



Committee of the Whole (Public Hearing) Report

DATE: Tuesday, December 03, 2019

WARD: 2

**TITLE: CITY PARK (WOODBIDGE GATES NORTH) INC.
OFFICIAL PLAN AMENDMENT FILE OP.17.015
ZONING BY-LAW AMENDMENT FILE Z.17.041
248, 252, 256, 260 WOODBRIDGE AVENUE
VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.17.015 and Z.17.041 for the Subject Lands shown on Attachment 1, to permit the development of a 7-storey apartment building, containing 86 units as shown on Attachments 2 and 3.

Report Highlights

- To receive input from the public and the Committee of the Whole on a proposed 7-storey apartment building consisting of 86 units, a Floor Space Index ('FSI') of 3.0 times the lot area and 121 parking spaces.
- Official Plan and Zoning By-law Amendments are required to permit the proposed development.
- A technical report will be prepared by the Development Planning Department to be considered at a future Committee of the Whole meeting.

Recommendation

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.17.015 and Z.17.041 (City Park (Woodbridge Gates North) Inc.), 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

The subject lands (the 'Subject Lands') are located on the north side of Woodbridge Avenue, east of Kipling Avenue, and are known municipally as 248, 252, 256, and 260 Woodbridge Avenue. The surrounding land uses are shown on Attachment 1.

The original development proposal for the Subject Lands was for a 9-storey apartment building with 101 units, an FSI of 3.2 times the lot area and 122 parking spaces. The Applications were subsequently revised to its current proposal.

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

The Owner has submitted the following applications (the 'Applications') for the Subject Lands to permit a 7-storey residential apartment building containing 86 units, an FSI of 3.0 times the area of the lot and a total of 121 parking spaces (the "Development"), as shown on Attachments 2 and 3:

1. Official Plan Amendment File OP.17.015 to amend Vaughan Official Plan 2010 ('VOP 2010'), specifically Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan, to redesignate the Subject lands from "Low-Rise Mixed-Use" to "Mid-Rise Residential", and to amend the "Mid-Rise Residential" policies respecting maximum permitted building height, density (FSI) and lot coverage, as identified in Table 1 of this report.
2. Zoning By-law Amendment File Z.17.041 to amend Zoning By-law 1-88 to rezone the Subject Lands from "R3" Residential Zone to "RA3" Apartment Residential Zone in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 of this report.

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

- a) Date the Notice of Public Hearing was circulated: November 8, 2019
The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed along the Woodbridge Avenue street frontage in accordance with the City's Notice Signs Procedures and Protocols.
- b) Circulation Area: 150 m radius from the Subject Lands and to the Woodbridge Village Ratepayers Association.

To date, the Development Planning Department has received the following comments from the Village of Woodbridge Ratepayers Association based on the original 9-storey proposal:

- the Development exceeds the building height and density permitted by VOP 2010
- the Development should comply with the Woodbridge Heritage Conservation District Plan ('WHCD Plan') to ensure that the historic village character is maintained
- the Development will create shadow impacts on the nearby residential uses and existing vegetation
- the Development will adversely impact an already congested and unsafe traffic condition and have an adverse impact on the overall core infrastructure

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. All written comments that are received will be reviewed by the Development Planning Department as input in the Application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

Not applicable.

Analysis and Options

Amendments to the Woodbridge Centre Secondary Plan policies of VOP 2010 are required to permit the Development

The Subject Lands are located within a "Local Centre" as identified on Schedule 1 - Urban Structure of VOP 2010. The Subject Lands are designated "Low-Rise Mixed-Use" by VOP 2010, Volume 2, Section 11.11- Woodbridge Centre Secondary Plan ('WCSP'), which permits:

- an integrated commercial and residential building with commercial uses located at grade level
- a maximum building height between 4-6 storeys (19 m)
- a maximum FSI of 1.0 times the area of the lot
- a maximum lot coverage of 50%

