

PUBLIC MEETING

239-251 Woodbridge Avenue
City of Vaughan

October, 2023



C20.
Communication
CW(PM) – November 1, 2023
Item No. 3

Applicant: 2103604 ONTARIO LIMITED C/O HARDROCK GROUP OF COMPANIES
City Files: OP.23.012 and Z.22.011

SUBJECT PROPERTY



Aerial Photo of the Subject Property

- Southeast of the intersection of Kipling Avenue and Woodbridge Avenue
- West of the CN rail line
- Currently vacant
- **Frontage along Woodbridge Ave:** approx. 40 m
- **Total Area:** approx. 0.23 hectares (0.57 acres)

ADJACENT USES / CONTEXT



LEGEND

- SUBJECT BOUNDARY
- 800m RADIUS
- PARKS
- SCHOOLS
- PLACE OF WORSHIP
- CHILD CARE CENTRE
- COMMERCIAL / RETAIL

PARK

- 1 RAINBOW CREEK PARK
- 2 NORTH JOHNSON PARK
- 3 VETERANS PARK
- 4 DOCTOR MCLEAN DISTRICT PARK
- 5 FRED ARMSTRONG PARKETTE

SCHOOL

- 1 WOODBRIDGE PUBLIC SCHOOL
- 2 TORONTO DISTRICT CHRISTIAN HIGH SCHOOL
- 3 VILLAGE ACADEMY PRIVATE SCHOOL

PLACE OF WORSHIP

- 1 OH HINDS' FEET CHRISTIAN FELLOWSHIP
- 2 FAITH DELIVERANCE INTERNATIONAL MINISTRIES
- 3 MAPLE COMMUNITY CHURCH
- 4 WOODBRIDGE UNITED CHURCH

