

**3.      OFFICIAL PLAN AMENDMENT FILE OP.11.002  
         ZONING BY-LAW AMENDMENT FILE Z.06.079  
         MARKET LANE HOLDINGS INC.  
         WARD 2**

**P.2011.22**

**Recommendation**

The Director of Development Planning recommends:

THAT the Public Hearing report for Files OP.11.002 and Z.06.079 (Market Lane Holdings 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: 150m and to those individuals that requested notification and the Woodbridge Core Ratepayers Association.
- c)      Comments received as of June 7, 2011: One (1) letter dated June 6, 2011 from Angelo and Leslie Potkidis, 27 Rosebury Lane, Woodbridge, who are not in support of the applications for the following reasons (full letter received by City Clerks for distribution to Council):
  - building height is far too high;
  - the proposed structure occupies virtually the entire footprint of the site;
  - lack of setbacks;
  - insufficient safe circulation; and,
  - architecturally not appealing, and appears to be a box with a flat roof.

**Background**

In December 2006, the Owner submitted Zoning By-law Amendment File Z.06.079 on the entire Market Lane property (shown on Attachment #3) including the subject lands (112-116 Woodbridge Avenue and a portion of 124-140 Woodbridge Avenue), in a manner that would facilitate the development of two, 4 storey mixed-use condominium buildings comprised of 102 residential units and 2,437 m<sup>2</sup> of ground floor commercial uses. The application was considered at a statutory Public Hearing on April 30, 2007, and subsequently held in abeyance pending the completion of the City of Vaughan Official Plan review (VOP 2010) including the Special Policy Area review. On September 7, 2010, Council adopted VOP 2010, which is pending final approval from the Region of York. The Special Policy Area (SPA Review) Justification Study is in the process of being finalized and will require review from the Toronto and Region Conservation Authority (TRCA) and final approval from the Province. On March 29, 2011, the applicant submitted Official Plan Amendment File OP.11.002, which is the subject of this report, and amended Zoning Amendment File Z.06.079 to reflect the current proposal on 116-112 Woodbridge Avenue and a portion of 124-140 Woodbridge Avenue as shown on Attachment #3.

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2 to facilitate the future development of a 6-storey (Building "G") tiered residential and commercial mixed-use development comprised of 79 residential units and 427 m<sup>2</sup> of ground floor commercial uses as shown on Attachments #3 to #7:

1. Official Plan Amendment File OP.11.002 to amend OPA #240 (Woodbridge Community Plan) as amended by OPA #440 (Woodbridge Core Policy) specifically to increase the maximum building height permitted in the "Mixed Use Commercial" designation from 4 to 6-storeys.
2. Zoning By-law Amendment File Z.06.079 to amend Zoning By-law 1-88, specifically to rezone the subject lands from C4 Neighbourhood Commercial Zone to RA2 Apartment Residential Zone, and the following exceptions to Zoning By-law 1-88:

	<b>By-law Standard</b>	<b>By-law 1-88, RA2 Apartment Residential Zone Requirements</b>	<b>Proposed Exceptions to RA2 Apartment Residential Zone</b>
a.	Permitted Uses	Apartment Dwelling	A mixed-use apartment dwelling with ground floor commercial uses.
b.	Minimum Front Yard (Woodbridge Avenue) and Minimum Interior Side Yard (East Lot Line)	Front Yard - 7.5 m Interior Side Yard - 7.5 m	Front Yard - 1.0 m Interior Side Yard - 0.0 m
c.	Minimum Parking Requirements	i) 79 Units @ 1.75 spaces/unit (1.5 resident spaces + 0.25 visitor spaces) = 139 spaces  ii) 427 m <sup>2</sup> Commercial GFA @ 6 spaces/100 m <sup>2</sup> of GFA = 26 spaces  Total Parking Required = 165 spaces	i) 79 Units @ 1.25 spaces per unit (includes visitor parking spaces) = 99 spaces  ii) 427 m <sup>2</sup> @ 3.0 spaces/100 m <sup>2</sup> of GFA = 13 spaces  Total Parking Proposed = 112 spaces

An amendment to Zoning By-law 1-88 is also required to delete the northwest portion of the subject lands (shown on Attachment #3) from commercial Exception 9(348) and include the lands in the implementing mixed use Zoning By-law for the subject lands, if approved. Other zoning exceptions may be identified through the detailed review of the Zoning By-law Amendment application.

## Analysis and Options

Location	<ul style="list-style-type: none"><li>▪ North side of Woodbridge Avenue between Clarence Street and Wallace Street, municipally known as 112-116 and a portion of 124-140 Woodbridge Avenue, City of Vaughan, as shown on Attachments #1 and #2 (Ward 2).</li><li>▪ The subject lands are currently vacant and forms part of the overall Market Lane commercial complex (Attachment #3). The site is located at the south east portion of the property with access onto Woodbridge Avenue and is completely surfaced with asphalt.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>▪ 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. A mixed-use building with a maximum building height of 4 storeys is permitted by the Official Plan.</li><li>▪ The applicant is proposing to amend the Mixed-Use Commercial policies of OPA #440 (Woodbridge Core Policy) to permit an increase in the maximum building height from 4-storeys to 6-storeys on the subject lands. An Official Plan Amendment is required.</li><li>▪ 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, designates the subject lands “Low-Rise Mixed-Use” (Woodbridge Centre Secondary Plan – Volume 2), which permits a mixed use development with a maximum building height of 6-storeys and Floor Space Index (FSI) of 1.8 (calculated over the entire Market Lane property). The total FSI on the Market Lane property including the proposed condominium building is 1.2. <del>The proposed building height does not conform and FSI</del> <u>conforms</u> to the new Official Plan.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ The subject lands are zoned C4 Neighbourhood Commercial Zone by Zoning By-law 1-88. The proposed residential uses are not permitted in a C4 Zone and site-specific zoning exceptions are required to implement the proposal. The northwest portion of the site is also subject to commercial Exception 9(348). An amendment to Zoning By-law 1-88 is required.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>▪ Shown on Attachment #2.</li></ul>

