

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009**

Item 1, Report No. 4, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on February 3, 2009, as follows:

**By receiving the following written submissions:**

- a) *Mr. and Mrs. Devin and Gloria Murphy, 108 Lormel Gate, Woodbridge, L4H 0C5, dated January 12, 2009;*
- b) *Ms. Ramona Bogdan, 29 Juldan Place, Vaughan, L4H 0E3, dated January 12, 2009;*
- c) *F. Bogdan, 29 Juldan Place, Vaughan, L4H 0E3, dated January 12, 2009; and*
- d) *Mr. Robert Di Persio, 227 Vellore Park Ave., Vaughan, L4H 0C4.*

1 OFFICIAL PLAN AMENDMENT FILE OP.07.006  
ZONING BY-LAW AMENDMENT FILE Z.07.040  
**MAJOR WESTON CENTRES LIMITED**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 13, 2009, be approved;
- 2) That the applicant be directed to hold a series of community meetings at the Vellore Village Community Centre with the Vellore Woods Ratepayers' Association and interested community members to discuss this project before it comes back to the Committee of the Whole, and that the applicant be directed to meet with the Block 33 West Landowners Group to resolve the issue of the school and park block alignments as initially proposed in the original Block 33 West Plan;
- 3) That the following deputations and written submissions be received:
  - a) Mr. John Harvey, Vellore Woods Ratepayers' Association, 63 Thicket Trail, Woodbridge, L4H 1Y1 and written submission;
  - b) Ms. Elvira Caria, Vellore Woods Ratepayers' Association, 15 Bunting Drive, Woodbridge, L4H 2E7 and written submission dated January 13, 2009;
  - c) Mr. Tim Soroichinsky, Millwood Woodend Ratepayers' Association, 275 Millwood Parkway, Woodbridge, L4L 1A6;
  - d) Mr. Carlo Pasquali, 52 Venice Gate Drive., Woodbridge, L4H 0E7;
  - e) Mr. Peter J. Smith, Senior Associate, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, on behalf of Block 33 West Landowners Group and written submission dated January 13, 2009;
  - f) Mr. Domenic Bonavota, 10 Adam Ernst Court, Woodbridge, L4H 2S5;
  - g) Mr. Wayne Peddie, 109 Denton Circle, Maple, L6A 2N3;
  - h) Mr. Kevin Johnson, 25 Tiana Court, Woodbridge, L4H 0C8;
  - i) Mr. Aaron King, 186 Venice Gate Drive, Woodbridge, L4H 0E9;
  - j) Mr. Peter Pallotta, 254 Maria Antonia Road., Woodbridge, L4H 2Z4;
  - k) Mr. Noe Quotela, 207 Vellore Woods Boulevard., Woodbridge, L4H 7Y5; and
  - l) Mr. Renny Thomas, 239 Vellore Park Avenue Woodbridge, L4H 0C4 and written submission dated January 13, 2009; and
- 3) That the following written submissions be received:
  - a) Ms. Paula Bustard, Senior Land Development Manager, Smart Centres, 700 Applewood Crescent, Vaughan, L4K 5X3, dated January 9, 2009; and
  - b) Mr. Jonathan Rodger, Senior Planner, Zelinka Priamo Ltd., 5399 Eglinton Avenue West, Suite 202, Toronto, M9C 5K6, dated January 13, 2009.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009

Item 1, CW(PH) Report No. 4 – Page 2

#### Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.07.006 and Z.07.040 (Major Weston Centres Limited) 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 19, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands; and to the lands bounded by Canada Drive and Stanton Avenue to the north, Ashberry Boulevard and Davos Road to the south, Fossil Hill Road to the west, and Highway #400 and Vellore Woods Boulevard to the east, as shown on Attachment #1; and to the Millwood Woodend Ratepayers' Association and Vellore Woods Ratepayers' Association. As of January 6, 2009, one written comment has been received from Bratty and Partners on behalf of the Block 33 West Landowners Group respecting the Owner entering into the Block 33 West Landowners Cost Sharing Agreement, as well as, any other agreement with the City and/or York Region concerning the servicing infrastructure that has been provided, constructed and/or financed by the Block 33 West Landowners Group. This response, as well as, any other 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 the following applications on the subject lands shown on Attachment #1:

1. An Official Plan Amendment Application (File OP.07.006) to redesignate the subject lands from "Low Density Residential" and "Medium Density Residential/Commercial" in OPA #600, and "Low-Rise Residential" in OPA #650 (Vellore Village District Centre Plan), to a "District Centre Commercial Area" designation, and maintain the "Village Core" designation, but modify the "Village Core" policies as follows:
  - i) to specifically permit office buildings, apartment dwellings, multiple residential dwellings, mixed use residential/commercial buildings, commercial uses (i.e., personal service shops, business and professional offices, retail stores, including department store formats, supermarkets, pharmacies, eating establishments, including drive-throughs and places of entertainment), institutional, civic and community uses, including libraries, theatres, day care, day nursery and government services, and places of worship;
  - ii) to permit a maximum gross leasable floor area of 55,284 m<sup>2</sup>;
  - iii) to maintain the land uses on the portion of the subject lands currently designated "Medium Density Residential/Commercial" in OPA #600, which permits detached, semi-detached, street townhouses, duplex, triplex, fourplex and block townhouse dwellings, local convenience commercial uses, schools, parks and open space, community facilities, other institutional uses, places of worship, day cares and day nurseries; and,

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009**

Item 1, CW(PH) Report No. 4 – Page 3

- iv) to modify specified road right-of-ways as indicated in OPA #650 (i.e., 23 m primary roads including ring road, 20 m no median local roads (Village Core), 17.5 m no median local roads (Low-Rise Residential), and 7.5 m to 10 m laneway), to indicate that the width of the road right-of-ways are approximate for the subject lands.
2. A Zoning By-law Amendment Application (File Z.07.040) to amend By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to C5 Community Commercial Zone, with the following exceptions:
- i) permit the additional commercial uses of department store, office and stationary supply store, clinic, pharmacy, print shop, and public parking lot/parking garage;
  - ii) to add residential uses permitted within the RVM Residential Urban Village Multiple Zone which would be RVM1(A) Zone for street townhouse dwellings, RVM1(B) Zone for detached and semi-detached dwellings, RVM1(A,B) Zone for detached, semi-detached and street townhouse dwellings, RVM1(WS-A) Zone for street townhouse dwellings on wide and shallow lots, RVM1(WS-B) Zone for detached and semi-detached dwellings on wide and shallow lots, RVM1(WS-A,B) Zone for detached, semi-detached and street townhouse dwellings on wide and shallow lots, and RVM2 Zone for apartment, multiple dwelling and block townhouse dwellings;
  - iii) to add a definition for department store, which includes food, wine, garden centre, restaurants that include a take-out and/or drive through component, automobile rental and service and repair, gas bar, car wash, and children's amusement facility uses;
  - iv) to permit a maximum gross leasable floor area of 55,284 m<sup>2</sup> for the subject lands including a maximum gross leasable floor area of 17,012 m<sup>2</sup> for a department store;
  - v) to permit a maximum lot area for the C5 Community Commercial Zone of 18.5 ha instead of 2.5 ha;
  - vi) to permit a minimum setback of 1 m from Weston Road, Major Mackenzie Drive and Vellore Park Avenue, with the setback to be determined for the north property line instead of minimum 11 m setbacks for the front, and interior and exterior side yards, and 15 m for the rear yard; and,
  - vii) to provide minimum parking at a rate of 3.9 parking spaces per 100 m<sup>2</sup> equivalent to 2,169 parking spaces instead of 6 parking spaces per 100 m<sup>2</sup> equivalent to 3,337 parking spaces.