The Owner proposes to redesignate the Subject Lands to "Mid-Rise Residential", thereby eliminating commercial uses at grade level, together with the following amendments to the "Mid-Rise Residential" policies of the WCSP policies of VOP 2010:

Table 1

Policy	Proposed "Mid-Rise Residential" Designation Requirements	Proposed Amendments to the "Mid-Rise Residential" Designation
Max. Building Height	6-storeys (19 m)	7-storeys (25 m)
Max. FSI	2.0 FSI	3.0 FSI

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned R3 Residential Zone by Zoning By-law 1-88, which does not permit the Development. The Owner is proposing to rezone the Subject Lands from R3 Residential Zone to RA3 Apartment Residential Zone, together with the following site-specific exceptions:

Table 2

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone Requirements
a.	Min. Front Yard	7.5 m	0.8 m (Woodbridge Avenue)
b.	Min. Lot Area/Unit	67 m ² /unit	32 m ² /unit
c.	Min. Rear Yard (North)	7.5 m	0 m for the 1 storey portion of the building
d.	Min. Interior Yard	14.5 m	4 m (West)
e.	Min. Amenity Area	3,015 m ²	370 m ²
f.	Min. Number of Parking Spaces	86 units @ 1.5 spaces/unit = 129 spaces + 86 units @ 0.25 visitor parking = 22 spaces Total Parking Required = 151 spaces	86 units @ 1.33 spaces/unit = 115 spaces + 86 units @ 0.07 visitor parking = 6 spaces Total Parking Provided = 121 spaces
g.	Min. Setback for Portions of Building Below Grade	1.8 m	0.80 m (Woodbridge Avenue) 0 m (West Lot Line)

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 Applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENTS
a.	Consistency and conformity with Provincial Policies, York Region and City of Vaughan Official Plan Policies	<ul style="list-style-type: none"> ▪ The Development will be reviewed for consistency and conformity with the applicable policies of the Provincial Policy Statement (2014), A Place to Grow: the Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan'), and the York Region Official Plan policies. <p>The amendments to VOP 2010 will be reviewed in consideration of the policies of VOP 2010 specifically, Volume 2, Secondary Plans - Chapter 11.11 - The Woodbridge Centre Secondary Plan. The current "Low-Rise Mixed-Use" designation requires that commercial uses be provided on the ground floor of a mixed-use building. The Development is for a 7-storey residential building without ground floor commercial uses.</p>
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning of the Subject Lands to permit the Development, together with the site-specific zoning exceptions identified in Table 2 of this report, will be reviewed in consideration of the surrounding existing and planned land uses, with particular consideration given to land use compatibility, built-form, building height and setbacks, adequate parking, pedestrian and vehicular accessibility, and the appropriate development standards.
c.	Woodbridge Heritage Conservation District Plan ('WHCD Plan')	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the WHCD Plan and within the Woodbridge Avenue Character Area. The Subject Lands are located immediately adjacent to 268 Woodbridge Avenue, which contains the Donald Grant House, a designated heritage structure under the <i>Ontario Heritage Act</i>, as shown on Attachment 2. The Development will be reviewed

	MATTERS TO BE REVIEWED	COMMENTS
		<p>in consideration of the requirements of the WHCD Plan.</p> <ul style="list-style-type: none"> ▪ The Development must be reviewed by the Heritage Vaughan Committee. ▪ The Owner has submitted a Cultural Heritage Resource Impact Assessment ('CHRIA') to assess the Development in consideration of the surrounding area identified as a Woodbridge Heritage Character Area in the WHCD Plan. The CHRIA must be updated to reflect the revised Development.
d.	Canadian Pacific Railway	<ul style="list-style-type: none"> ▪ The Subject Lands abut the Canadian Pacific Railway ('CP') and therefore, a minimum 30 m setback from the railway right-of-way is required. The Development has been designed with an alternative standard, which includes a crash wall and a 20 m building setback, which must be reviewed by CP. The Applications have been circulated to CP for review.
e.	Woodbridge Avenue Streetscape Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Woodbridge Avenue Streetscape and Urban Design Guidelines (the 'Guidelines') designated area. The Owner shall incorporate any design works required to implement the approved Guidelines along Woodbridge Avenue through the related Site Development Application, should the Applications be approved.
f.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications, which must be revised to reflect the Development. The following reports and addendums must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Arborist Report - Tree and Preservation Report - Cultural Heritage Resource Impact Assessment - Stormwater Management and Functional Servicing Reports - Community Service and Facility Study

