

# 97 Woodbridge Avenue, Vaughan

**SOUTH HAVEN INVESTMENTS INC.**

**C48.**

**Communication**

**CW(PM) – September 10, 2024**

**Item No. 8**



**COMMITTEE OF THE WHOLE (PUBLIC MEETING)  
OP.24.004 & Z.24.013**

**HUMPHRIES PLANNING GROUP INC.**

**SEPTEMBER 10, 2024**

# SITE & SURROUNDING CONTEXT

**Address:**

97 Woodbridge Avenue

**Lot Frontage:**

21 m – Woodbridge Avenue

**Site Area:**

Gross: 0.68 acres (0.27 hectares)

**North:** Mid-rise mixed-use buildings and Market Lane Shopping Centre.

**South:** Humber River, open space area and multi-use path.

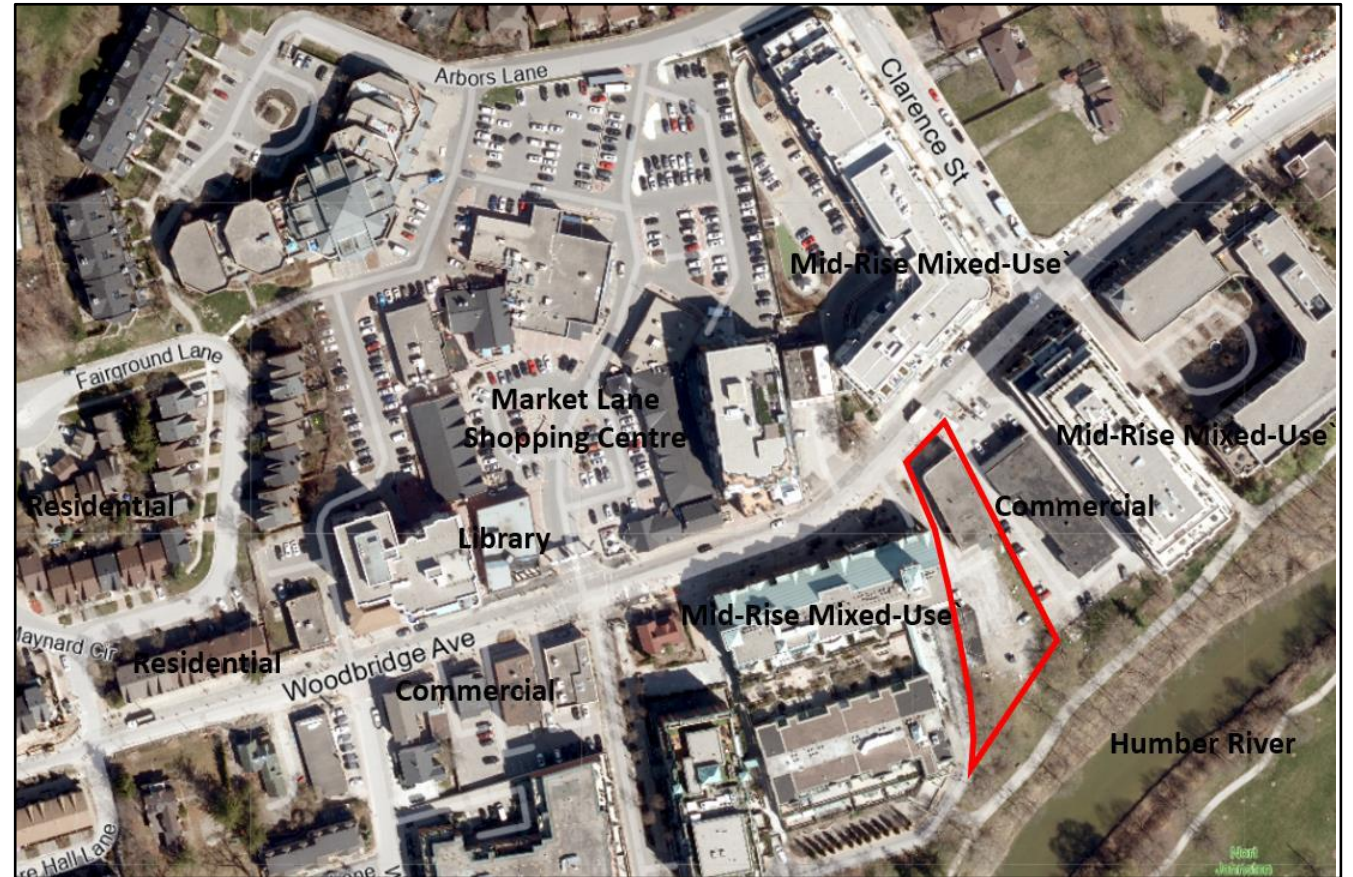
**East:** 2-storey mixed-use building and 7-storey residential apartment building.


**West:** 5-storey mixed-use building.

**Existing Uses:**

The site is currently occupied by a 2-storey commercial/retail building with residential units on the upper floor and surface parking in the rear.