The Owner has also submitted a related Site Development Application (File DA.08.088), which is not subject to this Public Hearing, to develop Phase 1 of the proposal. The development statistics for the overall proposal, shown on Attachments #2 to #6 inclusive, are as follows:

Site Details

Phase 1 = 7.97 ha  
Phase 2 = 9.45 ha  
Proposed North-South Road = 0.86 ha  
Total Site Area = 18.28 ha  
Total Landscaped Area = 3.59 ha  
Total Gross Floor Area = 55,613.84 m<sup>2</sup>  
Total Coverage = 26.46%

Total Parking Provided = 2177 Spaces

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009**

Item 1, CW(PH) Report No. 4 – Page 4

Phase 1:

Building A (Wal-mart)	= 17,012.31 m <sup>2</sup>
Building J	= 910.42 m <sup>2</sup>
Building K	= 371.60 m <sup>2</sup>
Building L	= 1765.10 m <sup>2</sup>
Building L2	= 1161.25 m <sup>2</sup>
Building N	= <u>603.85 m<sup>2</sup></u>
Total Area	= 21,824.53 m <sup>2</sup>

Total Ground Floor Area = 21,824.53 m<sup>2</sup>  
Coverage = 27.38%

Parking Provided = 1087 Spaces

Phase 2:

Building B	= 13,165.51 m <sup>2</sup>
Building C	= 1932.32 m <sup>2</sup>
Building D	= 1932.32 m <sup>2</sup>
Building E	= 1709.36 m <sup>2</sup>
Building F1	= 2062.38 m <sup>2</sup>
Building F2	= 4291.98 m <sup>2</sup>
Building G	= 418.05 m <sup>2</sup>
Building H	= 2322.50 m <sup>2</sup>
Building I	= <u>2629.07 m<sup>2</sup></u>
Total Area	= 30,463.49 m <sup>2</sup>

Total Ground Floor Area = 24,267.06 m<sup>2</sup>  
Coverage = 25.68%

Parking Provided = 1090 Spaces

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located at the north-east corner of Weston Road, and Major Mackenzie Drive, in Part of Lot 21, Concession 5, City of Vaughan (Ward 1). The subject lands have an area of 18.28 ha, with 333.14 m of frontage along Weston Road and 493.37 m of frontage along Major Mackenzie Drive.

The subject lands are designated "Low Density Residential" and "Medium Density Residential/Commercial" by OPA #600, as shown on Attachment #7; and, "Low-Rise Residential", "Village Core" and "Village Square" by OPA #650 (Vellore Village District Centre Plan), as shown on Attachment #8.

The subject lands are zoned A Agricultural Zone by By-law 1-88, as shown on Attachment #1, which permits agricultural uses.

The eastern portion of the subject lands are within the approved Block 33 West Plan (Attachment #9). The subject lands currently consist of agricultural lands. The surrounding land uses are shown on Attachment #1.

The subject lands are related to Official Plan Amendment File OP.08.010 and Zoning By-law Amendment File Z.08.039 (Cicchino Holdings Ltd.) for the north-west corner of Major Mackenzie Drive and Weston Road, as shown on Attachment #1, with respect to the private landowners *Vellore Village District Centre North Land Use Study* dated October 2008 by Bousfields Inc. and Weston Consulting Group Inc., which was prepared in support of both the Major Weston Centres Ltd. and Cicchino Holdings Ltd. proposals.

**Preliminary Review**

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

- i) the applications will be reviewed in the context of the Provincial Policy Statement; Places To Grow-Growth Plan; Regional Official Plan; and the City's OPA #600, OPA #650, and the Block 33 West Plan, with respect to conformity of the subject lands to the applicable policies and requirements;

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009

#### Item 1, CW(PH) Report No. 4 – Page 5

- ii) the applications propose to develop commercial uses on the portions of the subject lands which were to develop in conjunction with lands to the north that are planned for an elementary school site and neighbourhood park, and to the east for residential uses within the Block 33 West Plan; the proposal needs to demonstrate that the planned land uses can still be provided in accordance with the Block 33 West Community with facility fit designs for the elementary school site to the satisfaction of the York Region Public School Board, and facility fit designs for the neighbourhood park, and demonstrate the future use for the residential land to the satisfaction of the City;
- iii) the applications propose service/loading areas which are to face draft approved street townhouses, an elementary school site and neighbourhood park within Plan of Subdivision 19T-00V03 (Lormel Developments (Weston) Inc. and Ozner Corporation (South)); the appropriateness of the building and service/loading area placement will need to be reviewed, including addressing noise attenuation, fencing/screening and urban design;
- iv) the Block Plan conditions for the Block 33 West Plan respecting the Regional infrastructure including wastewater and water system improvements, reconstruction of Major Mackenzie Drive and road widenings, and City infrastructure including sanitary, water and storm water management are to be identified, to the satisfaction of the City;
- v) a proposal that is considered to be a major traffic generator and within 800 m of a controlled-access highway (ie. Highway 400), would be within the Ministry of Transportation's (MTO) Permit Control jurisdiction, and therefore, subject to MTO approval; City and Regional review of traffic, transportation and parking will also need to be reviewed;
- vi) the proposal must demonstrate how the sustainability objectives of York Region, the Toronto and Region Conservation Authority and City will be achieved;
- vii) the following supporting reports were submitted for the applications: *Vellore Village District Centre North Land Use Study*, dated October 2008 by Bousfields Inc. and Weston Consulting Group Inc.; *Planning Rationale - Weston Road/Major Mackenzie Drive*, dated October 2008 by Bousfields Inc.; *Vaughan North West Centre Urban Design Guidelines*, dated October 8, 2008 by Turner Fleischer Architects Inc. and Terraplan Landscape Architects; *Retail Market Analysis and Impact Study Weston Road and Major Mackenzie Drive Vellore Village District Centre*, dated September 10, 2007 by UrbanMetrics Inc.; *Functional Servicing and Stormwater Management Report - Commercial Development Major Weston Centres Limited*, dated September 2008 by Sernas Associates; *Stormwater Management Report Phase 1 - Commercial Development Major Weston Centres Limited*, dated October 2008 by Sernas Associates; *Major Weston Centres Ltd. Weston - Major Mackenzie Retail Traffic Study*, dated September 2007 by Itrans Consulting Inc., and *Major Weston Centres Ltd. Weston - Major Mackenzie Updated Traffic Study*, dated November 2008 by Itrans Consulting Inc.; the applications and supporting documents will be reviewed by the applicable City Departments and external public agencies;
- viii) the appropriateness of the proposed land uses, road patterns, pedestrian connections and building placement for the subject lands, will be reviewed within the context of the surrounding existing and planned land uses, the Official Plan and Zoning By-law, and the Block 33 West Plan.

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009**

Item 1, CW(PH) Report No. 4 – Page 6

**Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of these 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 above issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in light of the conformity to the applicable policies of the Provincial Policy Statement; Places To Grow-Growth Plan; Region Official Plan; the City's OPA #600, OPA #650, and the Block 33 West Plan; and the appropriateness and compatibility of the proposed commercial and residential land uses in consideration of the Official Plan and Zoning By-law and with adjacent land uses.

**Attachments**

1. Location Map
2. Site Plan
3. Elevations – Wal-Mart
4. Elevations Buildings J & K
5. Elevations Building L
6. Elevations Building N
7. OPA #600 – Schedule "B", Vellore Urban Village 1
8. OPA #650 – Vellore Village District Centre Plan
9. Block 33 West Community Plan

**Report prepared by:**

Judy Jeffers, Planner, ext. 8645  
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

Regional Councillor Frustaglio declared an interest with respect to the foregoing matter as the law firm she uses is acting for the applicant.



