

Committee of the Whole (Public Meeting) Report

DATE: Wednesday, November 1, 2023

WARD(S): 2

**TITLE: 2103604 ONTARIO LIMITED C/O HARDROCK GROUP OF COMPANIES
OFFICIAL PLAN AMENDMENT FILE OP.23.012
ZONING BY-LAW AMENDMENT FILE Z.22.011
239, 245 AND 251 WOODBRIDGE AVENUE
VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications to amend the official plan and zoning for the subject lands shown on Attachment 1 to permit a 7-storey mixed-use building containing 32 units with 247 m² of retail space and a total gross floor area of 3,392 m² as shown on Attachments 2 to 6.

Report Highlights

- The Owner proposes a 7-storey mixed-use building containing 32 units.
- Official Plan and Zoning By-law Amendment Applications are required to permit the proposed development.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.23.012 and Z.22.011 (2103604 ONTARIO LIMITED C/O HARDROCK GROUP OF COMPANIES) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 239, 245 and 251 Woodbridge Avenue (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: *July 28, 2020*

Date applications were deemed complete: *N/A – the Applications are incomplete*

Official Plan and Zoning By-law Amendment Applications have been submitted to permit the proposed development.

The Owner has submitted the following applications (the 'Applications') for the Subject Lands to permit a 7-storey mixed-use building containing 32 units with 247 m² of retail space and a total gross floor area of 3,392 m² as shown on Attachments 2 to 6 (the 'Development'):

1. Official Plan Amendment File OP.23.012 to amend the "Low-Rise Mixed-Use" designation on Schedule 2 of the Woodbridge Centre Secondary Plan (Section 11.11, Volume 2 of Vaughan Official Plan 2010) ('WCSP') to increase the maximum permitted height of 4-6 storeys (13 m to 19 m) to 7 storeys (25.8 m).
2. Zoning By-law Amendment File Z.22.011 to amend Zoning By-law 001-2021 by deleting the existing site-specific exception 14.512 and replace it with new site-specific zoning exceptions identified in Table 1 of this Report.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.

- a) Date the Notice of Public Meeting was circulated: October 6, 2023

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Woodbridge Avenue in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to the Village of Woodbridge Ratepayers' Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) The following is a summary of written comments received as of October 17, 2023. The comments are organized by theme as follows:

Housing

- the development will contribute to additional housing in the area which is needed.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be

reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

Not applicable.

Analysis and Options

An amendment to Vaughan Official Plan 2010 is required to permit the Development.

Official Plan Designation:

- “Local Centres” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Low Rise Mixed-Use” on Land Use Plan – Schedule 2 of the WCSP
- A floor space index (‘FSI’) of 1.7 times the area of the lot on Density Plan – Schedule 3 of the WCSP
- A Maximum Building Height of 4-6 storeys (13 m to 19 m) on Building Height Maximums – Schedule 4 of WCSP
- This designation permits Multi-unit Mixed-use Buildings requiring integrated commercial and residential buildings with the commercial uses located at grade level.
- An Amendment to VOP 2010 is required to increase the maximum permitted building height to 7-storeys (25.8 m).

An amendment to Zoning By-law 001-2021 is required to permit the Development.

Zoning - By-law 001-2021

- WMS Mixed-Use Woodbridge Zone by Zoning By-law 001-2021, subject to site-specific Exception 14.512
- This Zone does not permit the Development.
- The Owner proposes to delete the existing site-specific exception 14.512 and replace it with new site-specific zoning exceptions as follows:

Table 1

| | Zoning By-law 001-2021 Standard | WMS Mixed-Use Woodbridge Zone Requirements | Proposed Exceptions to the WMS Mixed-Use Woodbridge Zone Requirements |
|----|--|---|--|
| a. | Maximum Building Height | 4-6 storeys | 7 storeys (25.8 m) |
| b. | Minimum Interior Side Yard Setback | 1.8 m | 1 m |
| c. | Minimum Landscape Strip | 3 m | 1 m |
| d. | Minimum Parking Space Requirements | Residential 1 space/unit x 32 units = 32 spaces | Residential inclusive of Visitor Parking 1 space/unit x 32 units = 32 spaces |

| | Zoning By-law 001-2021 Standard | WMS Mixed-Use Woodbridge Zone Requirements | Proposed Exceptions to the WMS Mixed-Use Woodbridge Zone Requirements |
|----|---------------------------------|---|--|
| | | Visitor 0.2 spaces/unit x 32 units = 7 spaces Retail 2.7 spaces/100m ² of GFA x 247 m ² = 7 Total Parking Required = 46 | Retail 2.4 spaces/100m ² of GFA x 247 m ² = 6 Total Parking Required = 38 |
| e. | Parking Requirements | Surface parking is permitted in the rear yard only | Surface parking shall be permitted in the side yard |