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> - Noise and Vibration Study - Urban Design Brief - Transportation Mobility Plan - Sun Shadow Study <ul style="list-style-type: none"> ▪ Additional reports or studies may be required as part of the development application review process.
g.	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 Applications are approved. If servicing is unavailable, the Subject Lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the Subject Lands by Vaughan Council.
h.	Cash-in-Lieu of Parkland	<ul style="list-style-type: none"> ▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City’s Cash-in-Lieu Parkland Policy. The final value of the Cash-in-Lieu of parkland dedication will be determined by the Office of the Infrastructure Development Department, Real Estate Services.
i.	Related Site Development File DA.17.108	<ul style="list-style-type: none"> ▪ The Owner submitted Site Development File DA.17.108 concurrently with the Applications to permit the proposed Development. ▪ The Site Development Application will be reviewed to ensure, but not limited to, appropriate site design, architectural details, materials and colours, transition with the surrounding land uses, relationship of the ground floor with the public realm, pedestrian connectivity and barrier free accessibility, vehicular access and internal traffic movements, parking, landscaping, servicing and grading, appropriate amenity area(s). ▪ All issues identified through the review of a Site Development Application must be addressed to the satisfaction of the City.

	MATTERS TO BE REVIEWED	COMMENTS
j.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the site plan approval process, if the Applications are approved.
k.	Draft Plan of Condominium Application	<ul style="list-style-type: none"> ▪ A Draft Plan of Condominium Application will be required to create a Condominium Corporation to establish the tenure of the proposed standard condominium for the Development, should the Applications be approved.
l.	Urban Design Review Panel ('DRP')	<ul style="list-style-type: none"> ▪ The DRP must consider the Applications as part of the development review process.
m.	Transportation, Parking and Roads	<ul style="list-style-type: none"> ▪ The Owner has submitted a Transportation Mobility Plan, which includes parking and Transportation Demand Management ('TDM') measures, prepared by Cole Engineering in support of the Applications. The Development Engineering ('DE') Department must review the Plan. ▪ The design of the access driveway and any required road widenings must be approved by the DE Department.
n.	Toronto and Region Conservation Authority ('TRCA')	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the TRCA's Regulated Area under O. Reg. 166/06 and therefore, must be reviewed to the satisfaction of the TRCA.
o.	Section 37 (Density Bonusing)	<ul style="list-style-type: none"> ▪ The Development exceeds the maximum permitted building height and density identified in VOP 2010. The <i>Planning Act</i> and the policies in VOP 2010 permit an increase in the height and density of a development in exchange for community benefits. The request for increased building height and density will be reviewed in accordance with the City's Section 37 policies and Guidelines. Should the Applications be approved, the implementing Zoning By-law shall

	MATTERS TO BE REVIEWED	COMMENTS
		include provisions regarding density bonusing that will be implemented through an executed Density Bonusing Agreement, to the satisfaction of the City of Vaughan.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues or comments received from York Region will be addressed through the technical report to Council. The Owner has not submitted a request for exemption of Regional approval of the Official Plan Amendment Application. Accordingly, York Region must approve the implementing Official Plan Amendment, should the Applications be approved.

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, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Eugene Fera, Senior Planner, ext. 8003.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Elevations

Prepared by

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