**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009**

Item 2, CW(PH) Report No. 4 – Page 2

- b) **Mrs. Carmen Angumba, 51 Jordan Hofer Way, Woodbridge, L4H 3H7, dated January 12, 2009; and**
- c) **Coloured map and rendering submitted by the applicant.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.08.010 and Z.08.039 (Cicchino 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**

On December 19, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands; and to the lands bounded by Canada Drive and Stanton Avenue to the north, Ashberry Boulevard and Davos Road to the south, Fossil Hill Road to the west, and Highway #400 and Vellore Woods Boulevard to the east, as shown on Attachment #1; and to the Millwood Woodend Ratepayers' Association and Vellore Woods Ratepayers' Association. As of January 6, 2009, no written comments have been received. 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 the following applications on the subject lands shown on Attachment #1:

1. An Official Plan Amendment Application (File OP.08.010) to amend the "Village Core" policies in OPA #650 (Vellore Village District Centre Plan) for the subject lands as follows:
  - i) to specifically permit apartment dwellings in buildings not to exceed 22 storeys; multiple dwellings (i.e., maisonettes) not to exceed 3 storeys; live/work buildings (i.e., ground floor business and professional office and retail uses, and 2<sup>nd</sup>. and 3<sup>rd</sup>. floor residential) not to exceed 3 storeys; and, mixed use residential/commercial (i.e., business and professional office and retail uses) buildings, whereas mixed commercial/residential in the same building with retail at-grade and building heights of between 3 ½ to 6 storeys are permitted; and,
  - ii) to permit a residential density of 148 units per net residential hectare, whereas a maximum of 100 units per net residential hectare is currently permitted.
3. A Zoning By-law Amendment Application (File Z.08.039) to amend By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RM2 Multiple Residential Zone, with the following exceptions:
  - i) to specifically permit an apartment dwelling unit in buildings not to exceed 22 storeys; multiple dwellings (i.e., maisonettes) not to exceed 3 storeys; live/work buildings (i.e., ground floor business and professional office and retail uses, and 2<sup>nd</sup>. and 3<sup>rd</sup>. floor residential) not to exceed 3 storeys; and mixed use



**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009**

Item 2, CW(PH) Report No. 4 – Page 3

- residential/commercial (i.e., business and professional office and retail uses) buildings, whereas the RM2 Multiple Residential Zone permits apartment dwellings and multiple dwellings in buildings not to exceed 11 m or 3 to 4 storeys in height;
- ii) to include all C4 Neighbourhood Commercial Zone uses with no open storage, including but not limited to a bank or financial institution, brewers retail outlet, club or health centre, eating establishment (including convenience and take-out), place of entertainment and supermarket;
  - iii) to permit recreational uses (including parks, playgrounds, swimming pools, community centres, etc.);
  - iv) to permit minimum yard setbacks of 0 m along Major Mackenzie Drive and Weston Road; and, minimum 3 m to the main front wall, 0 m to unenclosed porches and steps and 1.4 m to bay windows or other projections from the main front wall from other public roads instead of minimum front, rear and exterior side yard setbacks of 4.5 m and minimum interior yard setbacks of 1.5 m;
  - v) to permit a minimum lot area of 70 m<sup>2</sup> per unit instead of 230 m<sup>2</sup> per unit;
  - vi) to permit a maximum building height of 22 storeys instead of 11 m or 3 to 4 storeys;
  - vii) to provide no landscaping strip adjacent to street lines instead of a minimum landscaping strip of 6 m adjacent to street lines; and,
  - viii) to deem the subject lands to be one lot regardless of the number of buildings and units, and the creation of any new lot by plan of condominium, part-lot control, consent and any easement or restrictions that are given.

The development statistics for the proposal shown on Attachments #2 and #3, are as follows:

Lot Area = 4.28 ha  
 Frontage = 170 m (Major Mackenzie Drive)  
 Depth = 180 m (Weston Road)  
 Coverage = 34.82% (12,916.68 m<sup>2</sup>)

<u>Residential Buildings</u>	<u>Storeys</u>	<u>Units</u>	<u>Gross Floor Area</u>
Building Tower 1	22 (65 m)	198	Office 1,412.92 m <sup>2</sup>
Building Tower 2	22 (65 m)	198	Commercial 1,222.10 m <sup>2</sup>
Maisonettes	2 & 3	24	Total 2,635.02 m <sup>2</sup>
Apartments (8 Buildings)	4	192	
Live/Work Units (2 Buildings)	3	<u>20</u>	Residential 78,595.81 m <sup>2</sup>
Total Units		632	

Residential Density = 148 units per hectare  
 Estimated Number of Residents = 1283 people  
 Estimated Employment = 864 jobs

<u>Parking Provided</u>		<u>Open Space</u>	
Surface	157 Spaces	Urban Square	995.86 m <sup>2</sup>
Underground	<u>916 Spaces</u>	Parkettes	<u>3,749.40 m<sup>2</sup></u>
Total	1073 Spaces	Total	4,745.26 m <sup>2</sup>

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009

Item 2, CW(PH) Report No. 4 – Page 4

#### **Background - Analysis and Options**

The subject lands shown on Attachment #1 are located at the north-west corner of Weston Road, and Major Mackenzie Drive, in Part of Lot 21, Concession 5, City of Vaughan (Ward 1). The subject lands have an area of 4.28 ha, with 180 m of frontage along Weston Road and 170 m of frontage along Major Mackenzie Drive.

The subject lands are designated "Vellore Village Centre" by OPA #600, and more particularly "Village Core" with the "Main Street Retail" overlay designation along Weston Road by OPA #650 (Vellore Village District Centre), as shown on Attachment #5; and, zoned A Agricultural Zone by By-law 1-88, subject to Exception 9(33), which permits agricultural uses, as shown on Attachment #1. The subject lands are not subject to the Block 40 South Plan. The subject lands currently consist of agricultural lands. The surrounding land uses are shown on Attachment #1.

The subject lands are related to Official Plan Amendment File OP.07.006 and Zoning By-law Amendment File Z.07.040 (Major Weston Centres Ltd.) for the north-east corner of Major Mackenzie Drive and Weston Road with respect to the private landowners Vellore Village District Centre North Land Use Study, dated October 2008, by Bousfields Inc. and Weston Consulting Group Inc., which was prepared in support of both the Cicchino Holdings Ltd. and Major Weston Centres Ltd. proposals.

#### **Preliminary Review**

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

- i) the applications will be reviewed in the context of the Provincial Policy Statement; Places To Grow-Growth Plan; Regional Official Plan; the City's OPA #600, OPA #650, and co-ordination with the Block 40 South Plan, with respect to conformity of the subject lands to the applicable policies and requirements, including urban design objectives respecting build-to-line (minimum/maximum setback) requirements, minimum gross floor area requirements, building location and massing, and landscape requirements;
- ii) the integration of the proposal with the "Village Core" designated lands to the north and west must be determined, as the proposed development will be required to develop with the adjoining lands to the north and west due to the proposed road network as approved in the Block 40 South Plan; any modifications to the proposed road network within the Vellore Village District Centre will need to be examined;
- iii) the applications propose a density on the subject lands which is higher than the density proposed for the Vellore Village District Centre Plan, and review must be undertaken to consider any impacts such as on schools, parks and servicing infrastructure;
- iv) the Regional infrastructure including wastewater and water system improvements, reconstruction of Major Mackenzie Drive and road widenings, and City infrastructure including sanitary, water and stormwater management are to be identified, to the satisfaction of the City, including if there are any cost sharing requirements due to the Block 40 South Plan;
- v) a proposal that is within 800 m of a controlled-access highway (i.e., Highway #400) and is considered to be a major traffic generator, would be within the Ministry of Transportation's (MTO) Permit Control jurisdiction, and therefore, subject to MTO approval; the subject lands may be subject to MTO approval as the proposal is connected to the Major Weston Centres Ltd. commercial proposal (Files OP.07.006 and Z.07.040); City and Regional review of traffic, transportation and parking will also need to be reviewed;

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009

#### Item 2, CW(PH) Report No. 4 – Page 5

- vi) the proposal must demonstrate how the sustainability objectives of York Region, the Toronto and Region Conservation Authority, and the City, will be achieved;
- vii) the following supporting reports were submitted for the applications: *Vellore Village District Centre North Land Use Study*, dated October 2008 by Bousfields Inc. and Weston Consulting Group Inc.; *Planning Justification Report - Cicchino Holdings Ltd*, dated July 2008 by Weston Consulting Group Inc.; *Functional Servicing Report - Mixed Use Development*, dated October 2008 by Valdor Engineering Inc.; and *Weston Rd. and Major Mackenzie Dr. Mixed Use Development Traffic Impact Study*, dated July 2008 by Paradigm Transportation Solutions Ltd.; the applications and supporting documents will be reviewed by the applicable City Departments and external public agencies; and,
- viii) the appropriateness of the proposed land uses, density, building heights, road patterns, pedestrian connections and building placement for the subject lands, amongst other matters, will be reviewed within the context of the surrounding existing and planned land uses, including the Vellore Village District Plan and the Block 40 South Plan.

#### Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of these 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 above issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in light of the conformity to the applicable policies of the Provincial Policy Statement; Places To Grow-Growth Plan; Regional Official Plan; the City's OPA #600 and OPA #650; and the appropriateness and compatibility of the proposed residential and mixed use residential/commercial land uses in consideration of the Official Plan and Zoning By-law with adjacent land uses.

#### Attachments

1. Location Map
2. Concept - Site Plan
3. Concept - Elevations
4. OPA #600 - Schedule "B", Vellore Urban Village 1
5. OPA #650 - Vellore Village District Centre Plan

#### Report prepared by:

Judy Jeffers, Planner, ext. 8645  
Mauro Peverini, Manager of Development Planning, ext. 8407

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009**

Item 3, Report No. 4, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on February 3, 2009, as follows:

**By receiving the following written submissions:**

- a) **Mr. Alfredo Zelaya-Martinez, 72 William Street, Woodbridge, L4L 2R8, dated January 13, 2009; and**
- b) **Ms. Heather Semper, 56 Wallace Street, Woodbridge, L4L 2P3, dated January 13, 2009.**

**3 VILLAGE OF WOODBRIDGE CONSERVATION DISTRICT  
STUDY AND PLAN PUBLIC MEETING  
PURSUANT TO THE ONTARIO HERITAGE ACT  
PRELIMINARY REPORT  
FILE #15.99**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated January 13, 2009, be approved;**
- 2) **That, prior to this matter returning to a Committee of the Whole, a further public meeting be held with the affected property owners within the study area to fully explain the implication of the proposed plan;**
- 3) **That the following deputations and written submissions, be received:**
  - a) **Mr. Kurt Franklin, Weston Consulting Group Inc., 201 Millway Avenue, Suite 19, Vaughan, L4K 5K8, and written submission dated January 13, 2009;**
  - b) **Mr. Scott Morrison, 169 Clarence Street, Woodbridge, L4L 1L4;**
  - c) **Mr. Bryce Taylor, 7909 Kipling Avenue, Woodbridge, L4L 1Z7;**
  - d) **Ms. Leslie Ann Coles, 50 Wallace Street, Woodbridge, L4L 2P3;**
  - e) **Ms. Samandar Safari, 8142 Islington Avenue, Woodbridge, L4L 1W6 and written submission from David Jebb, Anand & Jebb Barristers and Solicitors, dated January 9, 2009;**
  - f) **Mr. Emilio Mammone, 800 Arrow Road, Unit 12, Toronto, M9M 2Z8;**
  - g) **Mr. Rick Galbraith, 52 Park Drive, Woodbridge, L4L 2H3;**
  - h) **Mr. Joseph Salvatore, 2501 Rutherford Road, Suite 25, Vaughan, L4K 1N6;**
  - i) **Mr. Nick Pinto, West Woodbridge Homeowners' Association, 57 Mapes Avenue, Woodbridge, L4L 8R4;**
  - j) **Ms. Melissa D'Amico, 54 Cheltenham Avenue, Woodbridge, L4L 1K7;**
  - k) **Mr. Fabrizio Maurizio, 81 Cheltenham Avenue, Woodbridge, L4L 1K6;**
  - l) **Ms. Karin Ruggeberg, 44 Clarence Street, Woodbridge, L4L 1L3;**
  - m) **Mr. Jamie Maynard, 75 William Street, Woodbridge, L4L 2R9; and**
  - n) **Ms. Linda Mae Maxey, 65 Cheltenham Avenue, Woodbridge, L4L 1K6 and written submission dated January 10, 2009; and**
- 4) **That the following written submissions be received:**
  - a) **Ms. Heather Grand, 53 Woodbridge Avenue, Suite 102, Woodbridge, L4L 9K9, dated January 13, 2009;**
  - c) **Ms. Mary Cicchirillo, 41 Avon Crescent, Woodbridge, L4L 1H4, dated January 13, 2009; and**
  - d) **Ms. Karen Kushnir, 53 Woodbridge Avenue, Suite 101, Woodbridge, L4L 9K9, dated January 13, 2009.**

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009

Item 3, CW(PH) Report No. 4 – Page 2

#### Recommendation

The Commissioner of Planning recommends:

1. THAT the Study Report and proposed Plan introducing the Woodbridge Heritage Conservation District prepared by Office for Urbanism and Goldsmith Borgal and Company Architects, be received; and, that any issues identified be addressed by the Policy Planning Department, in consultation with the Cultural Services Department, in a comprehensive report to a future meeting of the Committee of the Whole.

#### Economic Impact

The funds for the Study were approved by Council on May 7, 2007. Subsection 41(10.1) and clause 41 (5) (b) of the Ontario Heritage Act, as amended in 2005, now requires that a by-law that designates a Heritage Conservation District be registered against title to the properties affected by the by-law in the Land Registry Office. The cost to the City of this one time fee will be approximately \$500.00 to register all properties, including the associated Staff time. This work will be undertaken at such time as the implementing by-laws are adopted by Council and are in full force and effect. Cultural Services has also identified a need for additional staff resources to be able to implement the Plan once approved.

#### Communications Plan

Property owners within the Study area were notified by direct mailings, advertisements were placed in local papers, and the Study and notification of each meeting were highlighted in the Policy Planning section of the City's website. Three public consultation meetings were held at strategic milestones in the study process. On average 80 residents and business owners attended each of the public meetings.

On December 19, 2008, a notice of Public Hearing was sent to all residents/landowners within the study area and to a distance of 120 m outside of the study boundary, to Heritage Vaughan, and to representatives of the Region of York. The Study and Plan were also circulated to members of the Heritage Vaughan Committee, and presented to them at their meeting of October 29, 2008.

#### Purpose

The purpose of this report is to provide a summary of the contents of the proposed Woodbridge Heritage Conservation District Study and Plan, and events to date, for consideration at a "Public Meeting" held pursuant to section 41.1(6) of the Ontario Heritage Act.

#### Background - Analysis and Options

The Ontario Heritage Act governs the protection of the natural and built environment. In order for a Heritage Conservation District to be designated by a municipality there are specific tasks that must occur. These include:

1. Inclusion of Heritage Policies within the Official Plan, in this instance the Woodbridge Community Plan, OPA #240;
2. The designation of the area to be studied;
3. Consultation with Heritage Vaughan;
4. A public meeting; and,
5. Notification of property owners if a Heritage Conservation District is approved.

Based on these requirements, at the Council meeting of May 7, 2007, the following recommendation (in part) was approved:

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009

#### Item 3, CW(PH) Report No. 4 – Page 3

- “ 1. A Heritage Conservation District Study be undertaken in order to secure the long-term protection of Woodbridge’s historic built and natural environment to ensure that new development within the area is compatible with the architectural and contextual character of the community;*
- 2. Council enact a By-law to identify the area shown on Attachment 1 as a potential Heritage Conservation District pursuant to Part V, section 40, of the Ontario Heritage Act; and,*
- 3. Council approve the Terms of Reference for the Woodbridge Heritage Conservation District Study and Plan.”*

In accordance with these recommendations “By-law 139-2007” a by-law to define an area to be examined for future designation of the whole or part of the area as a Heritage Conservation District” was adopted at the May 7, 2007 meeting of Council.