## Preliminary Review

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Provincial Policies, Regional and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in the context of the Provincial Policy Statement, the Growth Plan, and the Regional and City Official Plan policies.</li> </ul>
b.	Special Policy Area	<ul style="list-style-type: none"> <li>• The lands are currently subject to the Special Policy Area policies under OPA #440 (Woodbridge Core Plan). Amendments to the Official Plan for lands within a Special Policy Area must be approved by the Ministers of Natural Resources and Municipal Affairs and Housing.</li> <li>• The City is currently undertaking a Special Policy Area Justification Study for the Woodbridge Centre Secondary Plan in consultation with the Toronto and Region Conservation Authority for Provincial approval. The study will delineate the boundary of the SPA and establish new policies respecting development in the SPA as may be required. Any changes to the policies and mapping will be reflected in the New City of VOP 2010.</li> <li>• Vaughan Development Planning Staff will continue to process the subject applications, however, a recommendation to the Committee of the Whole on the applications will not occur until such time as the SPA Justification Study is complete and an amendment to the new Official Plan has been approved by the Province to implement any new policies.</li> <li>• 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.</li> </ul>
c.	Appropriateness of Proposed Uses and Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed uses and zoning exceptions will be reviewed in consideration of the surrounding existing and planned land uses, with particular consideration given to land use compatibility, built form and height, building setbacks, the availability of parking and the appropriate development standards.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
d.	Heritage Conservation	<ul style="list-style-type: none"> <li>▪ The property is subject to the Woodbridge Heritage Conservation District Plan and is located adjacent to 124 Woodbridge Avenue, which is identified as a Heritage House (Gilmour House), as shown on Attachment #3. The applicant has restored and is maintaining the Gilmour House in situ. The proposed development will be reviewed in consideration of the heritage building and the applicable Heritage District policies. The development should incorporate heritage architectural design features such as, colour scheme, signage and utilize angular planes to maintain the heritage appearance of the building and its position on Woodbridge Avenue.</li> <li>▪ The proposed development will require review and approval by the Vaughan Cultural Services Division and Heritage Vaughan.</li> </ul>
e.	Traffic, Road Widening and Parking Review	<ul style="list-style-type: none"> <li>▪ Access improvements and any required road widening along Woodbridge Avenue must be approved by the Vaughan Development/Transportation Engineering Department.</li> <li>▪ The subject property is dependent on City owned lands (to the northeast) for secondary access. The municipal parking lot shall not be used to satisfy the parking requirements of Zoning By-law 1-88 for the proposal.</li> <li>▪ A Parking Study has been submitted in support of the applications, which must be reviewed and approved by the Vaughan Development/Transportation Engineering Department.</li> </ul>
f.	Additional Studies	<ul style="list-style-type: none"> <li>▪ Review will be given to determine if additional studies are required to support the proposed development.</li> </ul>
g.	Commercial/Retail Uses	<ul style="list-style-type: none"> <li>▪ The applicant must identify the specific commercial uses proposed on the ground floor of the building to ensure compatibility with the residential apartments above.</li> </ul>
h.	Future Site Plan/Condominium Approval	<ul style="list-style-type: none"> <li>▪ If approved, development of the site will require the submission of Site Development and Draft Plan Condominium Applications to facilitate the proposal, and create a future condominium block for Building "G".</li> </ul>
i.	Servicing Allocation	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if approved.</li> </ul>

### **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. The Region has advised that since the lands are within the Woodbridge Special Policy Area (SPA), that the Official Plan Amendment Application should await completion of the City's comprehensive SPA Study and approval by the Ministers of Municipal Affairs and Housing and Natural Resources.

### **Conclusion**

The preliminary issues identified in this report, and any other issues identified through the processing of the Official Plan and Zoning By-law Amendment 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. Site Plan
4. Elevations - South and East
5. Elevations - North and West
6. Roof Plan
7. Cross Sections and Street Elevations

