

3. ZONING BY-LAW AMENDMENT FILE Z.12.014 P.2012.21
WOODBRIDGE CROSSINGS LTD.
WARD 2 – VICINITY OF KIPLING AVENUE AND PORTER AVENUE

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.12.014 (Woodbridge Crossings 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.

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 11, 2012
- b) Circulation Area: 150 m and to those individuals that requested notification and to the West Woodbridge Homeowners Association
- c) Comments received as of May 22, 2012: None

Purpose

The Owner has submitted Zoning By-law Amendment File Z.12.013 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from M2 General Industrial Zone and M3 Transportation Industrial Zone to RM2 Multiple Residential Zone and OS2 Open Space Park Zone, to permit a proposed development comprised of 49, 3-storey freehold townhouse dwelling units served by a private condominium road, together with the following site-specific zoning exceptions:

| | By-law Standard | By-law 1-88, RM2 Multiple Residential Zone Requirements | Proposed Exceptions to RM2 Multiple Residential Zone |
|----|---|--|---|
| a. | Permitted Uses | <ul style="list-style-type: none"> ▪ Block Townhouse Dwelling ▪ Apartment Dwellings ▪ Multiple Family Dwellings | <ul style="list-style-type: none"> ▪ Permit 49, 3-storey Freehold Townhouse Units on a Private (Common Element) condominium road |
| b. | Minimum Front Yard (Porter Avenue West) | 4.5 m Front Yard | 3.0 m Front Yard |

| | By-law Standard | By-law 1-88, RM2 Multiple Residential Zone Requirements | Proposed Exceptions to RM2 Multiple Residential Zone |
|----|--|--|---|
| c. | Minimum Setback to a Garage | 6.4 m setback to a garage | 6.2 m setback to a garage |
| d. | Minimum Lot Area Per Unit | 230 m ² per unit | 80 m ² per unit |
| e. | Minimum amenity area per unit (3 bedrooms) | 90 m ² per unit | 14 m ² per unit |
| f. | Minimum Lot Frontage (on Kipling Avenue) | 30 m | 27.94 m |

Other zoning exceptions may be identified through the detailed review of the applications.

Analysis and Options

| | |
|---------------------------|--|
| Location | <ul style="list-style-type: none"> ▪ West side of Kipling Avenue and south of the Canadian Pacific Railway line, opposite of Porter Avenue, City of Vaughan, known municipally as 8100 Kipling Avenue as shown on Attachments #1 and #2. ▪ The 1.55 ha property has 27.94 m frontage on Kipling Avenue. The parcel is triangular in shape with the southern lot line having a width of 112 m and narrowing to 0 m at the north limit of the site. The parcel is currently developed with a brick and frame storage building and a frame shed, which are proposed to be demolished. ▪ The easterly portion of the site, north of the proposed parkette and adjacent to the C.P. Railway line is proposed to remain undeveloped at this time as shown on Attachment #3. |
| Official Plan Designation | <ul style="list-style-type: none"> ▪ The property is designated "High Density Residential Neighbourhood", "Mid Density Residential Neighbourhood" and "Public Square" by OPA #695 (Attachment #5), which permits the proposed freehold townhouse dwelling units with a lot coverage of 80% and a Floor Space Index (FSI) of 2.0 to 2.5. The minimum building setback under these designations range from 3.0 m to 4.5 m, however, a minimum 4.5 m setback applies adjacent to Porter Avenue West, which must be amended on the Concept Plan shown on Attachment #3, in order to conform to the Official Plan. |

