

Attachment 9

Table 1: Proposed Amendments to VOP 2010

	Applicable Official Plan Policy	VOP 2010 Policy Requirement	Proposed Amendments to VOP 2010	Recommended Modification
a.	Map 11.5.A – Kipling Avenue Land Use Designations	Subject Lands are designated “Mid-Rise Mixed-Use” and “Low-Rise Residential B”	“Mid-Rise Residential”	Maintain the “Mid-Rise Mixed-Use Designation” fronting Woodbridge Avenue and redesignate the remainder of the Subject Lands from “Low-Rise Residential B” to “Low-Rise Residential C” to permit the development
b.	“Mid-Rise Mixed-Use” Requirements	<ul style="list-style-type: none"> • The street-facing ground level shall not include residential uses • Stand alone, single use buildings are not permitted 	The Owner proposes to redesignate the Subject Lands from “Mid-Rise Mixed-Use” and “Low-Rise Residential B” to remove the mixed-use requirement and permit a stand-alone residential use on the Subject Lands	As identified above, City staff recommend maintaining the “Mid-Rise Mixed-Use” designation for the portion of the development fronting Woodbridge Avenue. In accordance with the justification provided as part of this report.
c.	Maximum Density (FSI)	<ul style="list-style-type: none"> • “Mid-Rise Residential” – 2.5 FSI • “Mid-Rise Mixed-Use” – 3.0 FSI 	Maximum FSI of 2.22 for the “Mid-Rise Residential” designation	<p>Maximum FSI of 3.0 for the “Mid-Rise Mixed Use” designation</p> <p>Maximum FSI of 0.9 for the “Low-Rise Residential C” designation</p> <p>Total FSI of 1.75 for the entirety</p>

		<ul style="list-style-type: none"> • “Low-Rise Residential B” - 0.7 FSI • “Low-Rise Residential C” – 2.0 FSI 		of the Subject Lands
d.	Maximum Building Height	<ul style="list-style-type: none"> • “Mid-Rise Mixed-Use” and “Mid-Rise Residential” – 13 m (4 storeys) podium with 19 m (6 storeys), stepping back on a 45-degree angular plane from the podium • “Low-Rise Residential B” – 8.5 m (2 storeys) • “Low-Rise “Residential C” – 13 m (4 storeys) 	<ul style="list-style-type: none"> • Permit a 7- storey (22 m) building with no podium (Building 1) in the “Mid-Rise Residential” designation • Permit a 5-storey (15.4 m) building with no podium (Building 2) in the “Mid-Rise Residential” designation 	<p>The maximum building height for the development shall be as follows, as shown on Attachment 8:</p> <ul style="list-style-type: none"> • Building 1 – 7 storeys (22 m) with a 4-storey podium (13 m) abutting Woodbridge Avenue, stepping down to 5 storeys at the rear within the “Mid-Rise Mixed-Use” designation • Building 2 – 3 storeys (9 m) within the “Low-Rise Residential C” designation
e.	Minimum Setbacks	<ul style="list-style-type: none"> • “Mid-Rise Mixed-Use” and “Mid-Rise Residential” – 3.0 m • “Low-Rise Residential B” – 3.5 m • “Low-Rise “Residential C” – 4.5 m 	<p>The following setbacks are proposed for the “Mid-Rise Residential” designation:</p> <ul style="list-style-type: none"> • 1.9 m to Woodbridge Avenue • 2.9 m to the west property line; 	<p>The following setbacks are recommended for the Modified Development as shown on Attachment 8:</p> <ul style="list-style-type: none"> • 1.9 m to Woodbridge Avenue within the Mid-Rise Mixed Use designation;