#### Terms of Reference

The key tasks outlined in the Terms of Reference for the Heritage District Study and approved by Council on May 7, 2007 are outlined below:

1. To review the building stock and natural heritage landscape within the study area to determine if a Heritage Conservation District is an appropriate tool to manage change within the community.
2. To provide a suggested boundary for a Heritage Conservation District, if it is determined to be warranted.
3. To highlight key development issues that should be addressed in a Heritage Conservation District Plan.
4. To identify and provide appropriate policies for the preservation and enhancement of built and natural heritage in Woodbridge.
5. To provide appropriate design guidelines and standards for development in Woodbridge.

#### Proposed Heritage Conservation District Boundary

By-law 139-2007 defined the area subject to the study (See Attachment 1). Based on the review of existing conditions by the consultant, the proposed boundary of the Heritage Conservation District was modified to better reflect the location of the heritage resources (See Attachment 2).

#### Ontario Heritage Act

The Ontario Heritage Act, R.S.O. 1990, c.O. 18, as amended, (the “Act”), Part V enables municipalities to establish or designate Heritage Conservation Districts. The Act governs the establishment of Heritage Conservation Districts and is concerned with the protection and enhancement of buildings, streets, and open spaces that collectively give an area a special character, identity or association. Heritage Conservation Districts can either comprise a few buildings, a large area or even an entire municipality. These areas may have cultural, architectural, historic, scenic or archeological aspects worth conserving. The designation of a District under Part V of the Act can provide a means to protect and manage that character in the course of change over time.

A municipal council may control alterations, additions and proposed demolitions through the District similar to that for individually designated heritage properties under Part 1V of the Act. The compatibility and design of new construction may also be reviewed and managed by Council more rigorously than is permitted under the Planning Act. It should be noted that the intent of a Heritage Conservation District is not to “freeze” a community in time, but to manage its special

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009

#### Item 3, CW(PH) Report No. 4 – Page 4

character through the preparation of a district plan that guides physical change and compatible development. The outcome is the conservation of complete environments as attractive, interesting and congenial places to live, work and visit.

Revisions to the Ontario Heritage Act permit the Heritage Conservation District Plan to supersede existing policies contained within the Community Official Plan and the City's Comprehensive Zoning By-law 1-88. As a result of this change to the Act, it will be necessary to review these documents to ensure they conform to the Heritage Conservation District Plan once it has final approval.

Section 40(3) of the Ontario Heritage Act requires that Council consult Heritage Vaughan with respect to undertaking the Study. At the March, 2007 meeting of Heritage Vaughan, a motion was passed requesting that the City provide funding to undertake a Heritage Conservation District Study. The Final Draft Heritage Conservation District Study/Plan was presented to Heritage Vaughan at their meeting of October 29, 2008. At this meeting, the Committee moved to approve the final draft of the Woodbridge Heritage Conservation District Study, Plan and Inventory.

#### OPA No. 240 Woodbridge Community Plan

Subsection 41(1) of the Ontario Heritage Act enables a municipal council to designate Heritage Conservation Districts where an Official Plan (Amendment) contains policies relating to the establishment of such districts. Section 10 "Heritage Conservation" of OPA No. 240 fulfills this requirement by outlining Council's intent to retain and preserve historic buildings, structures, landscapes and archaeological sites and artifacts. Specifically, Section 10 c) of OPA 240 states:

"Council may, among other things, designate properties under the Ontario Heritage Act and may prepare a Heritage Conservation District Plan in accordance with the guidelines of the Ministry of Culture and Communications (sic) and designate appropriate Heritage Conservation Districts under the provisions of the Heritage Act."

Since the adoption of OPA 240, the Ministry of Culture and Communications has evolved into the Ministry of Citizenship and Culture.

Once the Heritage Conservation District Plan is approved, the Official Plan will need to be revised to reflect the contents of the Heritage Conservation District Plan. These amendments will address items such as built form and policies to preserve and enhance the heritage landscape of Woodbridge. It should be noted that the concurrent Kipling Avenue Corridor Study includes the information and policies pertaining to heritage for the portion of the Heritage Conservation District Study which falls into the Kipling Avenue study area.

#### Brief History of the Woodbridge Study Area

Woodbridge is one of four historic villages within the City of Vaughan and represents one of the highest concentrations of heritage properties in the City. Currently, Woodbridge is the only historic village of four within Vaughan, without a Heritage Conservation District designation.

The first known inhabitants to the Region of York, were the Mississauga, Huron, Iroquois and the Algonquin Indians, who established settlements, hunting grounds and portage routes in the area in the form of small wigwams and longhouses. A different kind of settlement began in the late 1700's and early 1800's by the United Empire Loyalists. They built log houses, and barns along the well drained borders of the Humber and the Don Rivers.

The Woodbridge settlement area pre-1900's included log houses, barns, a school house, two churches and the first major transport link, the Toronto Grey and Bruce Railroad and Station. Factories, mills, and farmland continued to attract settlers until the late 18<sup>th</sup> century. In 1855, the

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009

#### Item 3, CW(PH) Report No. 4 – Page 5

settlement of Burwick was renamed Woodbridge because of the confusion between the settlement of Berwick, and the appropriateness of the name given the large number of bridges required to cross the tributaries of the Humber River.

The village quality of Woodbridge consists of several styles of architecture including Georgian/Loyalist, Neo Classical, Classic/Greek Revival, Gothic Revival, Victorian, Queen Anne Revival, Neo-Gothic, Edwardian, Bungalow, Colonial Revival, Period Revival, Art Moderne, Victory Housing, Contempo/International, and Ontario Cottage. The distinct styles are referenced as they apply to each of the heritage buildings in the former Village of Woodbridge.

#### Analysis and Options

##### Historical Significance and Heritage Character Statement

The Woodbridge Heritage Village Character, unique Heritage Character Areas, and significant densities of properties and landscapes contribute to the Woodbridge Heritage Character and provide substantive reason for designation under the Ontario Heritage Act.

The heritage character of the Woodbridge Heritage Conservation District derives from the collection and association of its cultural heritage landscapes, properties and structures, and can be discerned from the following:

- a. Woodbridge's history and function, within Vaughan and surroundings;
- b. Woodbridge's unique sense of identity; and,
- c. Woodbridge's unique elements.

Woodbridge's history includes its origin as native settlements, to its 1800s agricultural village period, to a 1900s cotton mill village, to a present day mixed-use village, commercial core and destination point for Vaughan. The built form of the district area reflects the multiple layers of history, construction periods, and architectural styles.

Its village like character is established through pedestrian scale, mix of uses, and park-like setting of the Humber River. Woodbridge is unique in that it comprises several district character areas each contributing to the village experience of Woodbridge as a whole. Special places and monuments including the War Memorial, the Woodbridge Fairgrounds, the bridges, and the Humber trails also define the unique character of the Woodbridge Heritage District.

#### The District Plan

The approach of the District Plan is to provide a tool for managing change consistent with recognized heritage conservation principles. The Plan encourages the continued maintenance of the built and natural environment and guides new construction within the Heritage District.

The Plan consists of 3 Parts and an Appendix. Part 1-The Study, explains the background and context of the proposed Woodbridge Heritage Conservation District, including the history of the Village, and the heritage evaluation process. Part 2-The Heritage Conservation District Plan, describes the objectives of the study process, the District Boundary, Historical Significance, Heritage Attributes and District Guidelines, and conservation plans for re-development and additions to heritage buildings. Part 3 – Implementation, outlines the development review process for heritage properties, including the building permit and heritage permit processes. The Appendix contains the Heritage Inventory as a separate report.

#### **A. Heritage Attributes and District Guidelines**

The proposed Woodbridge Heritage Conservation District is divided into seven distinct character areas defined by heritage attributes, including the following:



CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009**

Item 3, CW(PH) Report No. 4 – Page 6

- (i) collection of properties of a certain age;
- (ii) architectural style and design of buildings;
- (iii) building placement and setbacks;
- (iv) a particular density and scale;
- (v) a particular landscape or setting;
- (vi) the streetscape and street cross-section; and,
- (vii) associated structures such as bridges or historic monuments.