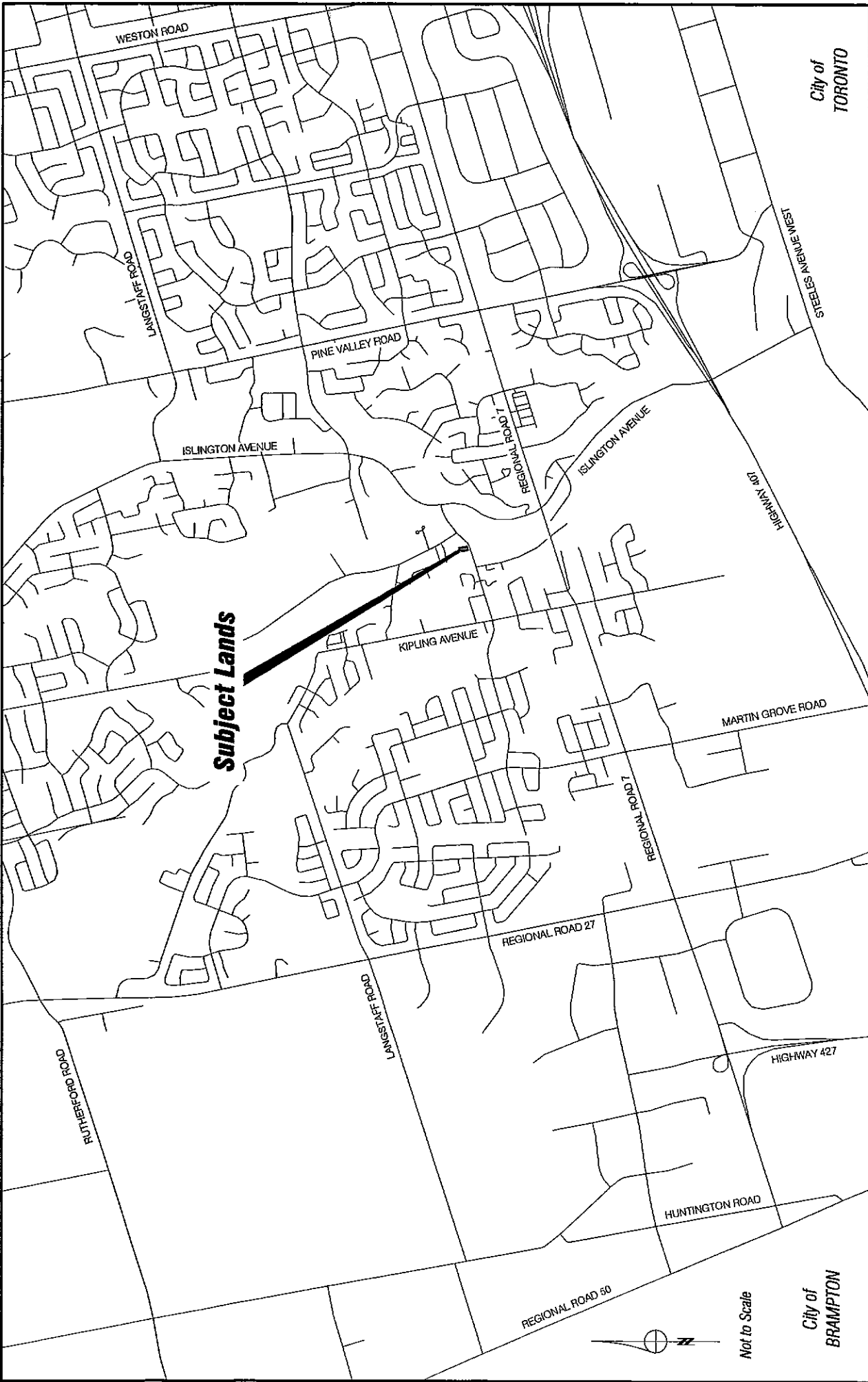
### **Report prepared by:**

Eugene Fera, Planner, ext. 8064  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