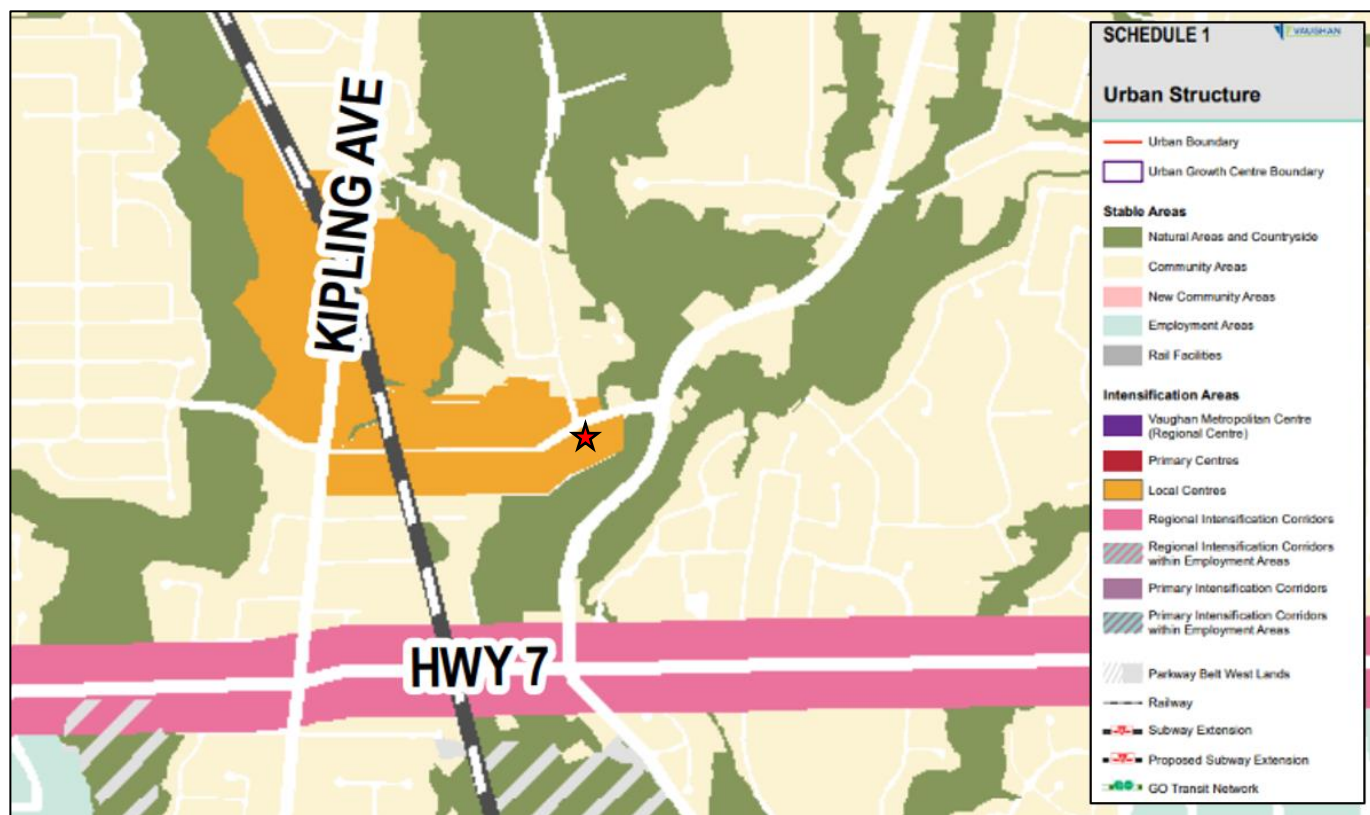
**Access:** The site benefits from an easement over the existing private condominium road shared between 121 Woodbridge Avenue.



 Subject Site

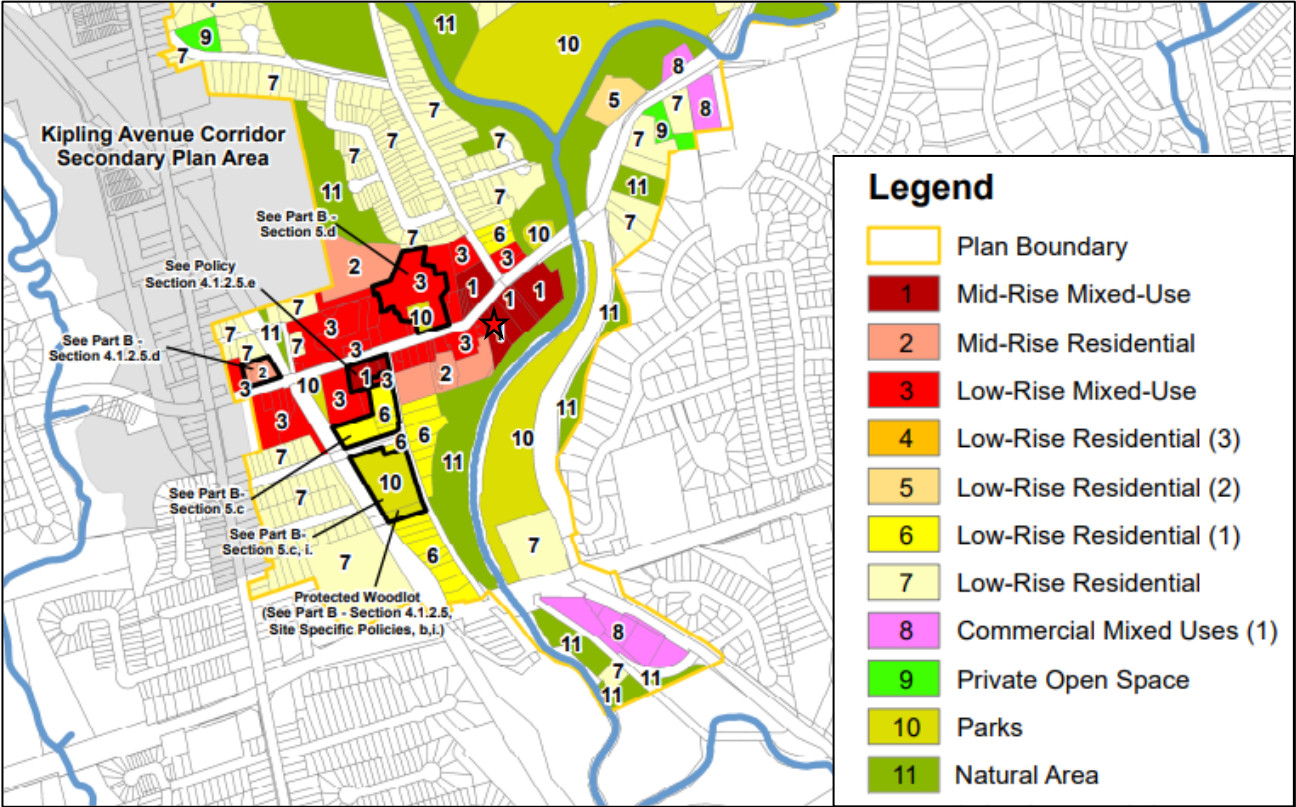
# POLICY FRAMEWORK: CITY OF VAUGHAN OFFICIAL PLAN (2010)

- Schedule 1 – Urban Structure of VOP (2010) identifies the Subject Property as being within an *Intensification Areas*, specifically **Local Centre**.
- Intensification Areas, including Local Centres, in the City of Vaughan are planned to identify underutilized sites which are serviced by higher-order transit and designed to encourage walking and cycling.
- Local Centres are intended to be lower in scale, in comparison to the various intensification categories listed in the VOP 2010, and are planned to act as the focus for communities and offer a mixed range of uses.