The Seven Heritage Character areas highlighted in the proposed District Plan are as follows:

- (i) Woodbridge Avenue
- (ii) Kipling Avenue North and South
- (iii) Wallace Street
- (iv) William and James Street
- (v) Clarence Street and Park Drive
- (vi) The Woodbridge Fairgrounds Area
- (vii) The Humber River Corridor

The proposed Heritage District Plan details the heritage attributes of each of the noted character areas and establishes guidelines for new buildings, including use, height, setbacks, requirements for siting of the structures on the lot, and landscaping.

The following provides a brief summary of the Seven Heritage Character Areas and the proposed development guidelines related to each. Please refer to Schedule 14 (pg. 70) in the Woodbridge Heritage Conservation District Study/Plan to view boundaries of each of the Seven Heritage Character areas.

**(i) Woodbridge Avenue Character Area**

Heritage Attributes

- (a) Woodbridge Avenue has a main street character, with pedestrian oriented retail at grade level.
- (b) There is a street wall of buildings averaging between 2 and 4 floors, with some buildings having up to 6 floors in height.
- (c) Buildings are generally built with zero or minimum setback from the front property line.

Proposed Guidelines

- (ai) Buildings fronting on Woodbridge Avenue within the proposed Heritage District should include street oriented retail at grade level, with mixed commercial/residential above. The ground level must be flush with the public sidewalk, with direct access from the street.
- (bi) New buildings located on Woodbridge Avenue should generally conform to a maximum of 4 storeys and transition from the height of adjacent contributing buildings with a maximum 45 degree angular plane, starting from the heights of the contributing buildings, measured at the buildings' edges. The proposed Heritage District Plan recognizes that the Official Plan permits a six-storey height maximum for certain areas of the street and respects this permission, with the requirement that these taller buildings have a minimum 2 storey/ maximum 4 storey podium, with any additional storeys stepping back on a 45 degree angular plane.

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009**

Item 3, CW(PH) Report No. 4 – Page 7

- (ci) Generally, new buildings should be built with zero front yard setbacks to establish a continuous street wall. When located adjacent to existing contributing buildings with greater front yard setbacks, the new buildings should have a setback equal to the average of the front yard setbacks of the two properties on either side.
- (di) Existing contributing buildings should retain their historic setbacks.
- (ei) New buildings should front onto Woodbridge Avenue with main entrances on the street. There should be no side lotted buildings on Woodbridge Avenue.

**(ii) Kipling Avenue North and South Character Area**

Heritage Attributes

- (a) The street has a significant tree canopy and is characterized by landscaped front yards.
- (b) There are a wide range of building types and uses.
- (c) Kipling Avenue has a variety of small scale open spaces.
- (d) The street has always been considered as an important gateway to Woodbridge Avenue.
- (e) The north portion of Kipling Avenue north of Woodbridge Avenue, has changed significantly in the last few years as a result of several large development sites.

Proposed Guidelines

- (ai) Kipling Avenue should regain and retain its heritage character and street scale.
- (bi) New or renovated buildings and landscapes must conserve and enhance the tree canopy, front directly onto Kipling Avenue, and provide a landscaped front yard.
- (cii) New development should contribute to the quality and connectivity of the pedestrian environment.
- (di) The maximum height for new buildings shall be 3 storeys (11m).
- (ei) New buildings must have a residential character and should be conducive to a mix of uses, including small scaled commercial uses.
- (fi) New buildings should have a minimum 3 meter setback from the front property line so as to not deviate drastically from the existing character of the deep front yards. Where heritage contributing buildings on either side of the subject site are set farther back from the front property line than the minimum permitted setback; the setback will be the average of the front yard setbacks of the two properties on either side of the subject site.

**(iii) Wallace Street Character Area**

Heritage Attributes

- (a) A residential street, pedestrian oriented in character with a variety of housing types.
- (b) Provides access and views to public open spaces.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009

#### Item 3, CW(PH) Report No. 4 – Page 8

- (c) Houses on the west side of the street have relatively large setbacks, and provide greenery and tree canopy to the street. Houses on the east side are built close to the front yard property line.
- (d) Houses are predominantly 2 to 3 storeys in height and have side yards which provide views to the hillside on the west and the river valley to the east.

#### Proposed Guidelines

- (ai) The street should retain the existing single family detached residential character.
- (bi) Views and access to the park system should be protected and enhanced wherever possible.
- (ci) Setbacks of new buildings should be consistent with existing setbacks on either side of the street.
- (di) New buildings should be a minimum of 2 storeys (8.5m) in height and a maximum of 3 storeys (11 m).
- (ei) Detached residential dwellings must provide side yards consistent with present zoning regulations. By the standards of By-law 1-88, the Single Detached Residential R3 Zone requires a minimum interior yard of 1.2 m and a minimum exterior yard of 4.5 m.

#### **(iv) Williams Street and James Street Character Area**

#### Heritage Attributes

- (a) Williams and James Streets have a quiet rural residential street character with sidewalks on only one side of the street, and a large number of trees.
- (b) The bridge is a centre piece and a key element of the streets identity.
- (c) The Woodbridge Fairgrounds to the north offers a significant green buffer, currently inaccessible from this area.

#### Proposed Guidelines

- (ai) These streets should retain their existing single detached residential character.
- (bi) New buildings should be a minimum of 2 storeys (8.5 m) in height and a maximum of 3 storeys (11m).
- (ci) A naturalized tree canopy should be maintained along the railway corridor, and at the triangular extension of the railway corridor, at the southwestern corner of the intersection of William and James Streets.
- (di) The bridge should be maintained and preserved as a key feature of the area's identity.
- (ei) The existing natural landscape and forest canopy at the edge of the Fairgrounds should be protected and maintained, and opportunities for pedestrian access should be explored.

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009**

Item 3, CW(PH) Report No. 4 – Page 9

**(v) Clarence Street and Park Drive Character Area**

Heritage Attributes

- (a) These streets have a residential character that is pedestrian oriented and include a broad variety of housing types and styles.
- (b) Front yards provide a significant amount of greenery and tree canopy. Side yards provide views to backyards and east river valley.
- (c) Houses are predominantly 2 to 3 storeys high.

Proposed Guidelines

- (ai) Streets should retain the existing single detached residential dwelling character.
- (bi) Pedestrian views and connections to and from Woodbridge Avenue and the park system must be protected and their design enhanced.
- (c) Minimum front yard setbacks of 4.5 m are proposed for lots fronting on Clarence Street and Park Drive. Existing side yards should be maintained.
- (di) Minimum building heights of 2 storeys (8.5 m) and maximum building heights of 3 storeys (11m) are proposed for these streets.

**(vi) The Woodbridge Fairgrounds Character Area**

Heritage Attributes

- (a) The Fairgrounds location and past activities represent a significant component of Woodbridge's cultural heritage. The annual Woodbridge Agricultural Fair continues to be located at the Fairgrounds.
- (b) The Fairgrounds function as an important open space, where several key pedestrian connections and trails traverse.

Proposed Guidelines

- (ai) The Fairgrounds property and surrounding conservation area to the east must retain an open space function, and should retain its rural and landscape character.
- (bi) Pedestrian connections to and through the Fairgrounds area should be supported and enhanced. New pedestrian connections should be established.
- (ci) New and existing buildings should not detract from the open space functions. New buildings should reflect a rural scale and architecture, and not exceed 3 storeys (11m) in height.
- (di) Year round activities should be encouraged and pedestrian access should be improved.
- (ei) Porter Avenue should be landscaped as a prominent gateway.

