



Me!

Proposed Condo

Application OP.22.016 & Z.22.036
Deputation of Douglas Peng on behalf of
■ **Wigwoss Drive, Woodbridge ON**
Feb 7, 2023

Communication: C27
Committee of the Whole (PM)
February 7, 2023
Item #2

Developer's Proposed Amendment to Vaughan Official Plan

IV. DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan, Volume 1 is hereby further amended by:

1. Amending Schedule 12 – Land Use by to increase the maximum density from "D2.5" to "D3.9" on the lands identified on Schedule 1.
2. Amending Schedule 13 – Land Use by to increase the maximum height from "H6" to "H12" on the lands identified on Schedule 1.

Increase density

Increase height

MEMBER'S RESOLUTION

Date: APRIL 3, 2012 – COMMITTEE OF THE WHOLE

Title: VAUGHAN OFFICIAL PLAN - AMENDMENT

Submitted by: REGIONAL COUNCILLOR MICHAEL DI BIASE


WHEREAS the current Vaughan Official Plan 2010 policy for the northeast corner of Wigwoss and Highway 7 designates the site as Mid Rise Mixed Use permitting a maximum height of 10 storeys with an floor space Index (FSI) of 3 .0.

WHEREAS concerns from owners to the north of this site have been raised about height and density at this location.

IT IS THEREFORE RECOMMENDED THAT the Vaughan Official Plan 2010 Land Use Schedule - Schedule 13 be amended to show a Low Density Residential designation at this location.

BE IT FURTHER RESOLVED THAT any policies and schedules of the Vaughan Official Plan 2010 be modified accordingly through the Region's approval process of the City of Vaughan Official Plan.

Respectfully submitted,



Michael Di Biase,
Regional Councillor

Former Mayor
Of Vaughan!

Not the
first VOP
amendment!

Resolution to
reduce density
and height

COMMITTEE OF THE WHOLE MAY 15, 2012

**MODIFICATIONS TO THE VAUGHAN OFFICIAL PLAN – 2010
NORTHEAST CORNER OF WIGWOSS DRIVE AND HIGHWAY 7
FOLLOW UP REPORT
WARD 3
FILE 25.1**

Recommendation

The Commissioner of Planning recommends that:

1. The Vaughan Official Plan 2010, Volume 1, be modified by re-designating the properties on the northeast corner of Wigwoss Drive and Highway 7, municipally known as 10, 20 and 24 Wigwoss Drive from "Mid-Rise Mixed-Use" with a maximum allowable height of 10 storeys and an FSI of 3 to "Mid-Rise Mixed-Use" with a maximum allowable height of 6 storeys and an FSI of 2.5; and
2. This report and Council minutes be forwarded to the Region of York as a recommended modification to the Vaughan Official Plan 2010, Volume 1, and that the Region of York be requested to consider this modification to the Plan accordingly, as part of the process leading to the approval of the Vaughan Official Plan 2010.

Report prepared by:

Steven Dixon, Planner, ext. 8410
Roy McQuillin, Manager, ext. 8211

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

Reduction recommended by
Vaughan's Commissioner of Planning!
[Click here for link to study](#)

for: DIANA BIRCHALL
Director of Policy Planning

In 2012, Vaughan
Planning Dept
recommended
reducing density
and height at this
specific location

Analysis (Excerpt)

It is important to recognize the sensitivity of the low-rise residential community to the immediate north of the subject lands. This was accommodated in OPA 661 by establishing a 30 metre buffer in which lower height and density provisions applied. This type of transition is necessary in order to achieve compatibility between the two different land uses. VOP 2010 also permits lower density building forms (townhouses, stacked townhouses and low-rise buildings) in the Mid-Rise Mixed-Use designation within 70 metres of an area designated Low-Rise Residential to facilitate this transition.

The limited area and dimensions of the site in comparison with the adjacent properties fronting Highway 7 may prove to be too restrictive to achieve the maximum height and density as currently provided for in VOP 2010. The immediately abutting property to the east is being developed with a stand alone building, thus limiting the potential for comprehensive redevelopment that might facilitate the ability to achieve a higher intensity development at this location. Further, given the low-rise residential dwellings to the north, and the maximum height allocations of 6 storeys for the properties to the east and west of the subject property, it is questionable as to whether a 10 storey, 3.0 FSI maximum is suitable for this location.

For these reasons, a more modest approach to achieving higher densities and a complete, mixed-use community reflective of the objectives of the Region of York Official Plan and VOP 2010 is appropriate for the subject lands. On this basis, staff can recommend that the properties located at the northeast corner of Wigwoss Drive and Highway 7, municipally known as 10, 20 and 24 Wigwoss drive, maintain their current designation of "Mid-Rise Mixed-Use", with a reduced height and density of 6 storeys and 2.5 FSI respectively, in recognition of both the significance of this intersection on a Regional scale, and the sensitivity of the adjacent residential community.

Due to the confined dimensions of the site, a 6 storey building may also be difficult to achieve due to parking, access and other road requirements. The feasibility of a 6 storey building would be dependent upon a site specific application and supporting studies. A step-down buffer between the low-rise residential uses and any proposed development is recommended and would need to be established during the review of any site specific applications.

Analysis considered
6 storey with 2.5 FSI
"difficult to achieve"
and further
recommended a
step-down buffer

Conclusion

The subject properties at the northeast corner of Wigwoss Drive and Highway 7 are located along a Regional Intensification Corridor and are adjacent to a future transit stop. The site is currently located between two properties designated Mid-Rise Mixed-Use, which are in the process of intensifying, and the subject properties would therefore support a Mid-Rise Mixed-Use designation. However, given the more sensitive land uses to the north of the study area, and the area and dimension of the subject properties, reducing the maximum height and density of the lands from what is currently permitted by VOP 2010, to be more consistent with the adjacent properties to the east and west is a suitable approach.

Therefore, it is recommended that the subject lands be designated Mid-Rise Mixed-Use, with a maximum height of 6 storeys and a maximum density of 2.5 FSI. It would also be appropriate at the zoning amendment stage to establish a step-down zone to ensure a transition in building heights between the Mid-Rise and Low-Rise designations, consistent with the current policies in OPA 661 and VOP 2010.

Developer wants to undo the very recommendation made by the city and adopted into the Vaughan Official Plan in 2012!

Nothing Changed since 2012!

Study considered future intensification, transit stop and sensitivity to adjacent low-rise residential community

Howdy Neighbour!

Google
Street View - Aug 2014

???

Single Family Home

VS

106 Condo units
with 186 parking spaces



Pardon my garage door constantly opening and closing, the immense shadow casting over your home, our 150+ fleet of cars blocking your driveway, and no privacy in your backyard

Google
Street View - Aug 2014

Where's the 30m
OPA 661 step-
down buffer?