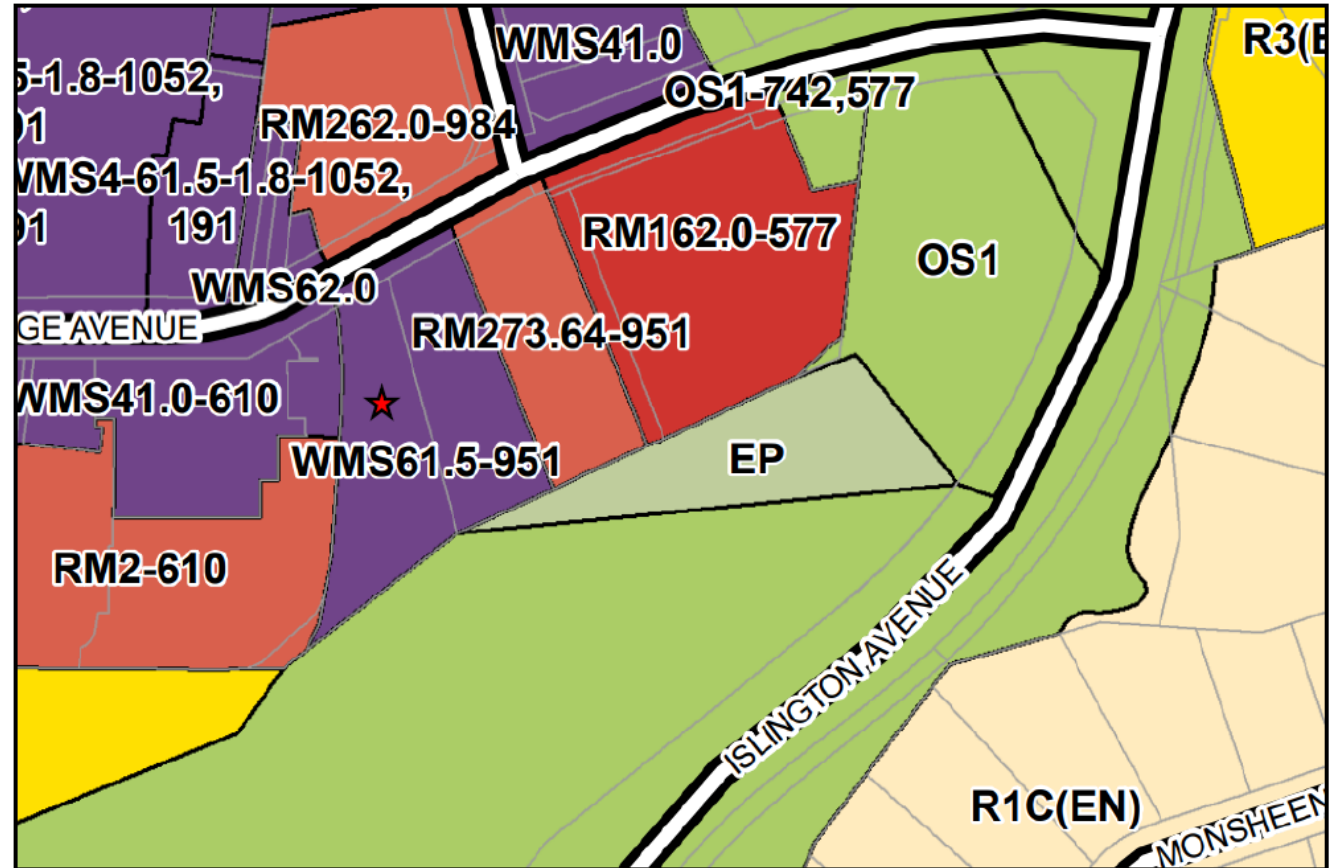
# POLICY FRAMEWORK: WOODBRIDGE CENTRE SECONDARY PLAN

- Schedule 2 of the WCSP designates the Subject Property as “Mid-Rise Mixed Use” This designation permits Multi-unit Mixed-use buildings requiring integrated commercial and residential buildings with the commercial uses located at grade level.
- Schedule 3 – Density Plan of the WCSP permits an FSI of 1.5 times the area of the lot.
- Schedule 4 - Maximum Building Height of the WCSP permits a maximum building height of 6 storeys (19 m)
- The draft Official Plan Amendment seeks to amend the WCSP to permit for a maximum height of 8- storeys and an FSI of 4.6.