GRANT UYEHAMA  
Director of Development Planning

/CM



# Attachment 1

FILE: OP.11.002  
 RELATED FILE: Z.06.079  
 DATE: April 14, 2011

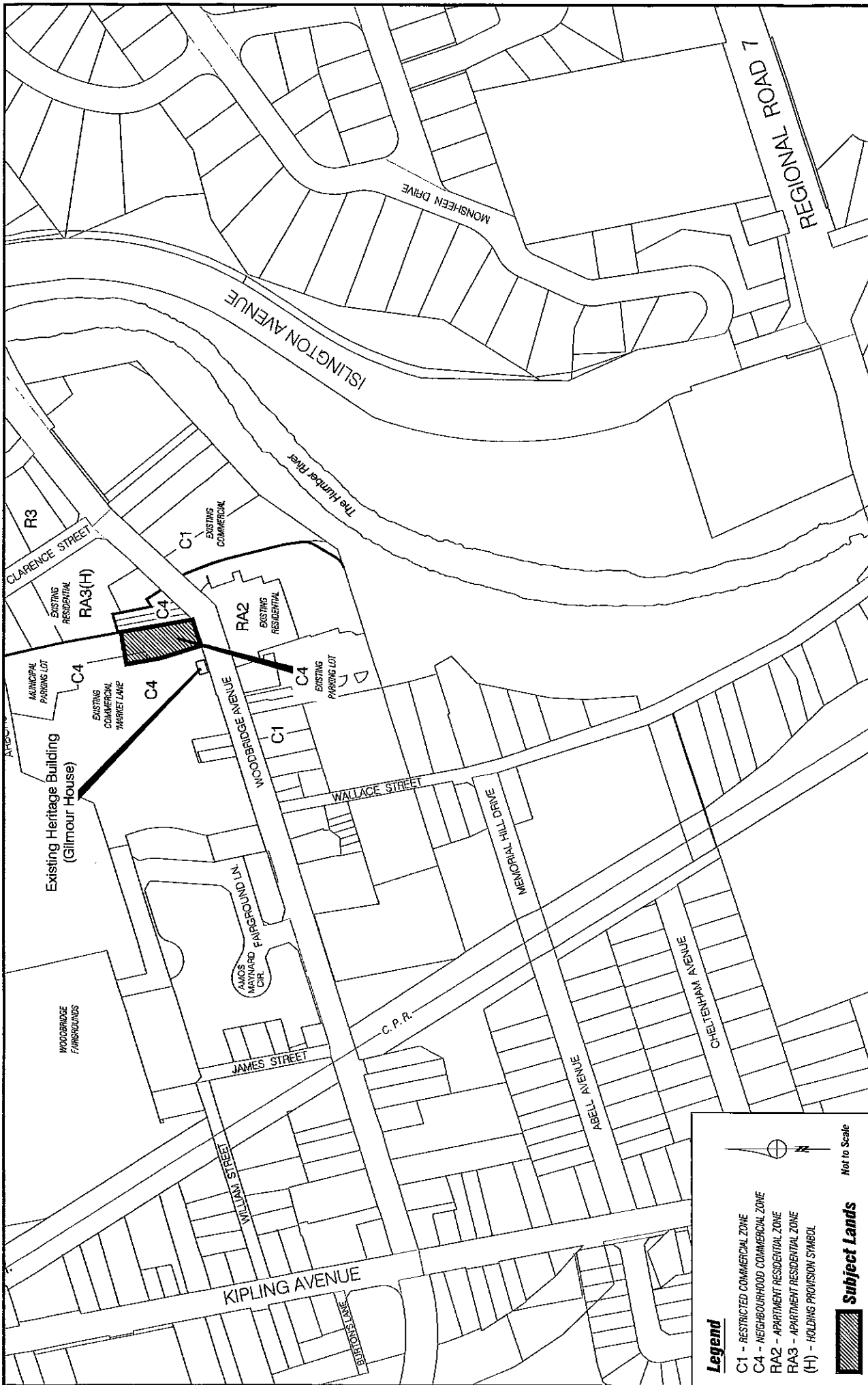


# Context Location Map

LOCATION:  
 Part of Lot 7, Concession 7

APPLICANT:  
 Market Lane Holdings Inc.

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**Legend**

- C1 - RESTRICTED COMMERCIAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- RA2 - APARTMENT RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- (H) - HOLDING PROVISION SYMBOL



**Subject Lands**

Not to Scale

**Location Map**

LOCATION:  
Part of Lot 7, Concession 7

APPLICANT:  
Market Lane Holdings Inc.

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**Attachment**

FILE: OP.11.002  
RELATED FILE: Z.06.079

DATE:  
April 14, 2011

**2**



**OFFICIAL PLAN AMENDMENT**

AMEND OPA 240 (WOODBIDGE COMMUNITY PLAN) AS AMENDED BY OPA 440 (WOODBIDGE CORE PLAN) TO INCREASE THE MAXIMUM PERMITTED BUILDING HEIGHT FROM FOUR TO SIX STOREYS.