CHILD CARE

- 1 PROMISED FUTURE INC.
- 2 MARKET LANE EARLY LEARNING CENTRE

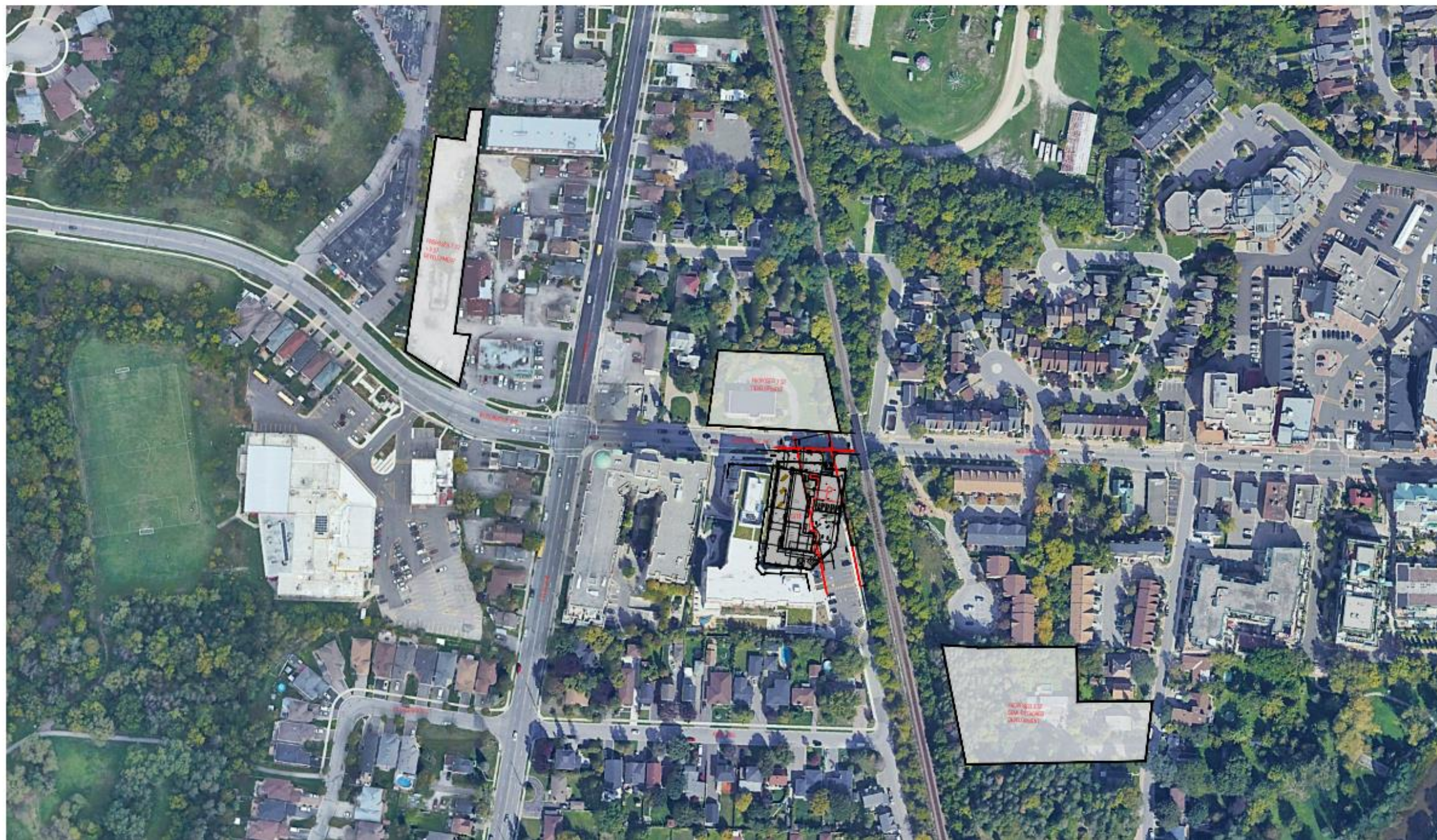
COMMERCIAL / RESTAURANT

- 1 PLANET SILVER JEWELLERY
- 2 PHO ASIA
- 3 BMO BANK OF MONTREAL
- 4 RBC ROYAL BANK
- 5 CC'S CREATIONS
- 6 ANGEL CUPBOARD BOUTIQUE
- 7 NINO D'AVERSA BAKERY
- 8 SINALOA FACTORY
- 9 PRIMAVERA FLOWERS AND MORE