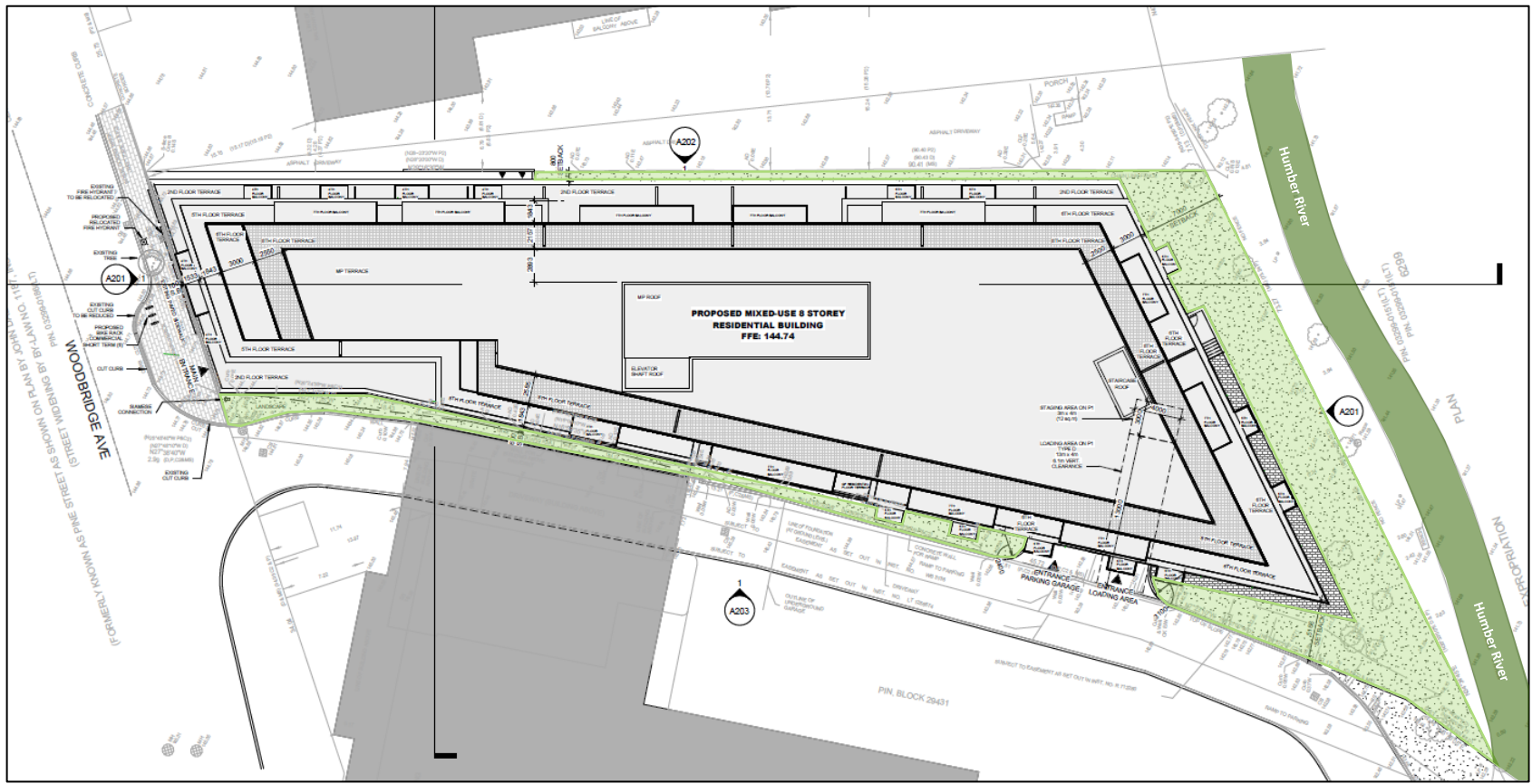


# POLICY FRAMEWORK: CITY OF VAUGHAN ZONING BY-LAW 001-2021

- The Subject Property is zoned **Main Street Mixed Use Woodbridge “WMS” Zone** and subject to special exception 951.
- The WMS Zone permits a wide range of commercial, residential and community uses as well as accessory uses.
- Special Exception 951 implements a number of site-specific exceptions which regulate several development standards.
- The proposed site-specific amendment seeks to delete the existing site-specific exception and replace it with new site-specific zoning exceptions and standards including setbacks, building height, density, parking, and amenity area.



# DEVELOPMENT PROPOSAL: SITE PLAN & DEVELOPMENT STATISTICS



DEVELOPMENT SUMMARY	
	<b>PROPOSED</b>
Site Area	2,763.8 sq.m
Residential GFA	12,459 sq. m
Commercial GFA	275.0 sq. m
Building Height	8-storeys (26.5 m)
F.S.I	4.6X
Total Number of Units	111
Lot Frontage	21 m (Woodbridge Ave)
UNDEGROUND/PARKING	
	<b>PROPOSED</b>
Total Vehicular Parking Spaces	103 Parking Spaces
Breakdown	85 (Residential) 14 (Visitor) 4 (Commercial) 4 (Accessible)
Total Bicycle Parking Spaces	128
Breakdown	88 (Residential Long-Term) 23 (Residential Short-Term) 11 (Commercial Long-Term) 6 (Commercial Short-Term)

# FLOOR PLATES: 1<sup>ST</sup> & 2<sup>ND</sup> FLOORS



Unit Breakdown	Unit Mix	
<b>Total Units (Building A + B)</b>	<b>111 Units</b>	<b>100%</b>
1 Bedroom	3	2.7%
1 Bedroom + Den	35	31.5%
2 Bedrooms	17	15.3%
2 Bedrooms + Den	33	29.7%
3 Bedrooms	23	20.7%

# FLOOR PLATES: 3<sup>RD</sup> 4<sup>TH</sup> & 5<sup>TH</sup> FLOORS



Unit Breakdown	Unit Mix	
<b>Total Units (Building A + B)</b>	<b>111 Units</b>	<b>100%</b>
1 Bedroom	3	2.7%
1 Bedroom + Den	35	31.5%
2 Bedrooms	17	15.3%
2 Bedrooms + Den	33	29.7%
3 Bedrooms	23	20.7%