**ZONING BY-LAW AMENDMENT**

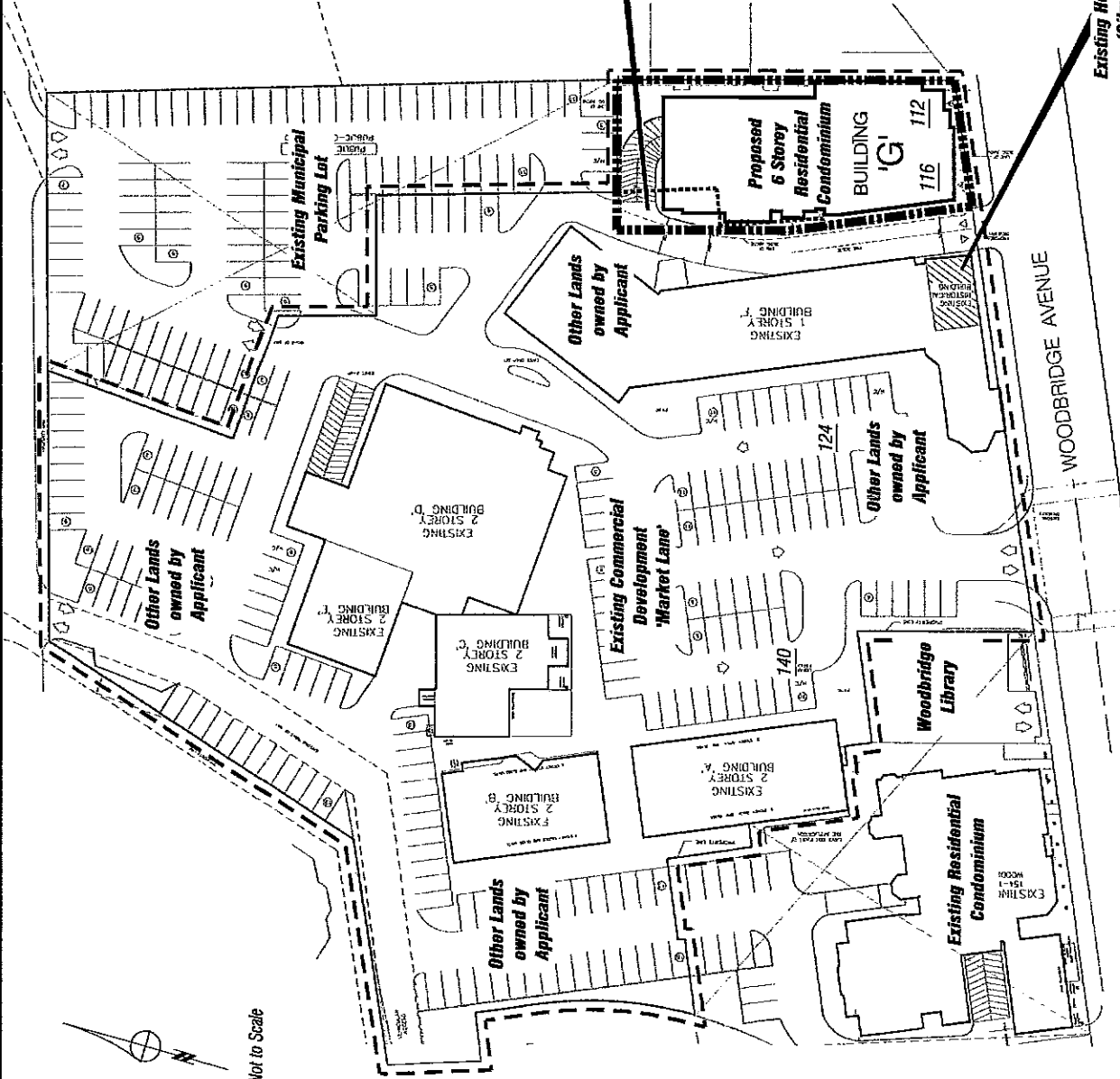
AMEND ZONING BY-LAW 1-88 TO REZONE THE SUBJECT LANDS FROM C4 NEIGHBOURHOOD COMMERCIAL ZONE TO RA2 APARTMENT RESIDENTIAL ZONE, WITH SITE-SPECIFIC GROUND FLOOR COMMERCIAL USES AND ZONING EXCEPTIONS TO IMPLEMENT THE PROPOSED PLAN.

PORTION OF LANDS SUBJECT TO EXCEPTION 9(348) AND MUNICIPALLY KNOWN AS 124 AND 140 WOODBRIDGE AVENUE

**Subject Lands**

112 & 116 WOODBRIDGE AVENUE AND A PORTION OF 124 & 140 WOODBRIDGE AVENUE

**Market Lane Lands**



Existing Heritage Building (Bilmour House)

**Site Plan**

LOCATION: Part of Lot 7, Concession 7

APPLICANT: Market Lane Holdings Inc.

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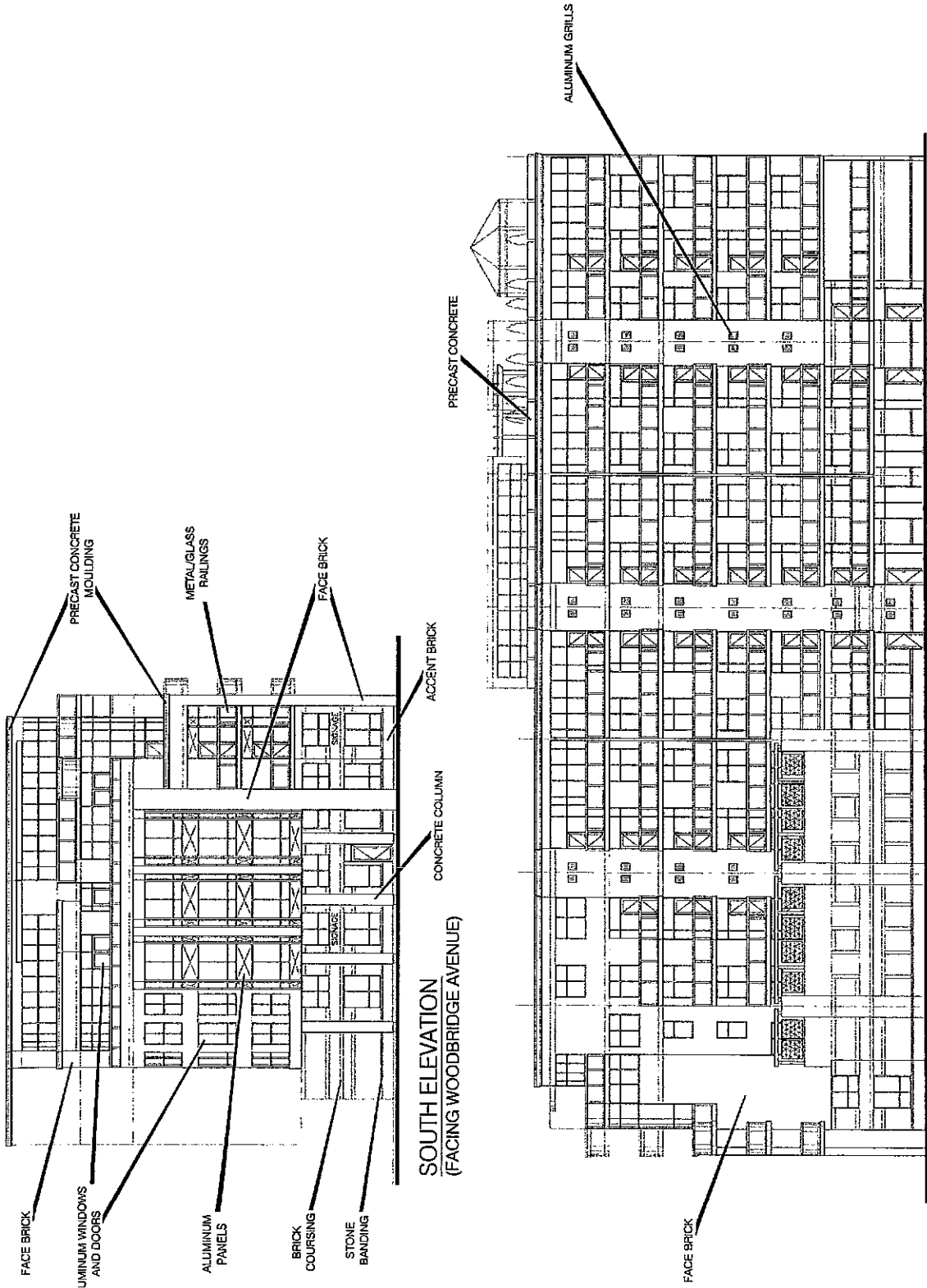


