ELEVATION BLOCK B NORTH

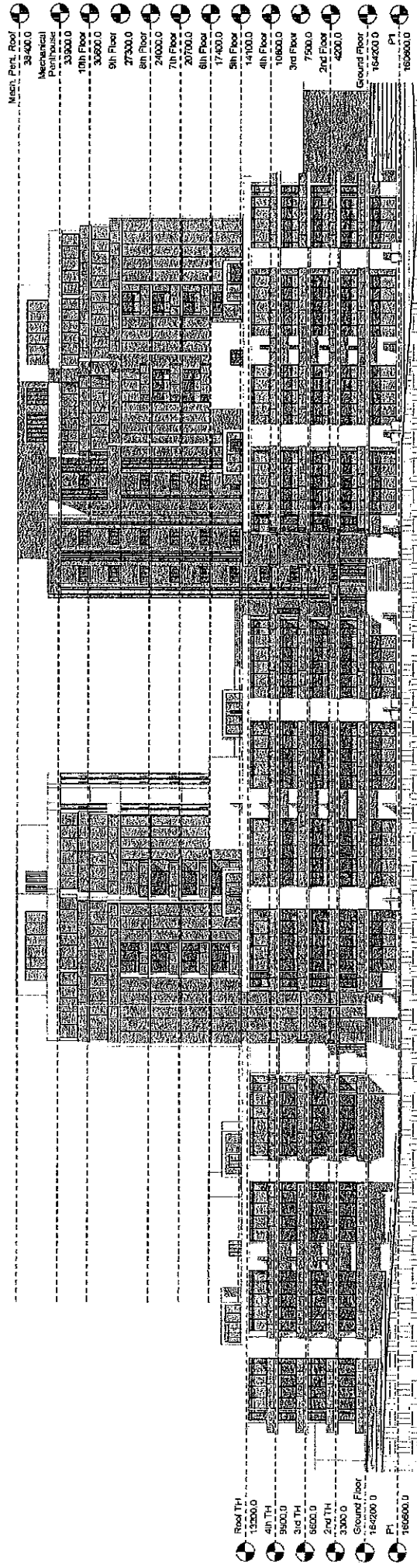
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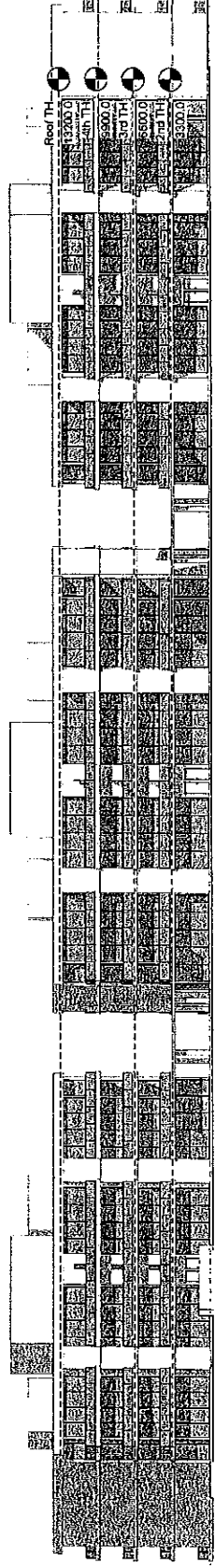


Block B North & South Elevations

Applicant: Part of Lot 5, Concession 8
77 WOODSTREAM INC.
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BLOCKS C, D & E ELEVATION - RAVINE



BLOCKS C, D & E ELEVATION - INTERIOR

Not to Scale