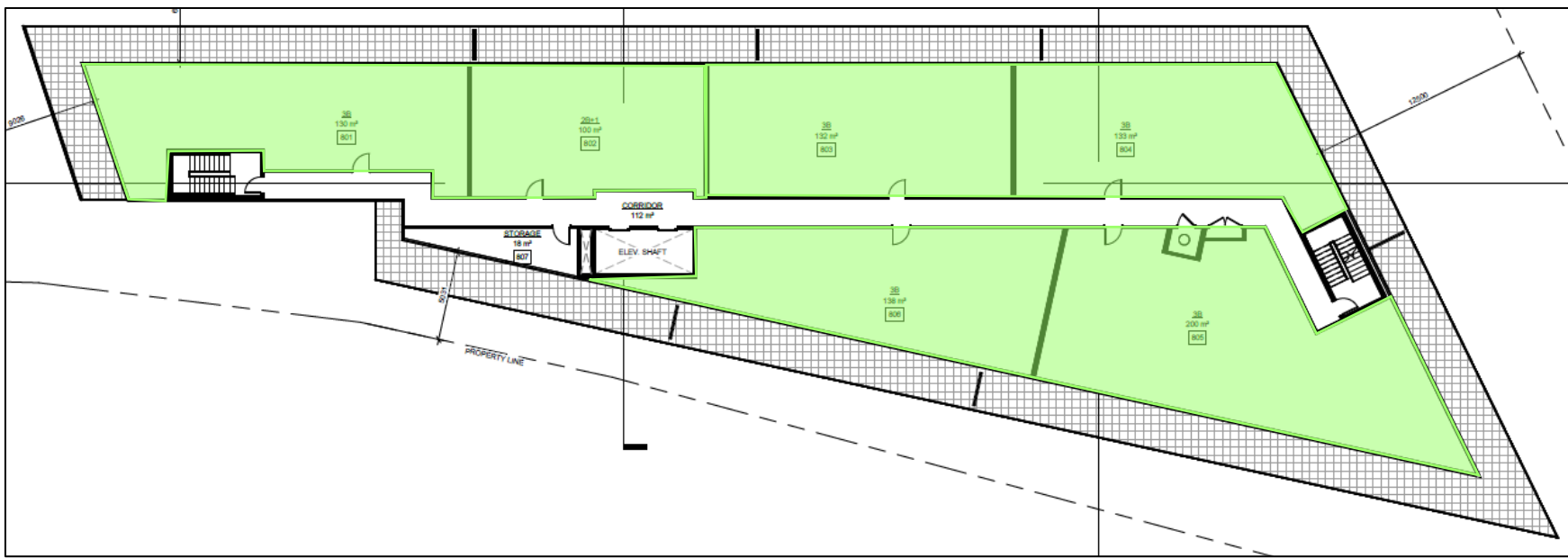


# FLOOR PLATES: 6<sup>TH</sup> & 7<sup>TH</sup> FLOORS



Unit Breakdown	Unit Mix	
<b>Total Units (Building A + B)</b>	<b>111 Units</b>	<b>100%</b>
1 Bedroom	3	2.7%
1 Bedroom + Den	35	31.5%
2 Bedrooms	17	15.3%
2 Bedrooms + Den	33	29.7%
3 Bedrooms	23	20.7%

# FLOOR PLATES: 8<sup>TH</sup> FLOOR



Unit Breakdown	Unit Mix	
<b>Total Units (Building A + B)</b>	<b>111 Units</b>	<b>100%</b>
1 Bedroom	3	2.7%
1 Bedroom + Den	35	31.5%
2 Bedrooms	17	15.3%
2 Bedrooms + Den	33	29.7%
3 Bedrooms	23	20.7%

# PROPOSED AMENITY AREAS:

- Total Amenity Space (Indoor + Outdoor): 656.0 sq.m.

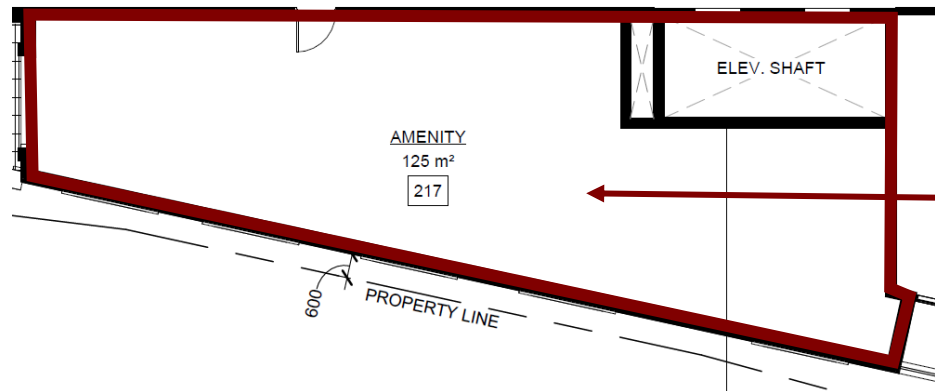
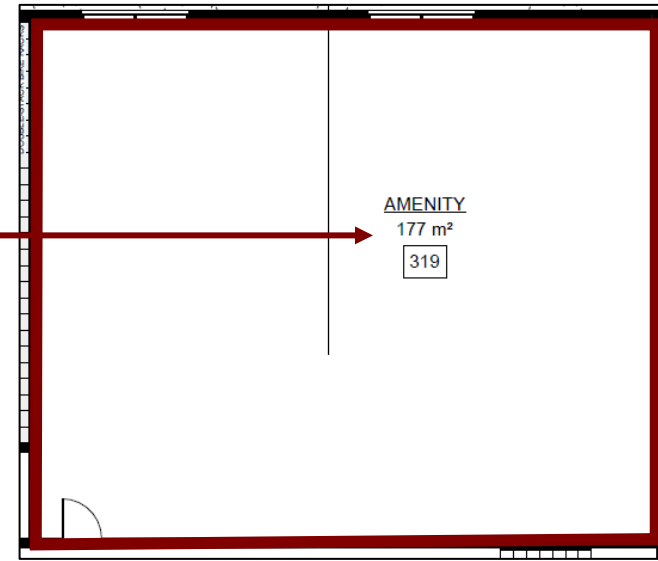
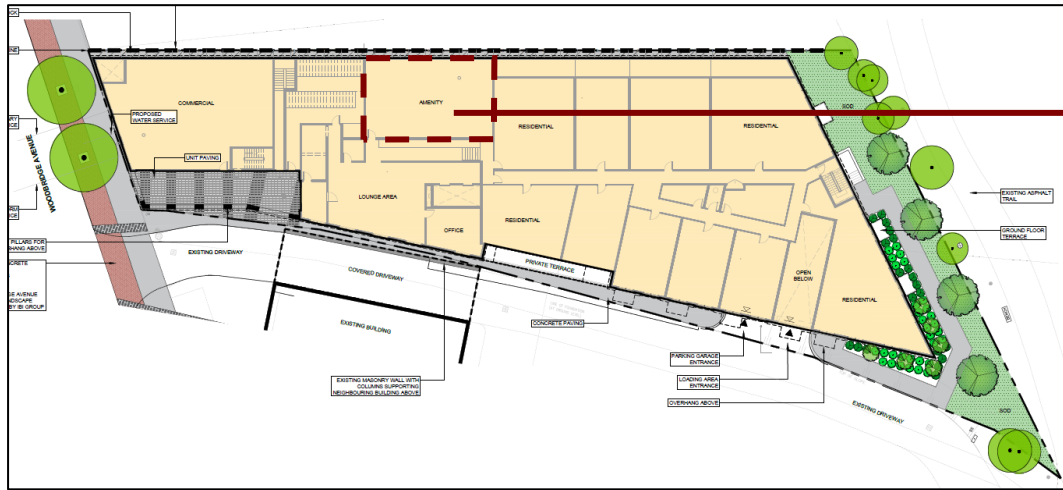
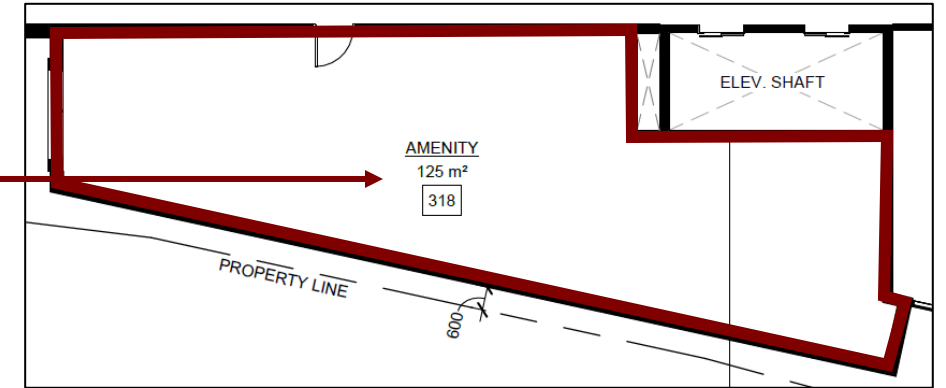