**Attachment**

FILE: OP.11.002  
RELATED FILE: Z.06.079

DATE: April 14, 2011

**3**



FACE BRICK

ALUMINUM WINDOWS AND DOORS

ALUMINUM PANELS

BRICK COURSING

STONE BANDING

PRECAST CONCRETE MOLDING

METAL GLASS RAILINGS

FACE BRICK

SOUTH ELEVATION  
(FACING WOODBRIDGE AVENUE)

CONCRETE COLUMN

ACCENT BRICK

PRECAST CONCRETE

ALUMINUM GRILLS

FACE BRICK

EAST ELEVATION

Not to Scale

# Elevations - South & East

LOCATION:  
Part of Lot 7, Concession 7

APPLICANT:  
Market Lane Holdings Inc.

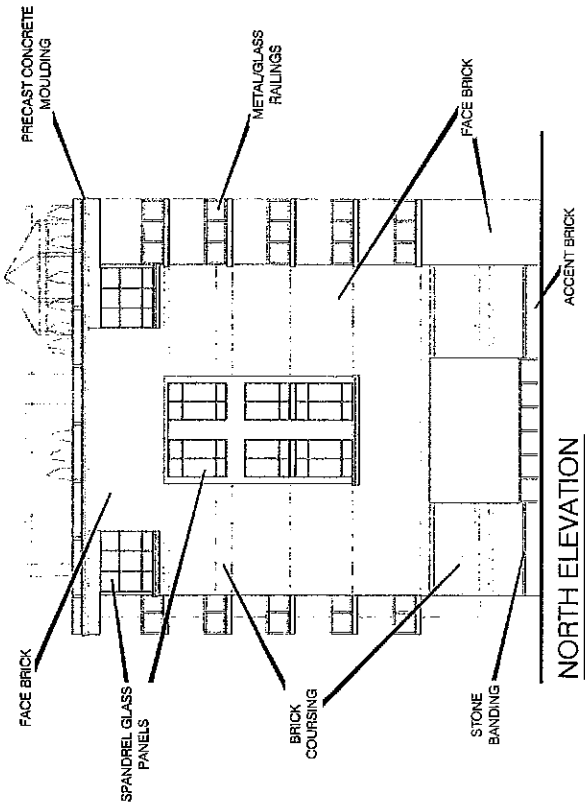
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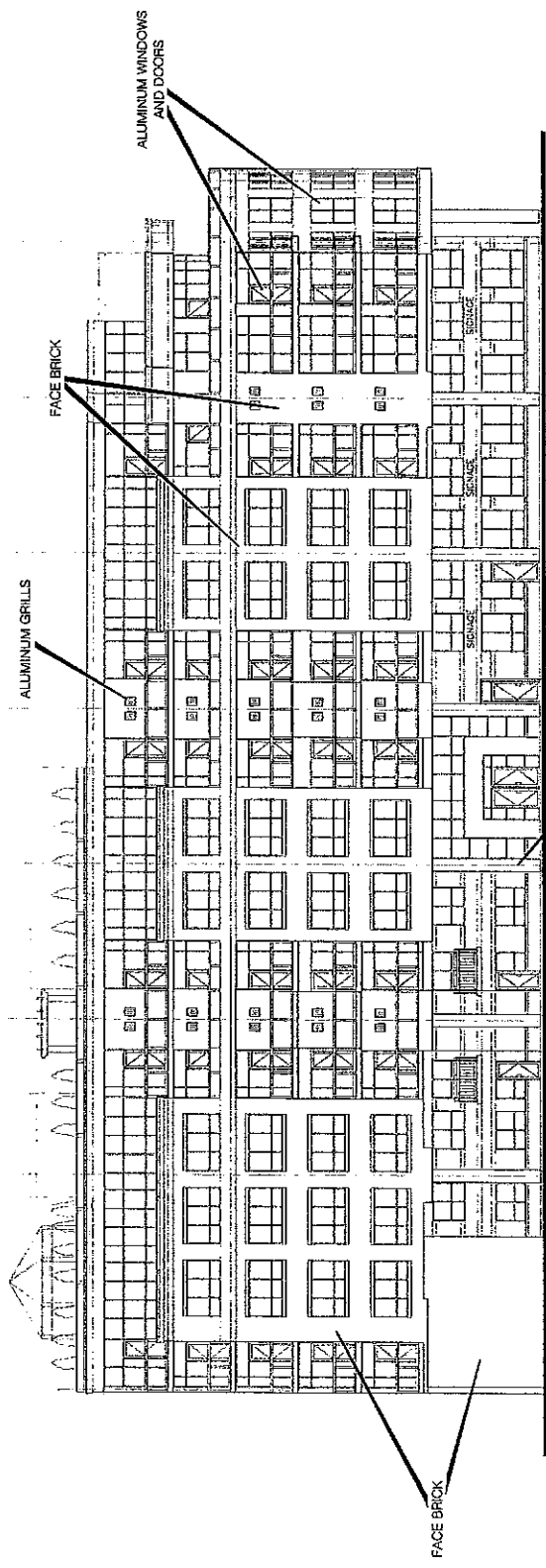
FILE: OP.11.002  
RELATED FILE: Z.06.079

DATE:  
April 14, 2011





**NORTH ELEVATION**



**WEST ELEVATION**

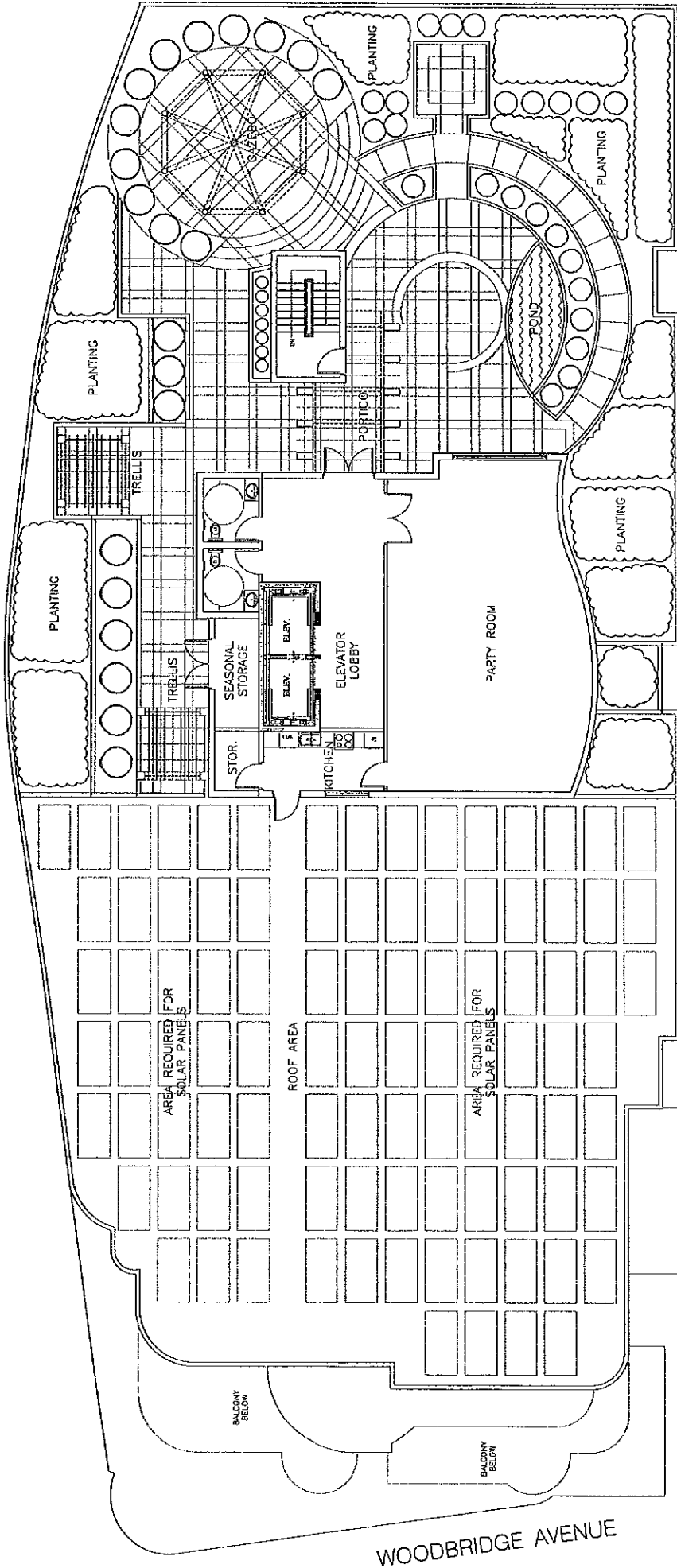
**Not to Scale**

**Elevations - North & West**



**LOCATION:**  
 Part of Lot 7, Concession 7

**APPLICANT:**  
 Market Lane Holdings Inc.



WOODBIDGE AVENUE

Not to Scale

# Attachment 6

FILE: OP.11.002  
RELATED FILE: Z.06.079

DATE:  
April 14, 2011

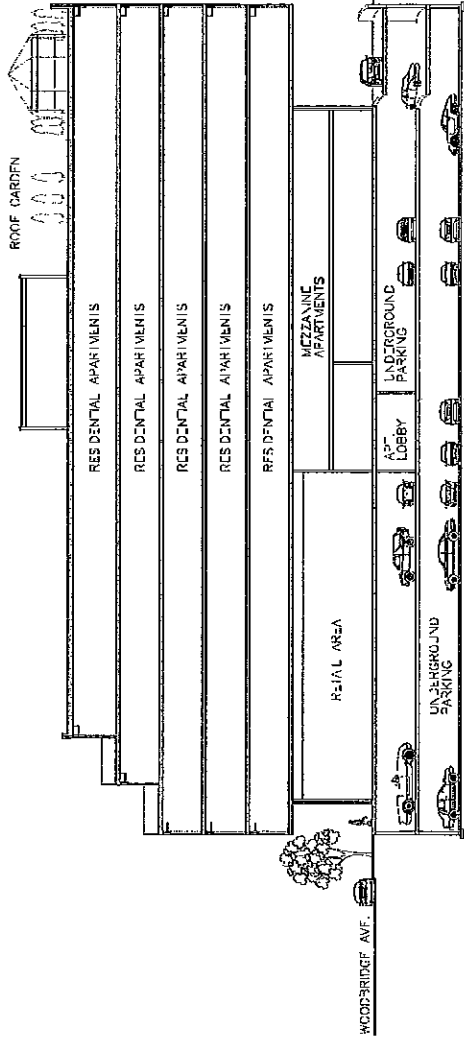


## Roof Plan

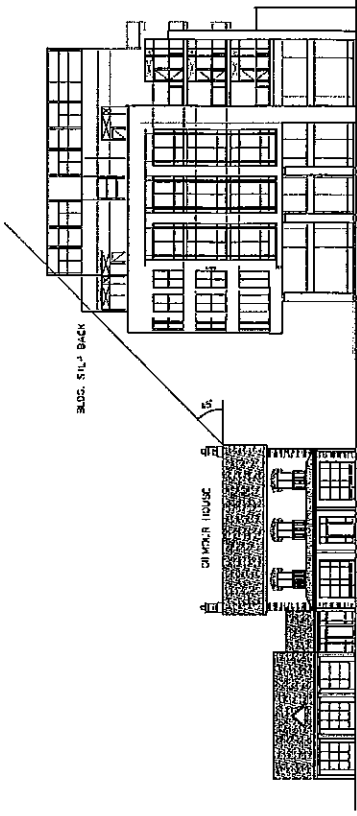
LOCATION:  
Part of Lot 7, Concession 7

APPLICANT:  
Market Lane Holdings Inc.

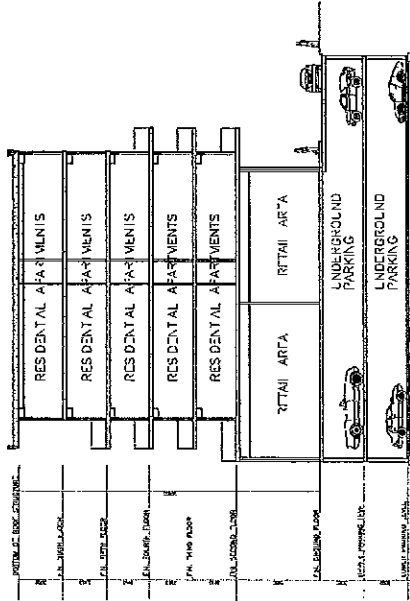
