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Communication

Council – December 17, 2024

CW(2) – Report No. 44 Item No. 5

DATE: December 17, 2024

TO: Mayor and Members of Council

FROM: Haiqing Xu, Deputy City Manager, Planning, Growth Management and Housing Delivery

RE: COMMUNICATION – Council, December 17, 2024

Item 5, Report 44

**WOODBIDGE PARK LIMITED
OFFICIAL PLAN AMENDMENT FILE OP.21.012
ZONING BY-LAW AMNDMENT FILE Z.21.019
VICINITY OF STEELES AVENUE WEST AND KIPLING AVENUE**

Recommendation

1. THAT Table 1 on Attachment 7, respecting the 'Proposed Exceptions to the RM1 Zone Requirement' column be amended as follows:
 - a) Item d. Maximum Building Height, value of 13.4 m for Stacked Back-to-Back Townhouse (Block 36), be deleted and replaced with 14 m.
 - b) Item f. Minimum Amenity Area, value of 1150 m² for Subject Lands be deleted and replaced with 1100 m²; and the value of 6850 m² for 'All other Lands Covered by Existing Site Exception, be deleted and replaced with 6583m².

Background

Since the completion of the technical report, the modifications as outline in the Recommendation section are being requested by the Owner following comments received on the related Site Development application (File DA.24.05).

The requested modification to the height exception applies solely to the back-to-back stacked townhouses in Block 36. A modest 4th storey is proposed, set back from sides of the building, to provide private rooftop terrace access points for some of the units within Block 36. The increase from 13.4 m to 14 m is requested to better accommodate this 4th storey due to site grading within this area and further refinements to the site plan.

The existing site Exception 14.1057 currently applies the 6,850 m² minimum amenity area value to all lands within the Exception area. The Exception area consists of the Subject Lands and the townhouse development to the east. Staff propose to separate out the minimum amenity area requirements into what was constructed in the townhouse development to the east (6,563 m²) and what is proposed for the Subject

Lands (1,100 m²). No change to the physical form of the development or its landscaping is proposed as a result of the proposed adjustment to the minimum amenity area requirements.

Conclusion

The Development and Parks Planning Department is supportive of the above amendments to the staff report as it facilitates the proposed development.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Haiqing Xu', written in a cursive style.

Haiqing Xu, Deputy City Manager,
Planning, Growth Management and Housing Delivery