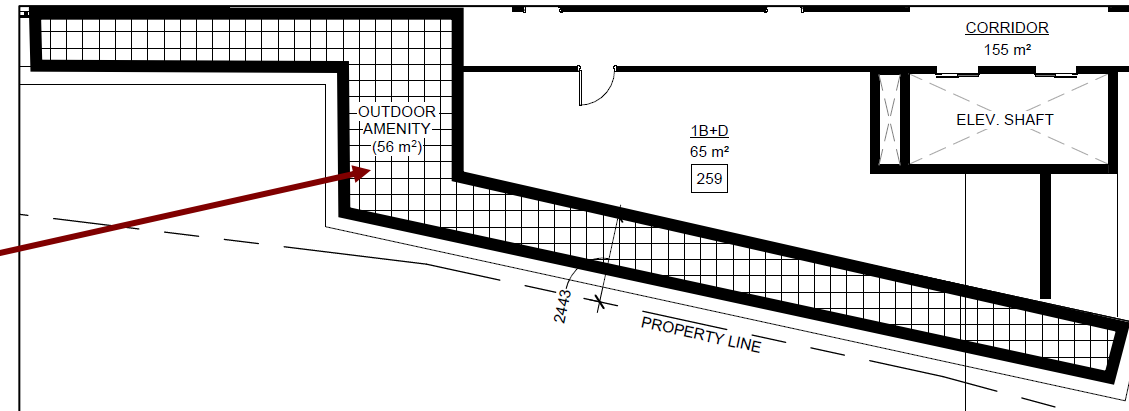
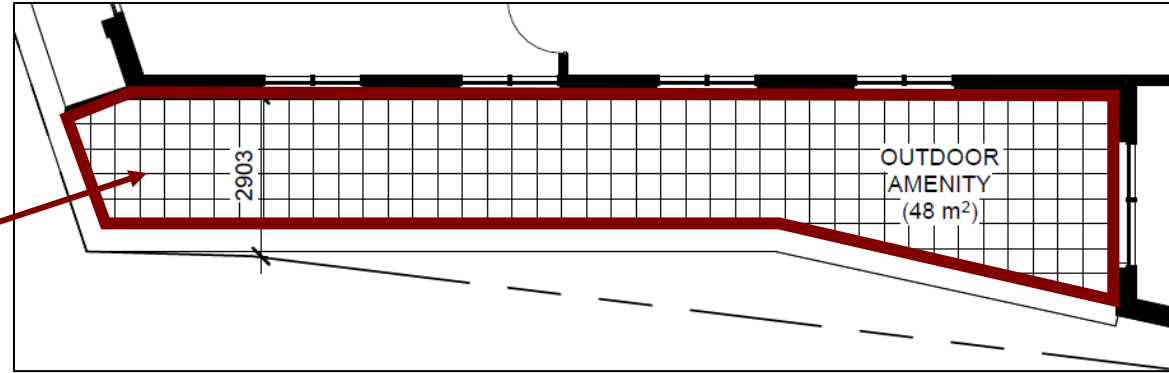
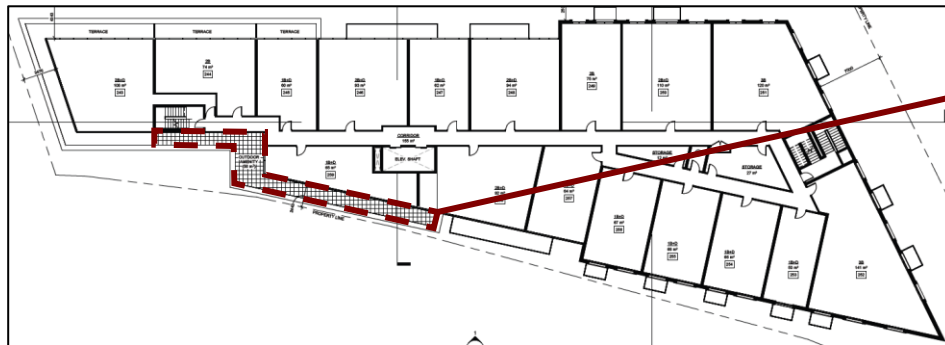
Figure 15: Second Floor Plan