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|-----------------------|--|
| | <ul style="list-style-type: none"> The subject lands are designated “Low-Rise Residential C”, “Mid Rise Residential” and “Parks and Public Squares” by City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011 and April 17, 2012) and is pending approval from the Ontario Municipal Board. The minimum setback under these designations range from 3.0 m to 4.5 m and the FSI from 2.0 to 2.5. |
| Zoning | <ul style="list-style-type: none"> The property is zoned M2 General Industrial Zone and M3 Transportation Industrial Zone by Zoning By-law 1-88. The applicant is proposing to rezone the site to RM2 Multiple Residential Zone and OS2 Open Space Park Zone in the manner shown on Attachment #3, to facilitate the proposed townhouse development. The M2 General Industrial Zone and M3 Transportation Industrial Zone do not permit townhouse dwelling units, a park and the site-specific zoning exceptions that are requested to implement the proposed plan. An amendment to Zoning By-law 1-88 is required. |
| Surrounding Land Uses | <ul style="list-style-type: none"> Shown on Attachment #2. |

Preliminary Review

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

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|---|---|
| a. | Regional and City Official Plans | <ul style="list-style-type: none"> The application will be reviewed in consideration of the applicable Regional and City Official Plan policies. |
| b. | OPA 695 (Kipling Avenue Corridor Study) | <ul style="list-style-type: none"> The application will be reviewed in consideration of the policies of OPA #695, including but not limited to, the following: <ul style="list-style-type: none"> The existing private driveway (Porter Avenue West) is identified as a “Special Character Street” (Schedule 2.2 – Street Network), and should function as a major east/west pedestrian and bicycle link from Rainbow Creek, easterly to the Fairgrounds and beyond. Porter Avenue West is also a residential street, which is to terminate at the west end of the property. This street should be given high quality streetscape treatments such as a double row of street trees where the right-of-way allows; OPA #695 states that along the special streets such as Porter Avenue West (existing private driveway), there should be a minimum 4.5 metre setback from the right-of-way to accommodate enhanced landscaping, special streetscape features and green connections to major open |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|--|--|
| | | <p>spaces (Schedule 3.11 – Minimum Front-Yard Building Setbacks); the site plan illustrates a 3.0 m setback to Porter Avenue West, which must be amended to reflect the required 4.5 m setback;</p> <ul style="list-style-type: none"> ▪ The junction of Kipling Avenue with the existing private driveway of Porter Avenue West and the C.P. Railway is identified as a Primary Gateway (“Kipling Avenue Junction Gateway” on Schedule 2.6: Landmark Sites and Gateways) to provide a new landscaped public square with flexible space to service the new neighbourhood and existing community; the applicant is showing a parkette rather than a public square, which must be amended; ▪ Schedule 2.4 Proposed Parks, Parkettes and Public Squares identifies the Public Square on the subject lands as being 0.31 ha in size, whereas the size of the proposed parkette is 0.165 ha; the size and configuration of this area should reflect the size requirement for a Public Square in OPA #695; ▪ Public Squares are intended as formal spaces for passive recreation, in support of the adjacent development. These urban squares should address design guidelines such as: being planned as focal points; relationships with adjacent buildings should provide optimal sunlight penetration, skyview and wind conditions; streetscape and buildings that abut a public square should be designed to reinforce an interactive relationship between the open space and its adjacent land use; and buildings should front onto a public square to create built form edges to the public space; the applicant will need to demonstrate how this location can transform into a public square; ▪ The “Mid Density Residential Neighbourhood” designation permits a maximum lot coverage of 80%, a maximum density of 2.0 FSI, and a minimum front setback of 4.5 m. The applicant is proposing a 3.0 m front setback to Porter Avenue West and should revise the application to reflect the requirement in OPA #695; ▪ The “High Density Residential Neighbourhood” designation permits a maximum lot coverage of 80%, a maximum density of 2.5 FSI, and a minimum front setback of 3.0 m. |