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009**

Item 3, CW(PH) Report No. 4 – Page 10

**(vii) The Humber River Corridor Character Area**

Heritage Attributes

- (a) The Humber River Valley is an open space of regional significance that provides an amenity space to residents and visitors of the area.
- (b) The forests of the Humber River have always been an extensive and notable part of Woodbridge's history. Although re-routed throughout history, residences, social amenities, commerce and industry were always strategically located adjacent to or with access to the river corridor.

Proposed Guidelines

- (a) The Humber River Valley must remain as a publicly accessible open space conservation zone, with public trail systems connecting to different areas within Woodbridge.
- (b) The portion of the Board of Trade Golf Course which falls within the proposed Woodbridge Heritage Conservation District, should remain as an open space conservation area. The trail system along the Humber River should be extended where possible.

**B. Open Space Framework**

Public Open Spaces, Parks and Public Streets

The heritage character of the proposed Woodbridge Heritage Conservation District is intrinsically tied to the natural system of open spaces, urban parks, street tree canopies and green linkages.

Heritage Attributes

- (a) Woodbridge is defined by a vast system of natural landscapes and open spaces that are intertwined with the built form.
- (b) Two river valleys, Humber River and Rainbow Creek, flank the Woodbridge Heritage Conservation District area, and give rise to a system of trails and open spaces.
- (c) Small pockets of conservation land, including the open space on the west side of James Street and east of the Fairgrounds, play an important role in the landscape quality and environment of significant heritage open spaces or neighbourhoods.
- (d) Humber Park systems such as Nort Johnston Park and Veteran's Park, are landmarks of past mill and factory use. Together with Doctor Maclean District Park, these parks provide one of the largest open space opportunities for park amenities to link trails to other key open spaces. The Board of Trade Golf Course also functions as a significant open space system for the area.
- (e) Memorial Hill Park and the Fairgrounds are also significant landmarks and cultural heritage resources that contribute to the character, prominence, cultural and civic history of Woodbridge.
- (f) A number of smaller-scaled open spaces help connect the trail system and serve to sustain the tree canopy. These include: the Old Firehall Parkette, Fred Armstrong Parkette, and the Woodbridge Wesleyan Methodist Cemetery on Meeting House Road east of Kipling Avenue.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009

#### Item 3, CW(PH) Report No. 4 – Page 11

- (g) There are significant stands of trees on private land that were once a connected part of the larger natural forest landscape that also contribute to the natural heritage character.
- (h) There are significant “green linkages” throughout Woodbridge such as “Park Lane Walk” that provide access to the larger open space systems and to neighbourhoods.
- (i) Although it is outside of the proposed HCD boundary, the existing ridge of forest east of Islington Avenue is significant in terms of defining a landscaped edge to the Humber River and the Woodbridge HCD boundary.

#### Proposed Guidelines

- (ai) The pattern and relationship of the open space to built form within the proposed Woodbridge Heritage Conservation District should be preserved.
- (bi) The open spaces associated with the Humber River and Rainbow Creek River valleys must remain publicly accessible and connected through trails and pedestrian walkways, and the natural settings should be enhanced.
- (ci) Nort Johnston Park should become the hub of trail connections to the Humber Valley north, and to the Woodbridge Core, Wallace Street and Memorial Hill Park.
- (di) Signage and accessibility to Nort Johnston Park should be enhanced, especially from Woodbridge Avenue, Wallace Street, and Highway 7.
- (ei) Memorial Hill Park must be conserved and public use of, and accessibility of the Park should be enhanced by improving the pedestrian linkages from Nort Johnston Park and potentially from Kipling Avenue via Abel Avenue with a pedestrian bridge crossing over the rail corridor.
- (fi) Existing small-scaled open spaces should be conserved and new small scaled open spaces designed where possible. All open spaces must be publically accessible, and linked to the larger system of open spaces.
- (gi) Existing “green linkages throughout Woodbridge should be maintained and new opportunities should be established in various ways such as “wooden bridge” pedestrian connections over the rail corridor, in order to create a continuous “walk” throughout the HCD.
- (hi) All proposed trails within the corridor should connect to the existing and proposed City of Vaughan’s Regional Trail Plan.
- (ii) New east-west pedestrian connections should be sought and created, wherever possible.
- (ji) The character of the vegetation, landscape and topography must also be protected. Most significant is the extensive tree canopy which can be found in:
  - stands of trees;
  - as part of the linear streetscape along the street right-of-way; or,
  - as part of individual properties.

#### **C. Transitions of New Buildings in Relation to Heritage Resources**

New and renovated structures and landscapes, as well as additions to existing structures and landscapes, must be sensitive to the heritage character and the heritage attributes of adjacent heritage resources. For the purposes of the Woodbridge Heritage Conservation District Plan the term “adjacent” includes properties that:

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009

#### Item 3, CW(PH) Report No. 4 – Page 12

- touch
- form part of a cluster
- form part of a continuous street wall
- are visible from each other

To ensure that new structures and landscapes harmonize with contributing heritage properties an appropriate transition must be achieved between different scales, heights, and presence. The Heritage Plan provides the following guidelines to assist in this process:

#### (i) Height Guidelines

- (a) The height of contributing buildings should be maintained.
- (b) New buildings must be sensitive to, and transition from (on all sides), the height of adjacent contributing buildings with a minimum 45 degree angular plane, starting from the existing height of the contributing building.

#### (ii) Building Setback Guidelines

- (a) New buildings must have side yard and backyard setbacks from contributing buildings, a distance equivalent to half the average height of the contributing buildings.
- (b) Consideration may be given to the construction of new buildings, and additions to contributing buildings, only when:
  - New construction is located in the parts of the contributing building that is not visible from the street or from a public space.
  - New construction is setback from the street frontage of the contributing building, to maintain open views and vantage points from the street to contributing buildings.
  - The parts of the contributing building that will be enclosed or hidden from view by the new construction, should not contain significant heritage attributes, and the 3 dimensional form of contributing buildings should be maintained.
  - New construction should be of good architectural quality and contribute to the District's heritage character.

#### (iii) Landscape Guidelines

- (a) New buildings and landscapes must contribute to the heritage character of adjacent contributing landscapes such as parks, public squares, open spaces, recreational areas, and landscaped areas within private property.
- (b) Pedestrian connections between adjacent landscaped areas should be maintained and increased wherever possible.
- (c) Significant visual connections between adjacent landscaped areas should be preserved.
- (d) New and renovated buildings must provide an active, pedestrian oriented frontage facing significant landscapes and public spaces.

#### **D. Heritage Buildings**

The proposed Woodbridge Heritage Conservation District Plan provides that buildings and structures located within properties that are listed as contributing to the Woodbridge HCD character shall not be demolished and shall remain in-situ within their existing context.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009

Item 3, CW(PH) Report No. 4 – Page 13

#### **E. Non-Heritage Buildings**

Generally, a non-contributing building within the Woodbridge HCD should not be demolished until such time as a site plan for a replacement building has been approved by Vaughan Cultural Services, and a demolition permit issued. Alterations/additions for non-heritage buildings in the District should be consistent with one of two design approaches:

- (a) Historical conversion or contemporary alternatives which are respectful of the heritage character of the District; and,
- (b) A modern building should be altered in a way that respects and complements its original design.

#### **F. Architectural Guidelines**

The proposed Plan details architectural styles which are appropriate for the Woodbridge Conservation District, and also provides examples of these styles through actual pictures, illustrations and descriptions of buildings and architectural elements. The guidelines also detail repair and renovation techniques as well as appropriate building materials which should be used to ensure authenticity.

Guidelines for historical conservation and new development are also provided with respect to architectural characteristics, building materials, scale, detail and the siting of the building on the lot. The conservation of heritage buildings involves actions that are aimed at safeguarding the heritage attributes of the resource so as to retain its heritage value and extend its physical life. Conservation can involve preservation, rehabilitation, restoration or a combination of these actions.

Since the proposed Woodbridge Heritage Conservation District is composed of a number of Heritage Character Areas, the design of new buildings should carefully consider the identifiable characteristics of each area, including building scale, and side and front yard setbacks.