# PROPOSED AMENITY AREAS: INDOOR AMENITY



# PROPOSED AMENITY AREAS: OUTDOOR AMENITY



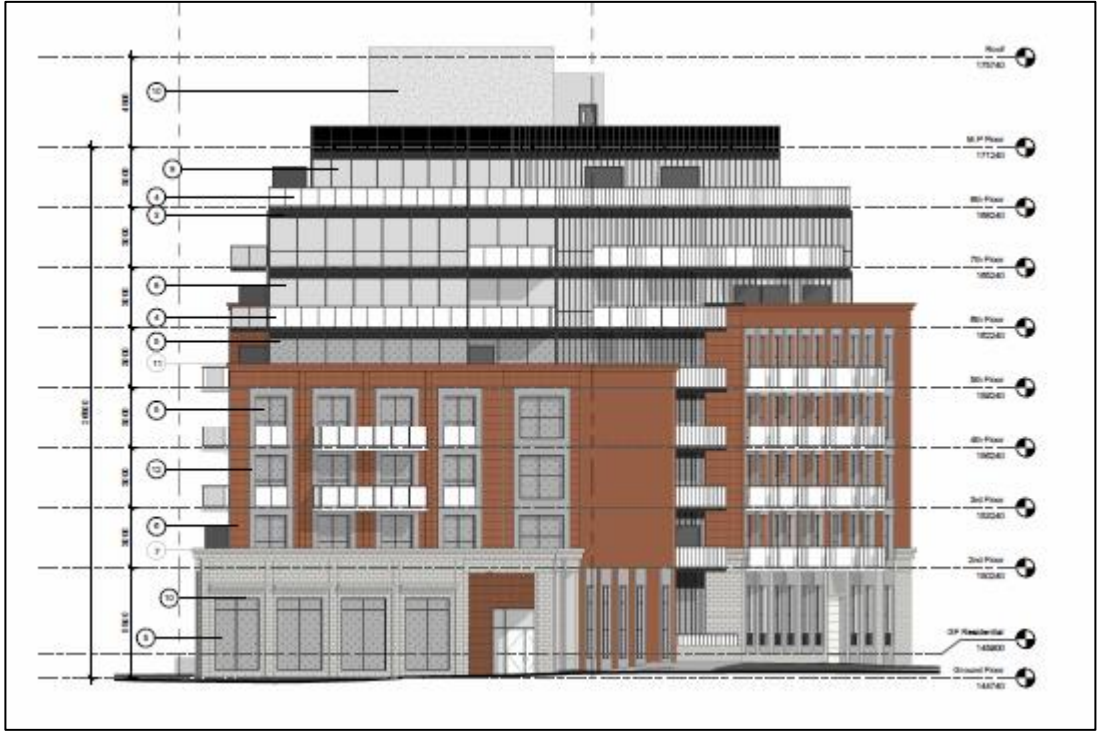
# PUBLIC AMENITY AREAS

- The Subject Property backs directly onto Veterans' Park.
- Veterans' Park provides supplementary public open space opportunities including multi-use pathways and greenspace and passive recreation infrastructure.
- Overall, the proposed development provides for an appropriate amount of private amenities and open spaces for a full range of opportunities and establishes an equitable distribution across the building.

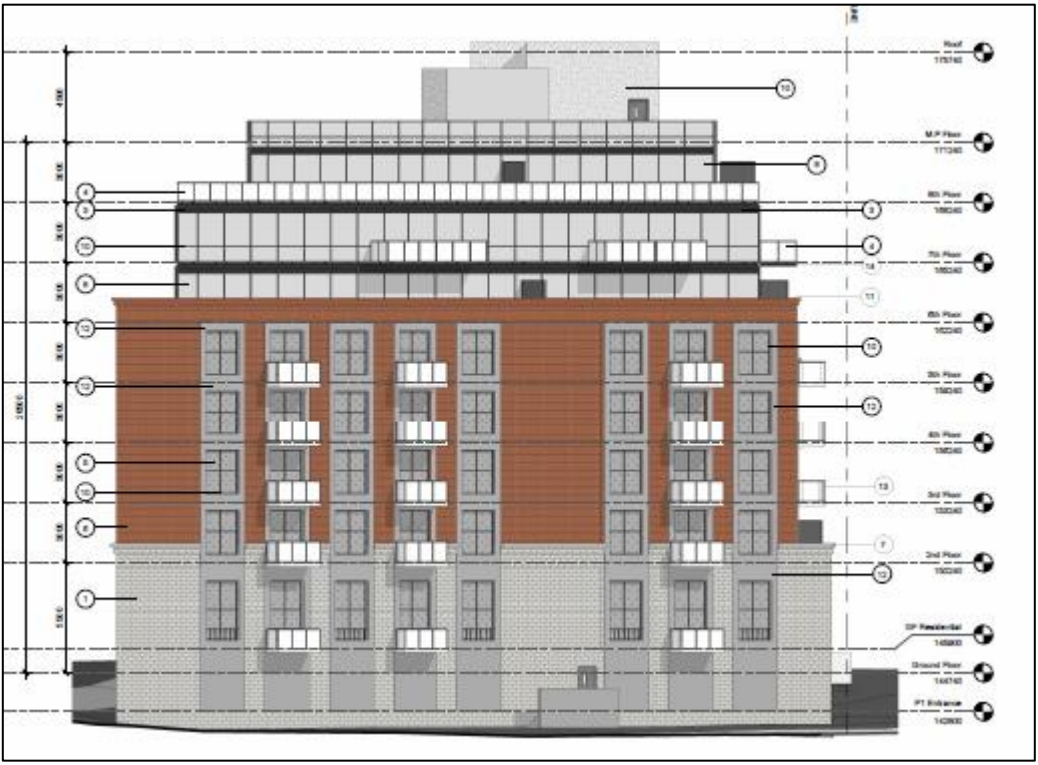


# DEVELOPMENT PROPOSAL ELEVATIONS

## North Elevation

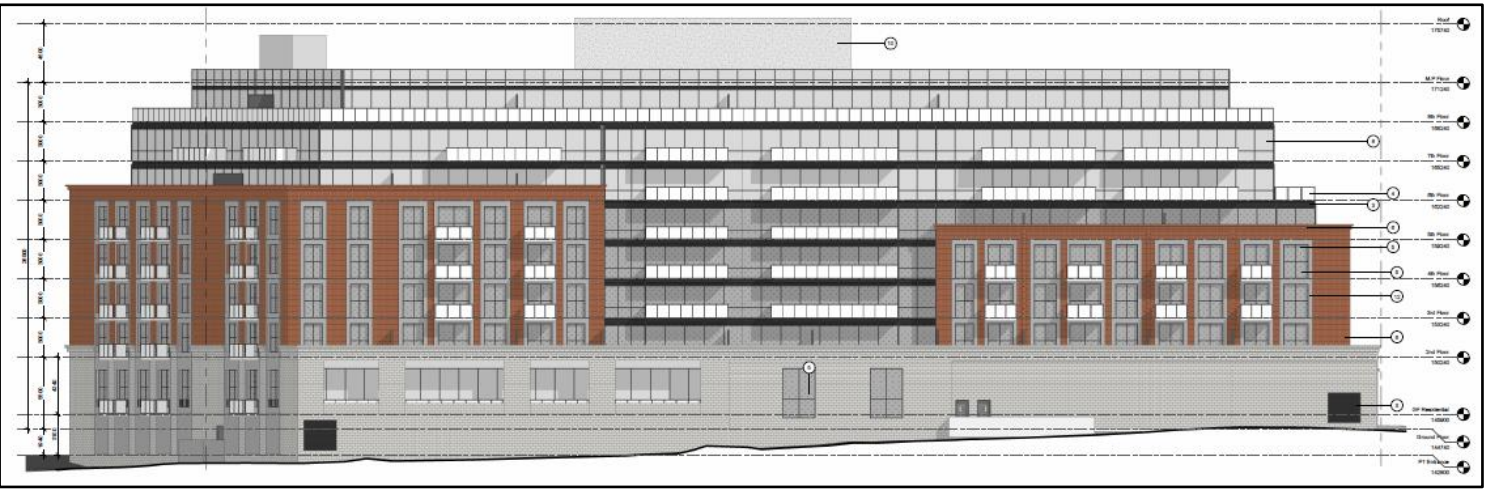


## South Elevation

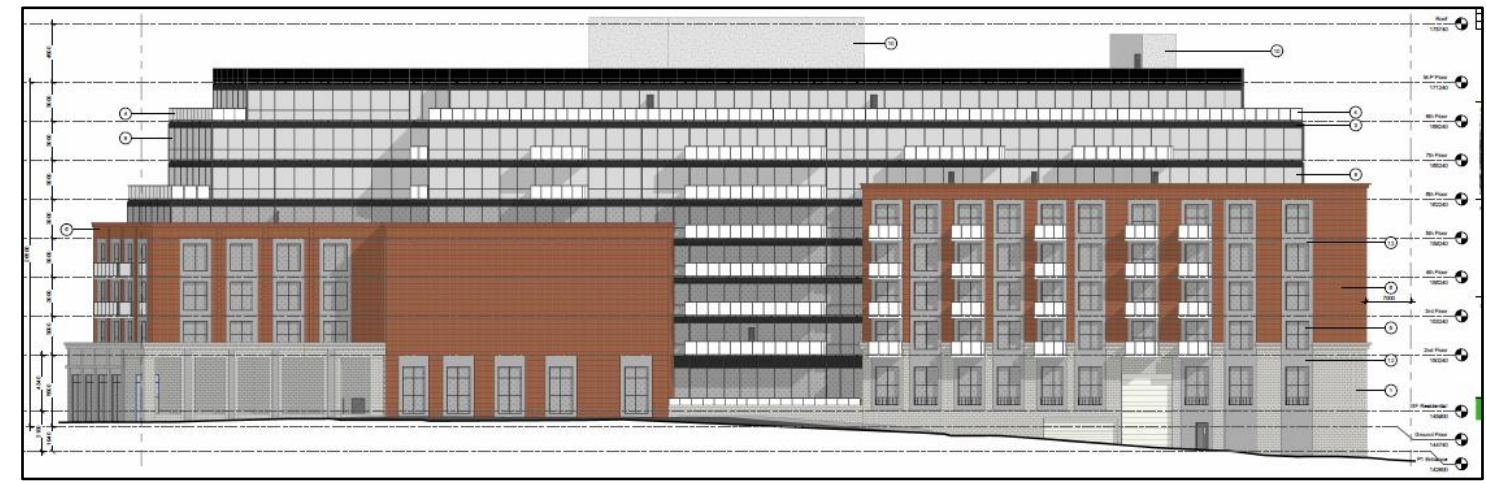


# DEVELOPMENT PROPOSAL: BUILDING ELEVATIONS

## East Elevation



## West Elevation





## SUPPORTING DOCUMENTATION

- Transportation Impact Study & Parking Study
- Tree Inventory & Preservation Study/Arborist Report
- Functional Servicing & Stormwater Management Report
- Noise and Vibration Report
- Phase One Environmental Site Assessment
- Geotechnical Report
- Hydrogeological Report
- Planning Justification Report
- Urban Design & Sustainability Brief

**THANK YOU**