| c. | Appropriateness of Proposed Uses and Zoning Exceptions | <ul style="list-style-type: none"> ▪ The appropriateness of the proposed uses and site-specific zoning exceptions will be reviewed in the context of the surrounding existing and planned land uses, with particular consideration given to land use and built form compatibility. Setback requirements to Porter Avenue West will be reviewed in the context of the Official Plan requirements. |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|---|--|
| d. | Traffic, Road Widening | <ul style="list-style-type: none"> ▪ Access improvements and any required road widening along Kipling Avenue must be identified by the Vaughan Development/Transportation Engineering Department. ▪ The location and number of driveways (2) proposed onto the existing private driveway (Porter Avenue West) must be reviewed and approved by the Vaughan Development/Transportation Engineering Department. ▪ The disposition of the existing private driveway as a private or public road will need to be identified. |
| e. | Conceptual Site Plan/Future Site Plan Application | <p>A future Site Development Application is required to facilitate the conceptual site plan shown on Attachment #3. The following matters, but not limited to, will be considered through the review of the proposed Conceptual site plan (Attachment #3) and future site plan application:</p> <ul style="list-style-type: none"> ▪ Porter Avenue West is a new westbound street that should provide new connections to the Rainbow Creek open space system and residential neighbourhood; ▪ the Special Character Street should be characterized by high quality landscaping, and emphasis on the pedestrian environment, and its function as a gateway to significant urban spaces, including special paving materials and roll curb edges; ▪ Porter Avenue West should function as the main pedestrian draw towards new public amenities, open spaces, and residences that are part of the Rainbow Creek neighbourhood development; ▪ pedestrian accessibility to and from the site including internal sidewalks and along the existing private driveways; ▪ site access via Porter Avenue West will be reviewed in consideration of the policies of the Official Plan; ▪ setback requirements along Porter Avenue West and streetscape design elements as required by OPA #695; ▪ proper vehicular (including service vehicles such as fire and garbage trucks) turning movements on the proposed road; ▪ built form and site design; ▪ accessibility and location of the proposed parking spaces; ▪ proper vehicle turning movements into the proposed driveways; ▪ the size and design of the proposed parkette identified as a Public Square in the Official Plan, as well as, its' accessibility; ▪ the relationship of the proposed built form with the public square as identified in OPA #695; ▪ snow storage areas; and, ▪ sustainable site and development features. |
| f. | Additional Studies | <ul style="list-style-type: none"> ▪ Review will be given to determine if additional studies are required to support the proposed development, including but not limited to, a Phase 2 Environmental Site Assessment Report(s), |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|-------------------------------|--|
| | | and an Access report which is required for review and approval by the appropriate agencies/departments. The Environmental Site Assessment report(s) must be approved by the Vaughan Development/Transportation Engineering Department prior to consideration of a technical report by the Committee of the Whole. |
| g. | Canadian Pacific Railway | <ul style="list-style-type: none"> ▪ The site abuts the Canadian Pacific Railway; the appropriate setbacks and noise attenuation measures must be implemented as part of the development. ▪ Canadian Pacific Railway approval is required. |
| h. | Servicing Allocation | <ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the application is approved. Should servicing capacity not be available, use of the Holding Symbol "(H)" will be considered for the site. |
| i. | Draft Plan of Subdivision | <ul style="list-style-type: none"> ▪ The applicant is proposing freehold townhouse units served by a private common element condominium road and parking spaces. A draft plan of subdivision is required to create a block and register a subdivision plan to facilitate the creation of the freehold lots. |
| j. | Sustainability | <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 to address the "heat island" effect, etc, will be reviewed and implemented through the site plan approval process, if approved. |

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application has 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 application, 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Typical Elevations
5. OPA 695- Schedule 3.0 – Land Use

Report prepared by:

Eugene Fera, Planner, ext. 8064

Carmela Marrelli, Senior Planner, ext. 8791

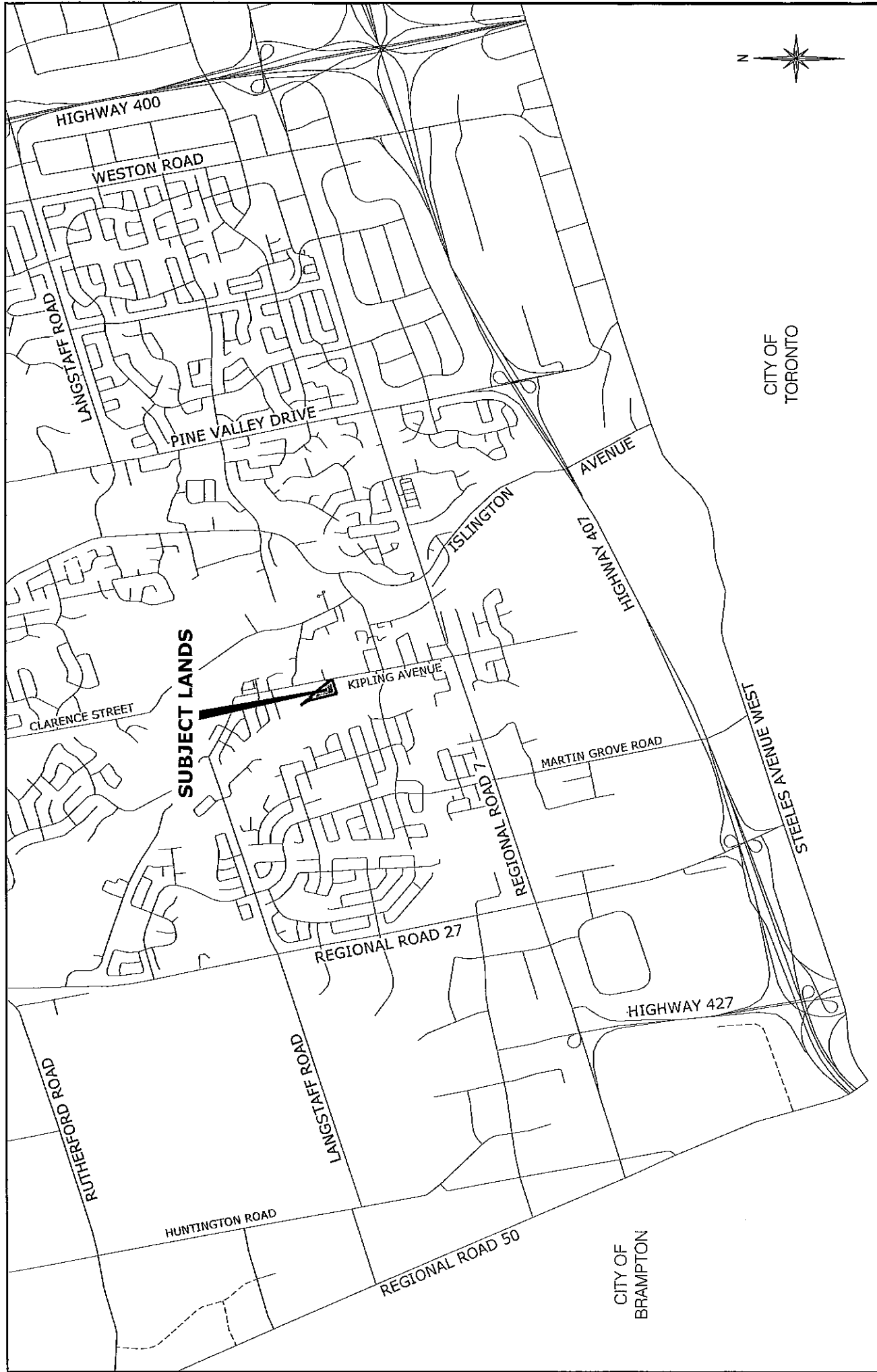
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Context Location Map

Location:
Part of Lots 8 & 9, Concession 8

Applicant:
Woodbridge Crossings Ltd.

MAP\1 ATTACHMENTS\Z\2:12.014.dwg



Development Planning Department

Attachment

1
File: Z.12.014
Not to Scale
Date: May 10, 2012

CITY OF TORONTO

CITY OF BRAMPTON



LEGEND

- R3 - RESIDENTIAL ZONE
- RM2 - MULTIPLE RESIDENTIAL ZONE
- RA2 - APARTMENT RESIDENTIAL ZONE
- C1 - RESTRICTED COMMERCIAL ZONE
- M1 - RESTRICTED INDUSTRIAL ZONE
- M2 - GENERAL INDUSTRIAL ZONE
- M3 - TRANSPORTATION INDUSTRIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS3 - OPEN SPACE CONSERVATION ZONE

SUBJECT LANDS

SUBJECT LANDS

Location Map

Location:
Part of Lots 8 & 9, Concession 8

Applicant:
Woodbridge Crossing Ltd.

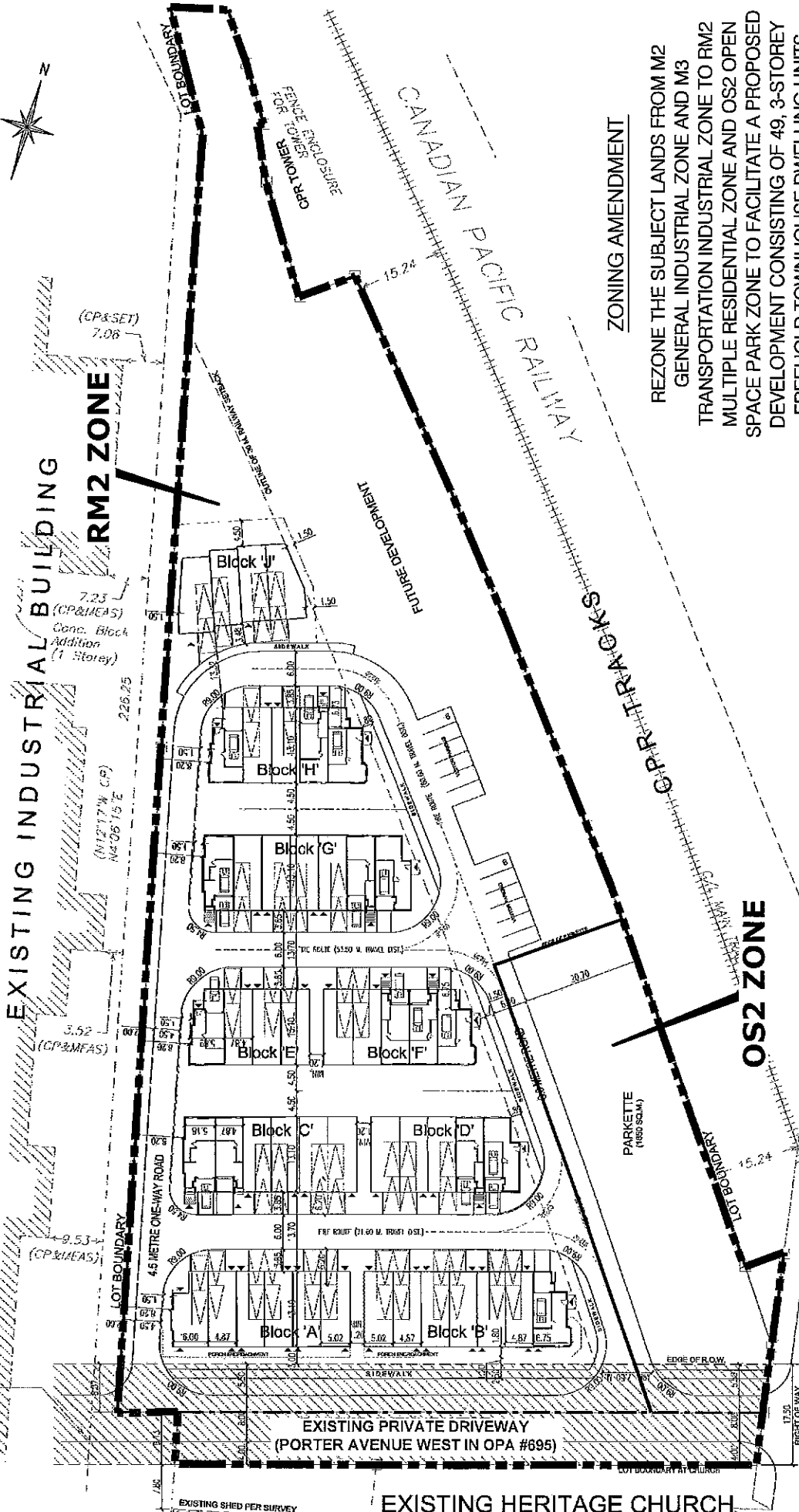
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Attachment