#### **G. Streetscaping**

Generally, all streets should be well planted with street trees to enhance the green character of the HCD and extend the character of the surrounding parkland. Existing trees should be protected and maintained and the type, use, and location of new street trees should be carefully considered to support and enhance the heritage character and attributes that are fundamental to each street type.

#### **H. Signage**

The proposed Heritage Conservation District Plan provides the following guidelines respecting signage:

- (a) Should be expressive of the village character of Woodbridge.
- (b) Should direct visitors and the community to special places which are otherwise hidden within the Heritage District Area.
- (c) Should be used for trail and pedestrian routes throughout the area.
- (d) Commercial signage should be limited to ground level uses along Woodbridge Avenue and Kipling Avenue and should remain flush with the building façade.



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009

#### Item 3, CW(PH) Report No. 4 – Page 14

- (e) Back-lit signage and third party signage are prohibited within the Heritage Conservation District.
- (f) City of Vaughan By-law 203-92 which regulates signage in the City and Special Sign Districts should be amended to include the entire boundary of the Woodbridge Heritage Conservation District as reflected in Attachment 2; and, to prohibit Pylon signs, internally illuminated signs, and awning signs. In addition, awnings should be required to be retractable in the traditional profile and material.

#### **I. Community Support**

The Woodbridge Heritage Conservation District Plan includes recommendations for financial incentives to aid the heritage property owner in the maintenance of his building. The following programs may be evaluated by the Cultural Services Department for their useful application to the Woodbridge Heritage Conservation District.

- (a) Tax Measures: Provincial legislation now allows municipalities to enact property tax abatement for properties designated under Part 1V and Part V of the Heritage Act.
- (b) Grants and loans: Modest grants or loans can be very effective in encouraging proper repair and restoration of heritage attributes. This variety of financial incentive includes out right grants, simple loans, and loans that are forgivable over time on a pro-rated basis until the sale of the property.
- (c) Community Improvement Area: Once a Community Improvement Plan policy is contained within the Official Plan, the City may review the heritage district within that community to ascertain what improvements may be made to enhance their appearance and implement such improvements as feasible. A number of tools to facilitate restoration, including grants and loans, may also be utilized. The Woodbridge Focused Area Study, will provide an opportunity to introduce a Community Improvement Plan policy within a corresponding Official Plan.

#### **J. Additional Recommended Policy Changes**

The Draft Woodbridge Heritage Conservation District Plan recommends the following additional policy changes to ensure future development will be consistent with the heritage character of the village.

- (a) Existing municipal policies regarding urban design such as building setbacks from heritage structures should be reviewed and revised as necessary to support the recommendations of the Heritage Conservation District Study.
- (b) Changes to the Official Plan and City Zoning By-law 1-88, respecting land use and setbacks as recommended in the plan should be enacted. Specifically, the following revisions should be examined for implementation:
  - The ground floor of buildings located on Woodbridge Avenue in the Woodbridge Heritage District should be commercial use only.
  - New buildings proposed on Woodbridge Avenue should front directly onto Woodbridge Avenue. There should be no side yards fronting onto this street.
  - New buildings on Woodbridge Avenue should be built with zero front yard setbacks, unless located adjacent to existing contributing buildings with greater front yard setbacks. When located adjacent to contributing buildings with greater front yard setbacks, the new building should have a setback equal to the average of the front yard setbacks of the two properties on either side.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009

#### Item 3, CW(PH) Report No. 4 – Page 15

- (c) Adoption of the Federal “Standards and Guidelines for the Conservation of Historic Places in Canada” which provide guidelines for restoration work to be undertaken in accordance with the Woodbridge Heritage Conservation District Plan.

The aforementioned recommendations for policy changes to the Official Plan and City Zoning By-law 1-88, will be further considered in the Woodbridge Focused Area Study.

#### **K. The Heritage Inventory**

The Heritage Inventory is a method of compiling information property-by property to assist with determining the heritage attributes and character of the study area; and, it is also a documentation of each property in the study area which details whether or not a property and its related landscape and structures are contributing to the heritage character of the District.

Each Inventory Sheet identifies the building and contains information related to its age, style, height, material composition, and heritage contribution. Over time, additional information should continue to be added to the inventory for the purpose of achieving as complete an assessment as possible. The Heritage Inventory is provided as an Appendix to the proposed Woodbridge Heritage Plan.

#### **L. Recommended Next Steps**

The Woodbridge Heritage Conservation District Study proposes the following additional initiatives to help improve and conserve the Heritage Village.

- (a) A Detailed Streetscape Master Plan should be undertaken to describe a comprehensive and co-ordinated approach to the following streetscape elements:

- Street furniture
- Pedestrian amenities
- Street trees and landscaping
- Signage
- Street lighting
- Parking
- Bridges

- (b) In addition, a costing and implementation plan should be undertaken as a next step to the Detailed Streetscape Master Plan.

\* Both initiatives described in (a) and (b) should build on the streetscape master plan and costing prepared through the Kipling Avenue Corridor Study, in order to complete the work for the remainder of the Woodbridge Heritage District Study Area.

- (c) A Landscape, views and Natural Features Inventory should be developed for the Woodbridge Heritage Conservation District. The Inventory that is part of this Plan identifies mainly contributing heritage building resources. The District Plan recommends that a further inventory of all the landscapes, views, and natural features should be documented in the same inventory process in order to ensure that they are conserved.

#### **Implementation of the Woodbridge Heritage Conservation District Plan**

Cultural Services has provided the following comments related to the implementation of the Plan:

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF February 3, 2009

#### Item 3, CW(PH) Report No. 4 – Page 16

The Plan provides guidelines that will help preserve the heritage structures within Woodbridge and also ensure that infill and new development within the proposed District boundary will be consistent with comprehensive Design Guidelines outlined in the Plan.

The approval of the Plan will designate under the Ontario Heritage Act, an additional 275 properties. Any changes or additions to these properties will require review by Cultural Services Staff and the Heritage Vaughan Committee. This will be the largest Heritage Conservation District in Vaughan and will be in addition to the current Kleinburg-Nashville, Maple and Thornhill Heritage Conservation Districts. In order to implement this Heritage District Plan, additional staff resources will be required to the current complement of 1.5 Full Time Equivalent (FTE) in order to effectively provide the service level necessary to implement the guidelines within the Plan.

#### **Relationship to Vaughan Vision 2020**

Section 4.6 of Vaughan Vision outlines the City's commitment to preserving "significant historical buildings and communities". The proposed Woodbridge Heritage Conservation District Study/Plan is consistent with the policies of Vaughan Vision 2007.

#### **Regional Implications**

While the Region does not have a direct interest in the creation of municipal Heritage Conservation Districts, their creation does help implement various policies contained within Section 4.2 "Cultural Heritage" of the Region's Official Plan. As previously noted, the Region has and will be informed of all meetings pertaining to this Study, and has also been circulated the draft Heritage Conservation District Study/Plan for comment.

#### **Conclusion**

The City of Vaughan was one of the first municipalities in Ontario to make use of the Ontario Heritage Act in creating the Thornhill Village Heritage Conservation District in the mid 1980's. Subsequently, studies and plans were prepared for Kleinburg (2002) and Maple (2007), and the Thornhill HCD policies were updated in 2007. The creation of a Heritage Conservation District in Woodbridge would recognize the importance of this community as one of the founding villages in the City.

The approval of the recommendation contained within this report is an important step towards creating a Heritage Conservation District for the Village of Woodbridge.

#### **Attachments**

1. Study Boundary as identified on By-law #139-2007
2. Proposed Woodbridge Heritage Conservation District Plan Boundary
3. Woodbridge Heritage Conservation District Study/ Proposed Plan (Mayor and Members of Council ONLY)

#### **Report prepared by:**

Anna Sicilia, Planner – Ext. 8063  
Wayne McEachern, Manger – Ext. 8026

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)