			<ul style="list-style-type: none"> • 2 m to the east property line 	
f.	Public Pedestrian Connection (Policy 11.5.2.6)	<p>The concept plan for the Subject Lands contemplates a block townhouse development with a minimum 8 m central pedestrian sidewalk and landscaped area</p> <p>The pedestrian connection must be visually and physically accessible from Woodbridge Avenue and connect to Rainbow Creek Neighbourhood South, Parkside Drive and the Rainbow Creek Neighbourhood North.</p> <p>The pedestrian connection should take the form of a generous landscaped promenade between the townhouse developments, as a shared neighbourhood amenity and public greenway. The central promenade, where it is located between residential development, should include a continuous minimum 1.5 m sidewalk and landscaped area which together should form the minimum 8 m promenade.</p>	This policy shall not apply	The development shall accommodate a pedestrian mews that leads to a woonerf driveway design which accommodates a multi-use path, as shown on Attachment 8. Walkways are also provided throughout the development.

g.	Historic recognition of Subject Lands and Abutting Heritage property (Policy 11.5.2.6)	A historic recognition of the abutting heritage building's significance and the old CP Rail line should be considered as part of the promenade open space fronting Woodbridge Avenue	Shall not apply	Conformity to be demonstrated at the site plan stage of the Applications if approved by the OLT
h.	Permitted Uses in the Rainbow Creek Neighbourhood South – Southeast Area (Policy 11.5.2.6.b)	The permitted residential uses for the Subject Lands, with the exception of the contributing heritage industrial building, include block townhouses, stacked townhouses, street townhouses and semi-detached dwellings with a maximum FSI of 0.70	The permitted uses, with the exception of the contributing heritage industrial building, shall include apartment dwellings with a maximum FSI of 2.21	The permitted uses, with the exception of the contributing heritage industrial building, shall include apartment dwellings with a maximum FSI of 1.75 for the entirety of the Subject Lands
i.	Phasing of Development (Policy 11.5.28)	Development Applications within the new Rainbow Creek residential area shall provide a Phasing Plan	Shall not apply	A Holding condition is recommended as part of this report to ensure that a phasing plan is received. Policy 11.5.28.1 permits phasing plans as a Holding condition
j.	Phasing of Development – Rainbow Creek Neighbourhood (Policy 11.5.2.7)	Phasing of Development of the Rainbow Creek Neighbourhood is subject to the following policies: <ul style="list-style-type: none"> Partial build-out of the neighborhood north and south is expected and should be achieved through a 	This policy shall not apply	The Owner shall provide a phasing plan to the satisfaction of the City, prior to the lifting the "Holding Symbol" that is recommended to be affixed to the zoning for the Subject Lands. The Owner is required to enter

		<p>comprehensive planning process in order to ensure that the character and function of this precinct is achieved</p> <ul style="list-style-type: none"> • The successful build-out of this neighbourhood should happen as a phased scenario and is dependent on the collaboration of all landowners in terms of implementing the necessary infrastructure, such as roads and parks, in a form that serves to benefit the overall plan in the short and long term and does not restrict future development opportunities • Landowners may be required to enter in Developer Group Agreements prior to having a development application considered. This will ensure that the front ending costs and land dedication for desirable infrastructure such as key road connections and parks are achieved and landowners of early phase development can be compensated in the future. 		<p>into a Developer's Group Agreement with landowners of this area to share costs associated with upgrading infrastructure that may be required to facilitate the development. This requirement has been applied as a Holding condition to the zoning for the Subject Lands.</p>
k.	Vehicular	Vehicular access to the residential	Vehicular access to the	Vehicular access to the

	access (Policy 11.5.2.6.k)	units must be located at the rear, through a rear access lane	development shall be provided as shown on Attachment 7	development shall be provided as shown on Attachment 8.
i.	Building frontages, orientation, and placement (Policy 11.5.21.5)	All building frontages must be oriented toward public streets and other public spaces to clearly define the public realm, create a consistent street wall and to create an attractive street environment for pedestrians	Buildings shall be permitted to front onto a private or public lane or street	No change
m.	Kipling Avenue – Project New Unit Counts and Density Chart (p.216 of KACSP)	Block H: <ul style="list-style-type: none"> • Block Area – 12,554 m² • Total GFA - 7,755 m² • Total FSI – 0.6 • Total units – 49 • Total coverage – 35% • Observations: Townhouses and Apartments 	Shall not apply	Shall not apply because Block H includes more lands than just the Subject Lands

*Note that changes to the Kipling Avenue Corridor Secondary Plan Schedules may also be required to be amended to accommodate the proposed development.