File: Z.12.014
Not to Scale
Date: May 10, 2012



Development Planning Department



ZONING AMENDMENT

REZONE THE SUBJECT LANDS FROM M2
 GENERAL INDUSTRIAL ZONE AND M3
 TRANSPORTATION INDUSTRIAL ZONE TO RM2
 MULTIPLE RESIDENTIAL ZONE AND OS2 OPEN
 SPACE PARK ZONE TO FACILITATE A PROPOSED
 DEVELOPMENT CONSISTING OF 49, 3-STORY
 FREEHOLD TOWNHOUSE DWELLING UNITS

SUBJECT LANDS

Attachment

File: Z.12.014
 Not to Scale
 Date: May 10, 2012

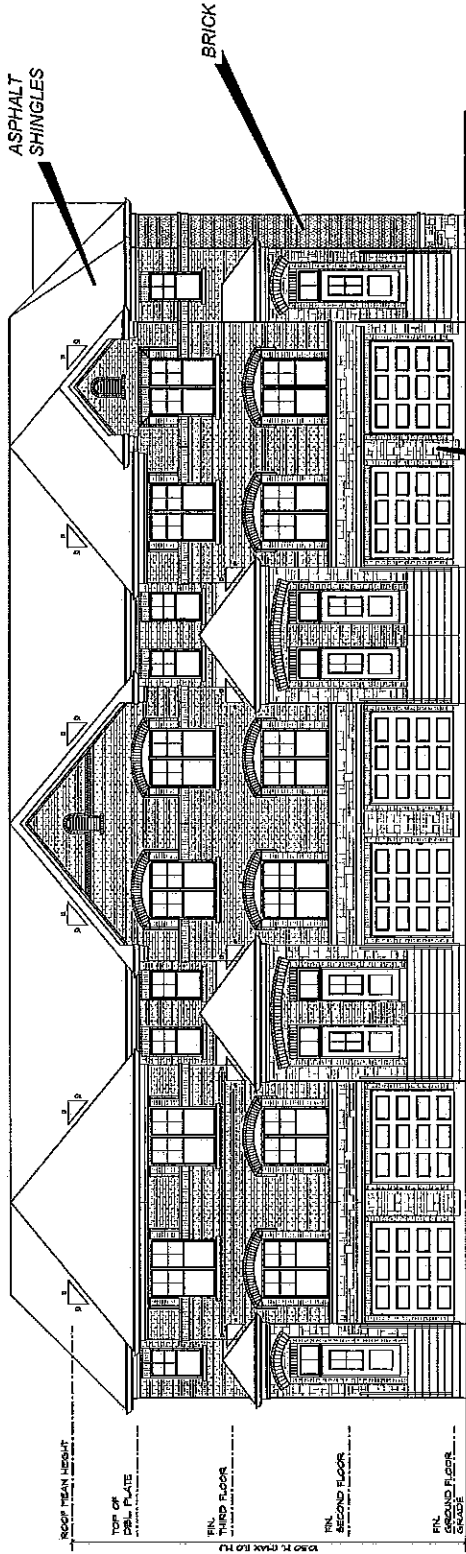


Conceptual Site Plan

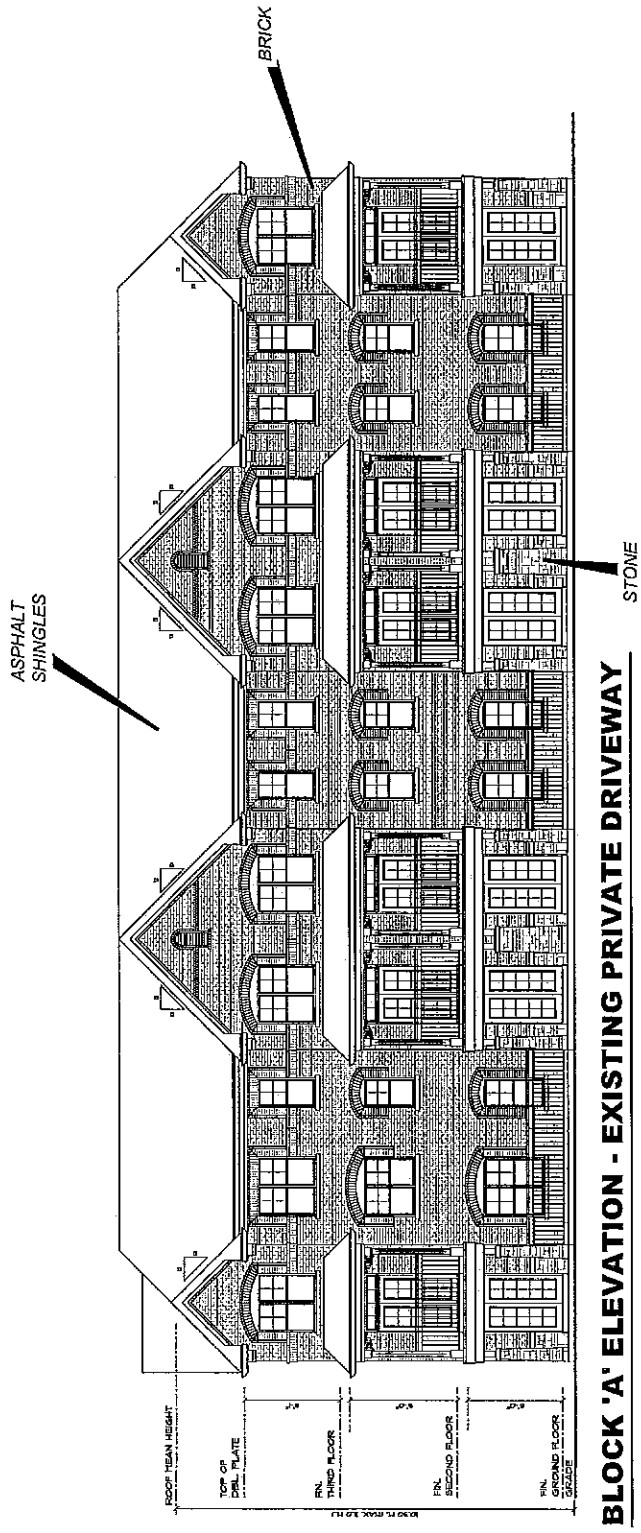
Location:
 Part of Lots 8 & 9, Concession 8

Applicant:
 Woodbridge Crossing Ltd.

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TYPICAL ELEVATION (FOR INTERIOR BLOCKS)

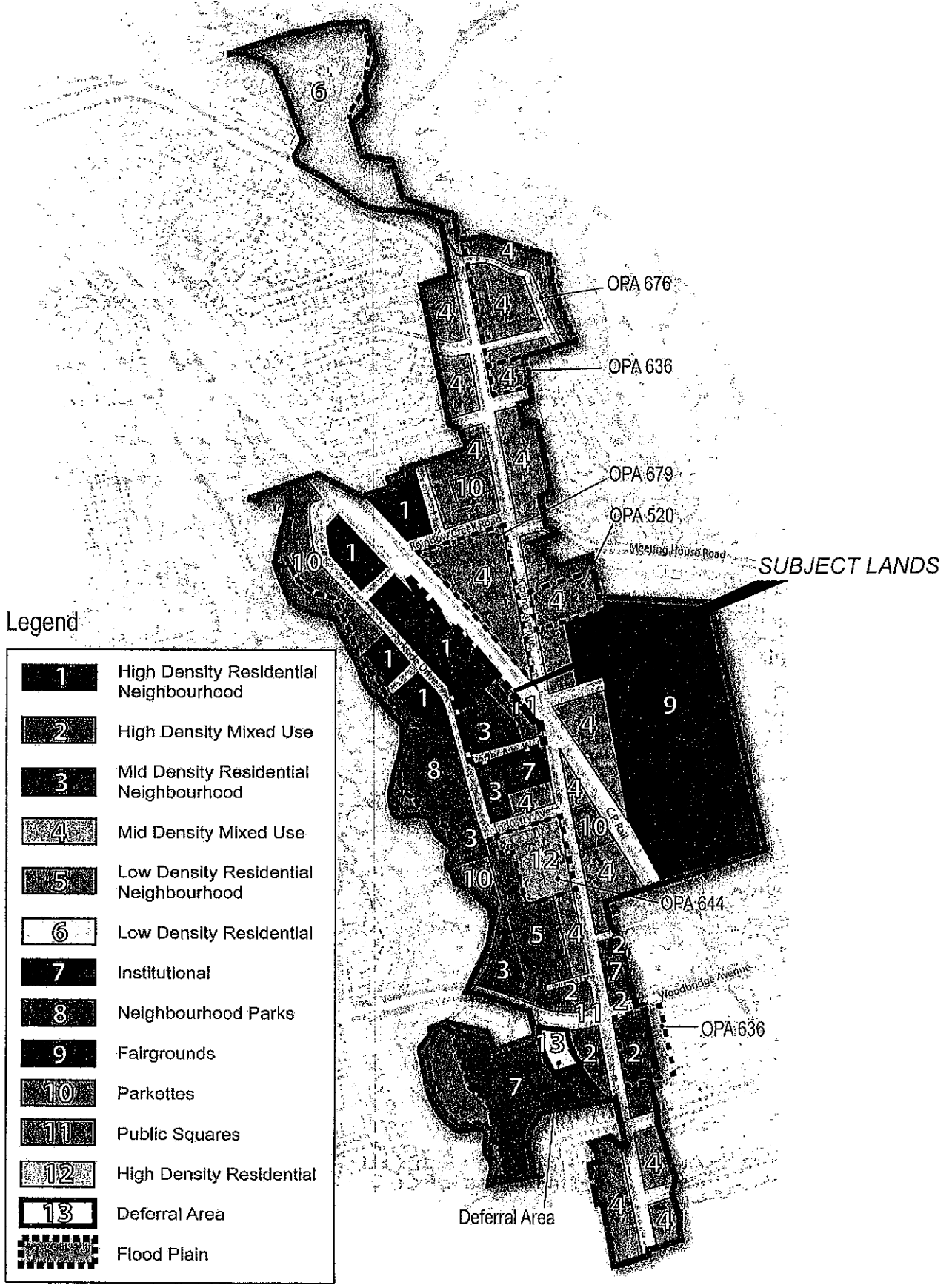


BLOCK 'A' ELEVATION - EXISTING PRIVATE DRIVEWAY

Typical Elevations

Location:
Part of Lots 8 & 9, Concession 8

Applicant:
Woodbridge Crossing Ltd.
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OPA 695 - Schedule 3.0 Land Use

Applicant:
Woodbridge Crossing Ltd.

Location: Part of Lots 8 & 9,
Concession 8



Attachment
File: Z.12.014
Not to Scale
Date: May 10, 2012

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