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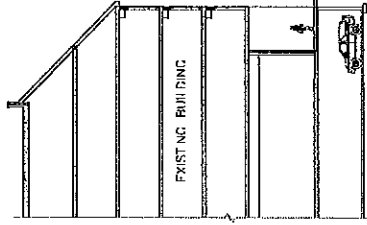
1 CROSS SECTION  
SCALE = 1/8" = 1'-0"



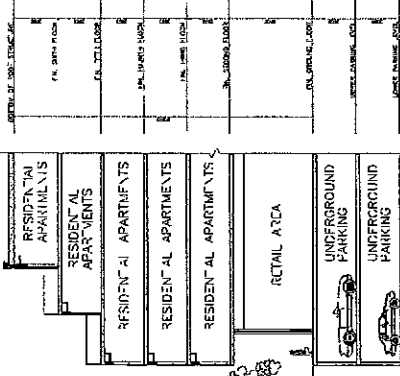
3 ELEVATION THROUGH WOODBRIDGE AVF.  
SCALE = 1/8" = 1'-0"



2 CROSS SECTION  
SCALE = 1/8" = 1'-0"



4 STREET SECTION THROUGH WOODBRIDGE AVF.  
SCALE = 1/8" = 1'-0"



Not to Scale

# Cross Sections & Street Elevation



APPLICANT: Market Lane Holdings Inc.  
LOCATION: Part of Lot 7, Concession 7

# Attachment 7

FILE: OP-11.002  
RELATED FILE: Z-06.079

DATE: April 14, 2011