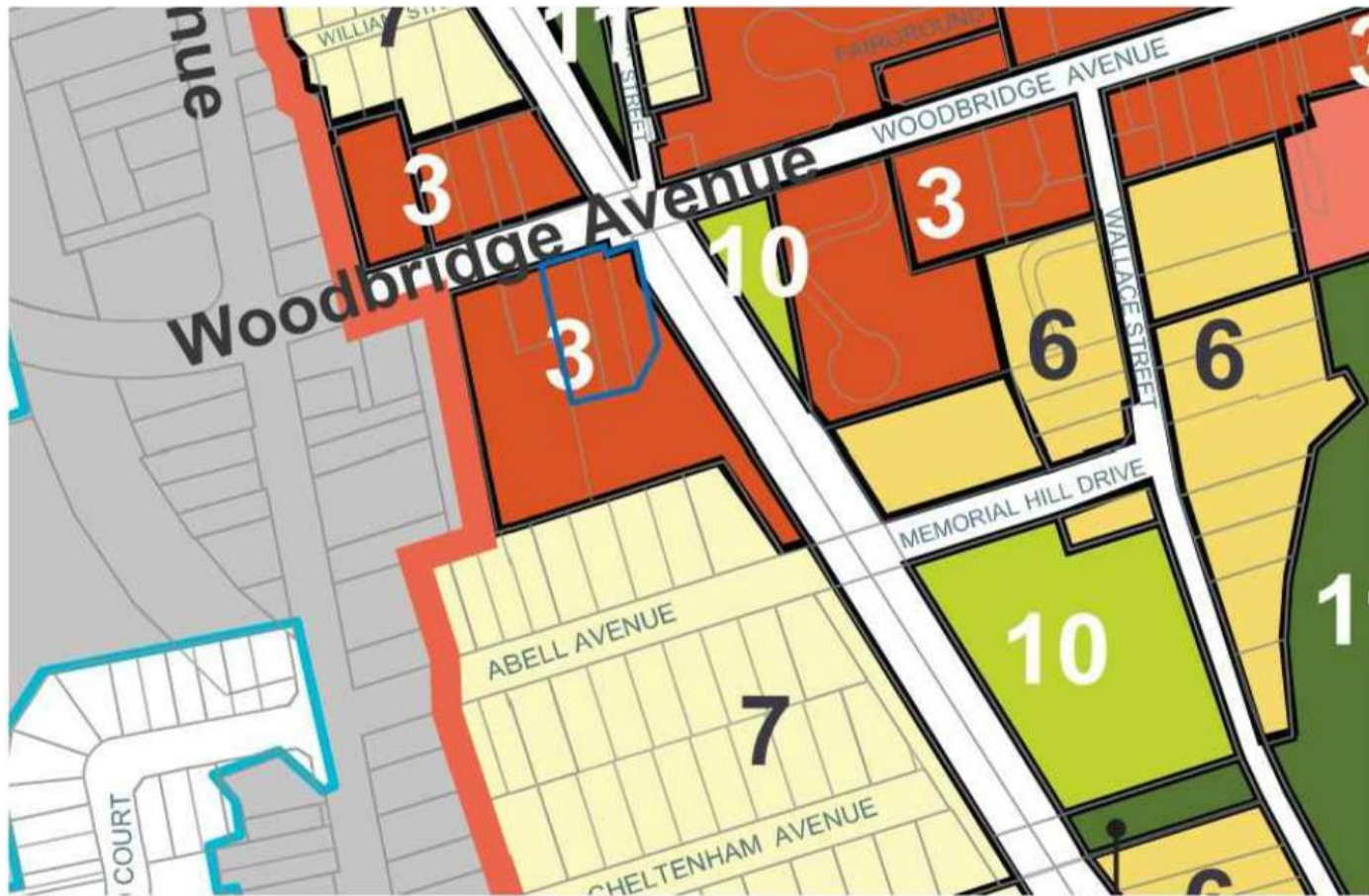
HEALTH CARE

- 1 WOODBRIDGE DENTAL ARTS
- 2 MEDBRANDS IDA PHARMACY

PRECEDENTS IN THE VICINITY



WOODBIDGE CENTRE SECONDARY PLAN – LAND USE



Legend

1	Mid-Rise Mixed-Use
2	Mid-Rise Residential
3	Low-Rise Mixed-Use
4	Low-Rise Residential (3)
5	Low-Rise Residential (2)
6	Low-Rise Residential (1)
7	Low-Rise Residential

Land Use Designation- *Low-rise Mixed-use*

- primarily residential areas with an integrated mix of community and small-scale retail uses intended to serve the local population
- Permitted Density: 1.7 FSI
- Permitted Height: 4-6 storeys (13 m to 19 m)

ZONING BY-LAW 001 – 2021 – ZONING MAP



Zoning 1-21: WMS

ZONE	WMS
DESCRIPTION	Main Street Mixed-Use - Woodbridge Zone
EXCEPTION	512
SCHEDULE	E-902
Suffix	

Permitted uses:

- A mix of uses in the core area of Woodbridge, including an apartment dwelling, block townhouse dwelling and multiple-unit townhouse dwelling, in addition to retail and office uses.

ZONING BY-LAW AMENDMENT

Main Street Mixed-Use – Woodbridge Zone Exception 512

PROVISION 1.46	PROPOSED	REQUIRED (WMS)
Minimum lot area (sq m)	2,314	650
Minimum front yard (m)	3.7	2
Maximum front yard (m)	3.7	6
Minimum rear yard (m)	9.7	7.5
Minimum interior side yard (m)	20	1.8
★ Maximum exterior side yard (m)	20	4.5
Maximum lot coverage (%)	22.5	50
Minimum height (m)	25.72	8
★ Maximum height (m)	25.72	11
★ Parking	32 Residential Spaces	32 Residential Spaces
- Residents		
- Visitors	6 Visitor/Retail Spaces	6 Visitor Spaces
- Retail		7 Retail Spaces
	Total: 38 Spaces	Total: 45 Spaces

REGULATION EXCEPTIONS

1. Maximum Exterior Side Yard shall be 20 metres;
 - The Side Yard setback of 20 metres is required by CN Rail due to the setback from the railway.
2. Maximum height shall be 25.72 metres;
 - The proposed height is compatible with the surrounding buildings.
3. Surface parking shall be permitted on the side yard;
 - Given the constraints of the site, which include an irregular property shape and mandated setback requirements, we are proposing limited surface parking along the east property side yard, adjacent to the rail line.
 - These spaces are not visible to pedestrians along Woodbridge Ave
4. Apartment Dwelling Resident Parking: 1.18 space/unit including the visitor parking spaces; The reduction of parking spaces has been justified through the following reasons:
 - Location of the Bus Stop along Woodbridge
 - Access to community facilities within an 800 metre radius of the subject property, including the below:
 - Schools
 - Churches
 - Daycares, and
 - Pharmacy and Dental clinic.
 - The tenure system is rental

TECHNICAL STUDIES

- Stormwater Management and Functional Servicing Report
- Heritage Conservation District Conformity Report
- Traffic Impact Study
- Noise Impact Study
- Cultural Heritage Assessment
- Hydrogeologic Assessment Report
- Arborist Report
- Tree Protection Plan

CULTURAL HERITAGE AND HERITAGE CONSERVATION DISTRICT CONFORMITY

Heritage Character Areas (Woodbridge HCD Plan and Guidelines – Section 6.1)

- Generally, new buildings along Woodbridge Avenue should be no taller than 4 floors (13 m) and must be sympathetic to, and transition from, the height of adjacent contributing buildings with a minimum 45-degree angular plane, starting from the existing height of the contributing building, measured at the building's edge.

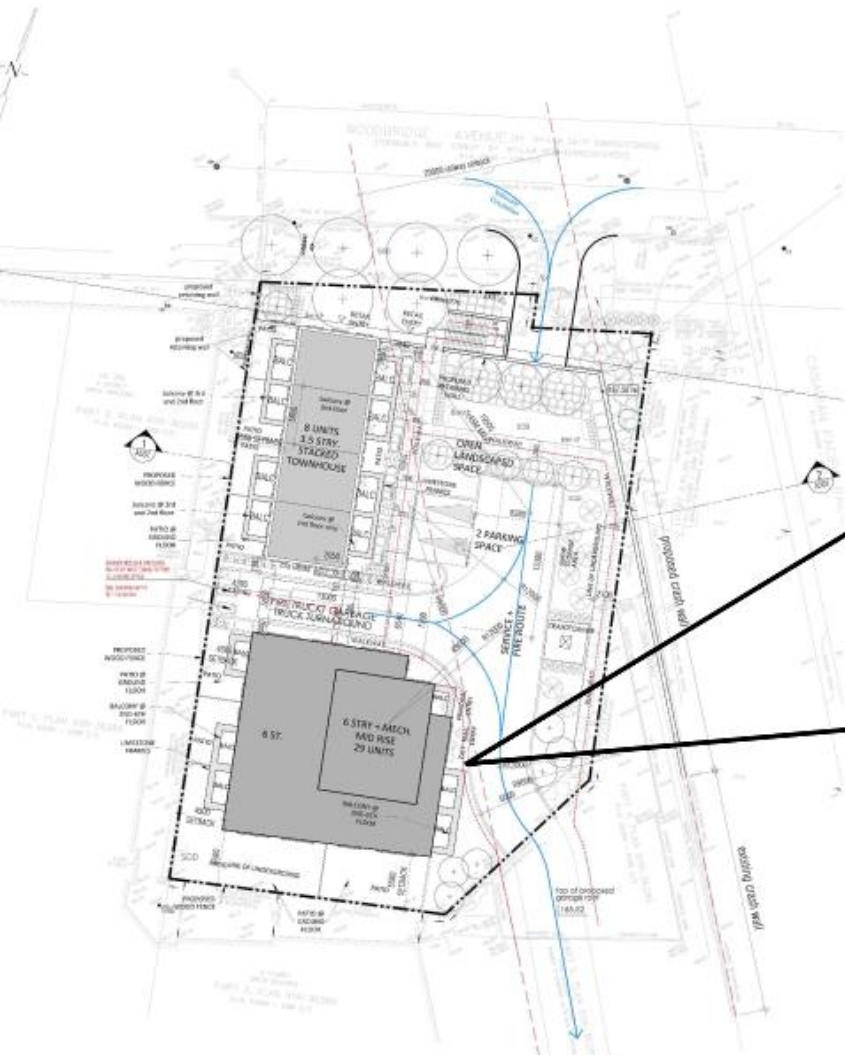
Response: the site has two grade levels and the proposed building height along Woodbridge Avenue is 25.72m from the established grade at the front of the property with a 1.5 m step back at the fifth level at 18.06m from the grade.

TRAFFIC IMPACT STUDY

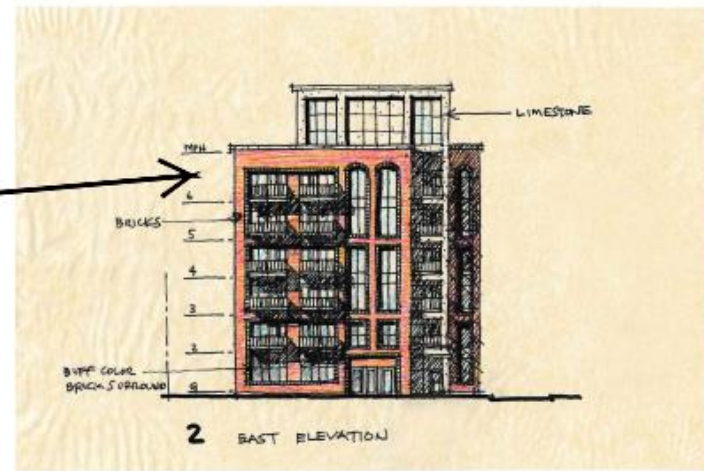
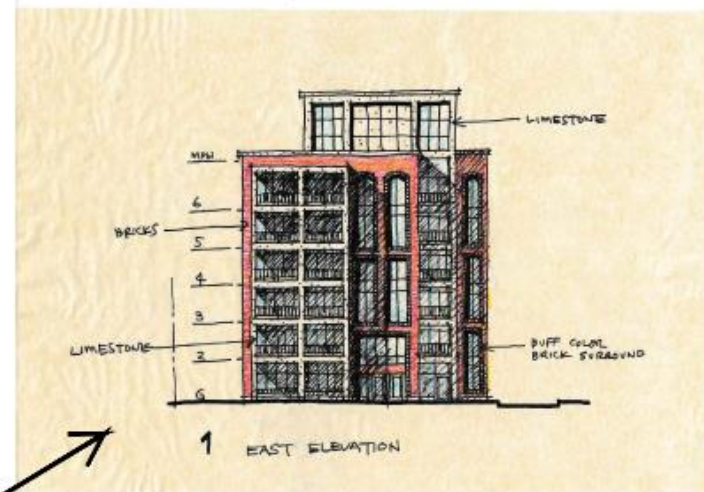
Conclusion:

- The overall impact of the development-generated traffic is negligible to the operation of the study area intersections and traffic flow along Woodbridge Avenue, Kipling Avenue and Clarence Street with no geometric improvements required to accommodate the proposed development.
- The minimum sight distance requirements as required by TAC are satisfactorily met for the proposed driveway on Woodbridge Avenue.

SITE PLAN



Initial Site Plan



Proposed Site Plan (prepared by G+C Architects)

SITE PLAN

2. GFA		MID-RISE RESIDENTIAL: 3,145 m ² / 33,855 ft ² RETAIL: 247 m ² / 2,660 ft ² TOTAL GFA: 3,392 m ² / 36,515 ft ²
3. FSI		1.46 x
4. BUILDING HEIGHT		4/6 STOREYS + MECH. (25.72 m + MECH) HEIGHT MEASURED FROM ESTABLISHED GRADE DATUM OF 159.88 WHICH IS MEASURED ALONG WOODBRIDGE AVE.
5. UNIT COUNT		1B: 9 UNITS 1B+D: 8 UNITS 2B: 9 UNITS 2B+D: 6 UNITS Total: 32 u**
6. AMENITY	(8.0M ² PER UNIT FOR FIRST 8 UNITS 5.0M ² PER UNIT FOR ADDITIONAL UNITS) =8.0M ² X 8 UNITS = 64.0M ² =5.0M ² X 24 UNITS = 120.0M ²	GROUND LEVEL: INDOOR 67 M ² OUTDOOR 290 M ² TOTAL REQUIRED 184 m ² TOTAL PROVIDED 357 m ²
7. PARKING	RESIDENTS: 1.0 X 32 u. = 32 SPACES*** VISITORS: 0.20 X 32 u. = 6.4 (6) SPACES*** RETAIL: 2.7SP/100M ² X 247M ² = 6.6(7) SPACES	RESIDENTIAL: 32 SPACES (OF WHICH 1 SPACE IS BARRIER FREE) VISITOR/RETAIL: 6 SPACES * *(VISITOR AND RETAIL TO BE SHARED) (OF WHICH 1 SPACE IS BARRIER FREE) TOTAL REQUIRED 45 SPACES*** TOTAL PROVIDED 38 SPACES***
8. BUILDING SETBACKS		NORTH: 3.7 m WEST: 12.0 m SOUTH: 9.7 m EAST: 20 m
9. BICYCLE STORAGE	AS PER VAUGHAN GREEN STANDARD: RESIDENTIAL ZONE = 0.5 SP/UNIT OCCUPANT 0.5 X 32** = 16 16 BICYCLE SPACES VISITOR ZONE = 0.1 SP/UNIT VISITOR 0.1 X 32** = 3.2 3 BICYCLE SPACES RETAIL SHORT TERM = 3 SPACES RETAIL LONG TERM = 1 SPACES TOTAL REQUIRED 23 SPACES	BICYCLE SPACES PROVIDED: RESIDENTIAL ZONE UNDERGROUND = 16 SPACES VISITOR ZONE SURFACE = 03 SPACES SURFACE (RETAIL FRONTAGE ON WOODBRIDGE AVE.) = 3 SPACES SURFACE (RETAIL FRONTAGE ON WOODBRIDGE AVE.) = 1 SPACE TOTAL PROVIDED 23 SPACES



LANDSCAPE PLAN



GROUND FLOOR PLAN



UNDERGROUND FLOOR PLAN

MASSING VIEWS



VIEW LOOKING WEST



VIEW LOOKING SOUTH



VIEW LOOKING NORTH WEST



VIEW LOOKING SOUTH WEST



Thank You

Comments & Questions?

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