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

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

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|--|---|
| a. | Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies | <ul style="list-style-type: none"> The Application will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2022 ('YROP'), VOP 2010, and the WCSP. |
| b. | Appropriateness of Amendments to VOP 2010 and the Zoning By-law | <ul style="list-style-type: none"> The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed building height and the existing surrounding uses. The appropriateness of the site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses. |
| c. | Woodbridge Heritage Conservation District Plan ('WHCDP') | <ul style="list-style-type: none"> The Subject Lands are located in the WHCDP and are designated under Part V of the <i>Ontario Heritage Act</i>. The Development must be reviewed by the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division and the Heritage Vaughan Committee. |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|--------------------------------|--|
| d. | Studies and Reports | <ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Application available on the city’s website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process. |
| e. | Allocation and Servicing | <ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Application is approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council. |
| f. | Urban Design Guidelines | <ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines and the Woodbridge Heritage District Urban Design Streetscape Plan, Volume I and II. |
| g. | Design Review Panel (‘DRP’) | <ul style="list-style-type: none"> ▪ The DRP must review the Application prior to proceeding to the Committee of the Whole. |
| h. | Public Agency/Municipal Review | <ul style="list-style-type: none"> ▪ The Application must be reviewed by external public agencies and utilities, municipalities, Canadian Pacific Railway Company and the Public, Separate, and French School Boards. |
| i. | Sustainable Development | <ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the City of Vaughan’s Policies and Sustainability Metrics Program. The Development shall achieve a minimum Bronze score of 41. |
| j. | Parkland Dedication | <ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy. |
| k. | Community Benefits Charges | <ul style="list-style-type: none"> ▪ The Development meets the criteria for Community Benefits Charges (‘CBC’) being 5 or more storeys and 10 or more units. The City passed the CBC By-law on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits. |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|--|--|
| l. | Affordable Housing | <ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of Provincial, Regional and City polices to ensure that the Development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals. |
| m. | City's Tree Protection Protocol ('TPP') | <ul style="list-style-type: none"> ▪ There are 10 trees on the Subject Lands which are required to be removed to accommodate the Development, with a required replacement of 13 trees under the TPP. The proposed plantings for the Development exceed this requirement. ▪ The Development will be reviewed in accordance with the TPP for the protection and the replacement of any tree(s) should they be damaged during construction, if the Application is approved. |
| n. | Canadian Pacific ('CP') Railway | <ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the May 2013 Guidelines for New Development in Proximity to Railway Operations as the Subject Lands are located in proximity to a CP Railway line. ▪ Warning clauses related to the abutting CP Railway line are required in all Agreements of Purchase and Sale, and Rental/Tenancy Agreements, should the Application be approved. |
| o. | The Applications have been Deemed Incomplete | <ul style="list-style-type: none"> ▪ The Owner is required to submit the following material for the Application to be deemed complete: <ul style="list-style-type: none"> ○ Noise & Vibration Report ○ Hydrant Flow Test |
| p. | Required Applications | <ul style="list-style-type: none"> ▪ The Owner is required to submit a Site Development Application and Draft Plan of Condominium to facilitate the Development, should the Application be approved. |

Financial Impact

There are no financial requirements for new funding associated with this report.

Operational Impact

Development Planning staff have circulated the Applications to internal City Departments for review.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. York Region Staff consider the Applications to be a local matter and do not have any comments to provide.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Casandra Krysko, Senior Planner, Development Planning Department, ext. 8003.

Attachments

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Conceptual Landscape Plan
4. Building Elevations North and East
5. Building Elevations South and West
6. Building Renderings

Prepared by

Casandra Krysko, Senior Planner, ext. 8003

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager