

COMMUNICATION – C31  
ITEM 1  
Committee of the Whole (Public Meeting)  
March 2, 2021

# Public Meeting

March 2<sup>nd</sup>, 2021

OFFICIAL PLAN, & ZONING BY LAW AMENDMENT APPLICATIONS

Mixed use and Residential, Woodbridge Avenue (west from Kipling Av.)

Aaron Gillard & Daniel Ceron on behalf of 2232394 Ontario Inc.



[illegible]



# Aerial View



# Development Applications Breakdown

- Step 1: Official Plan and Zoning Bylaw Amendments has been submitted.
- Step 2: Site Plan Approval, Draft Plan of Subdivision and / or Draft Plan of Condominium (POTL), and Building Permits are anticipated in the future.



# Official Plan Kipling Avenue Corridor Secondary Plan

The subject land is designated  
Mid-Rise Mixed-Use; and  
Low-Rise Residential B

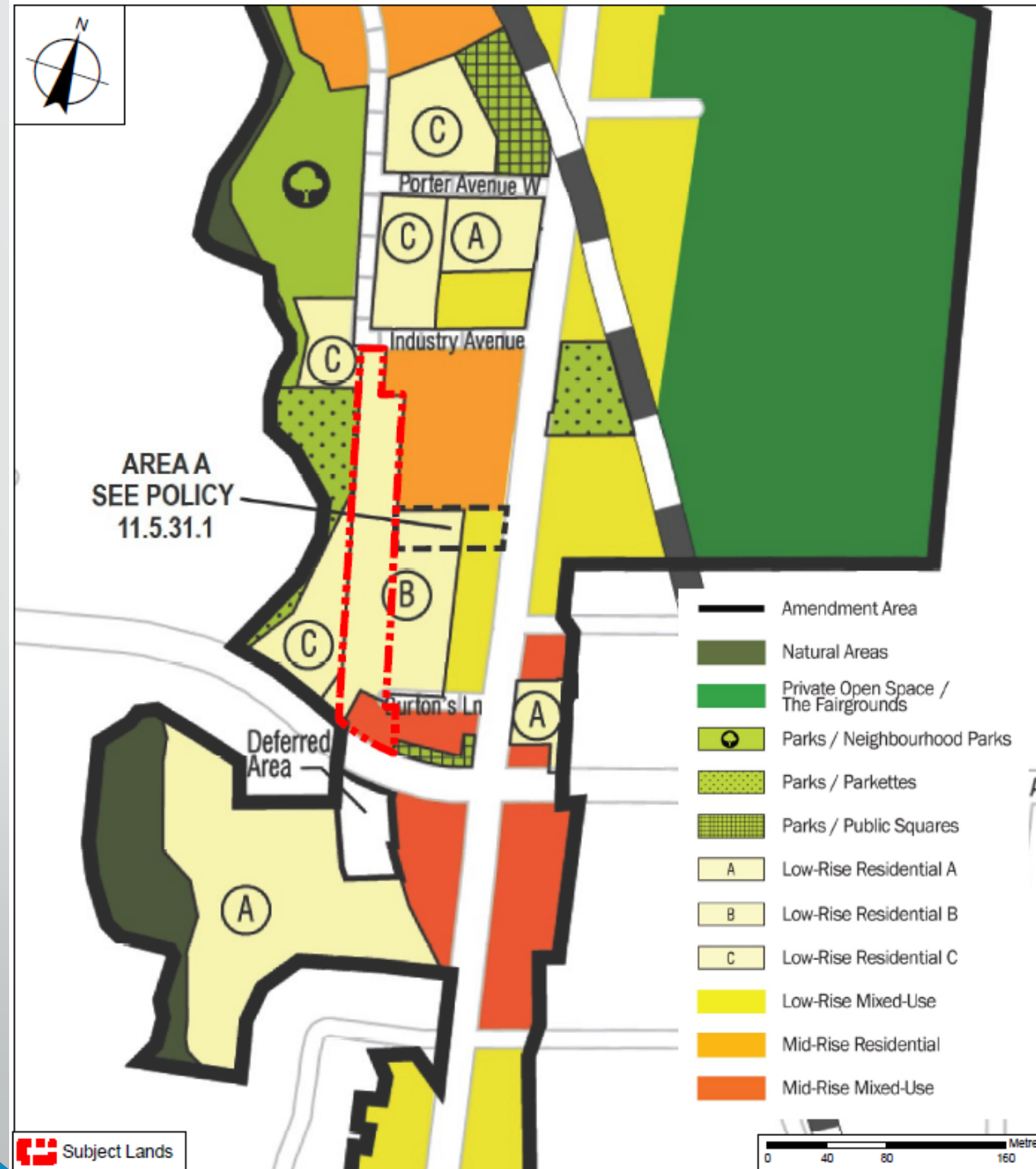
Proposed OPA includes amendments to:

Mid-Rise Mixed-Use:

- Max. Building height
- Max. Coverage from 0.6 to 0.62
- Min. Front Yard Setback (Woodbridge Av)
- max. GFA and width of individual store frontage for retail

Low Residential B:

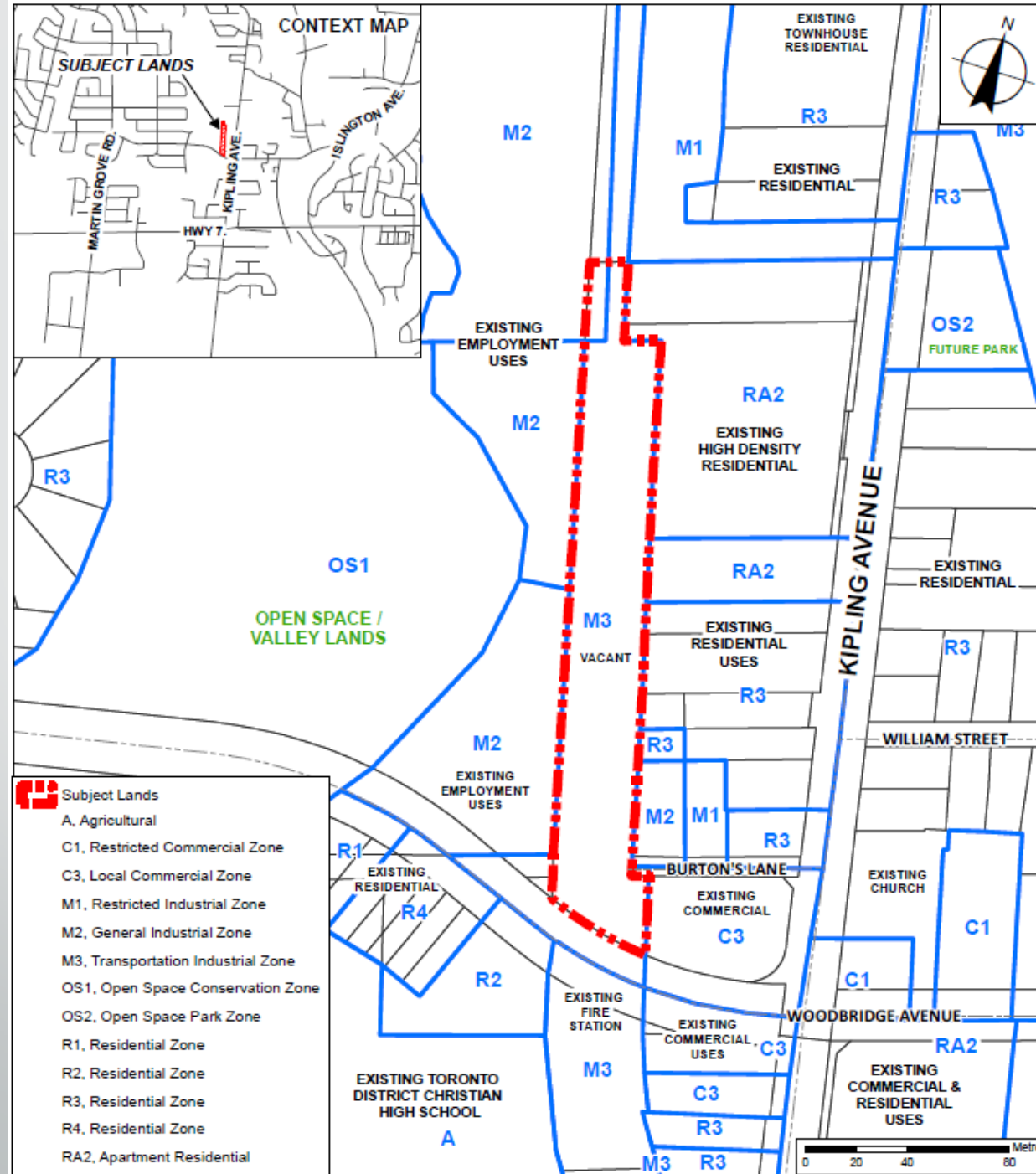
- Max. FSI from 0.70 to 0.82
- Max. Building height

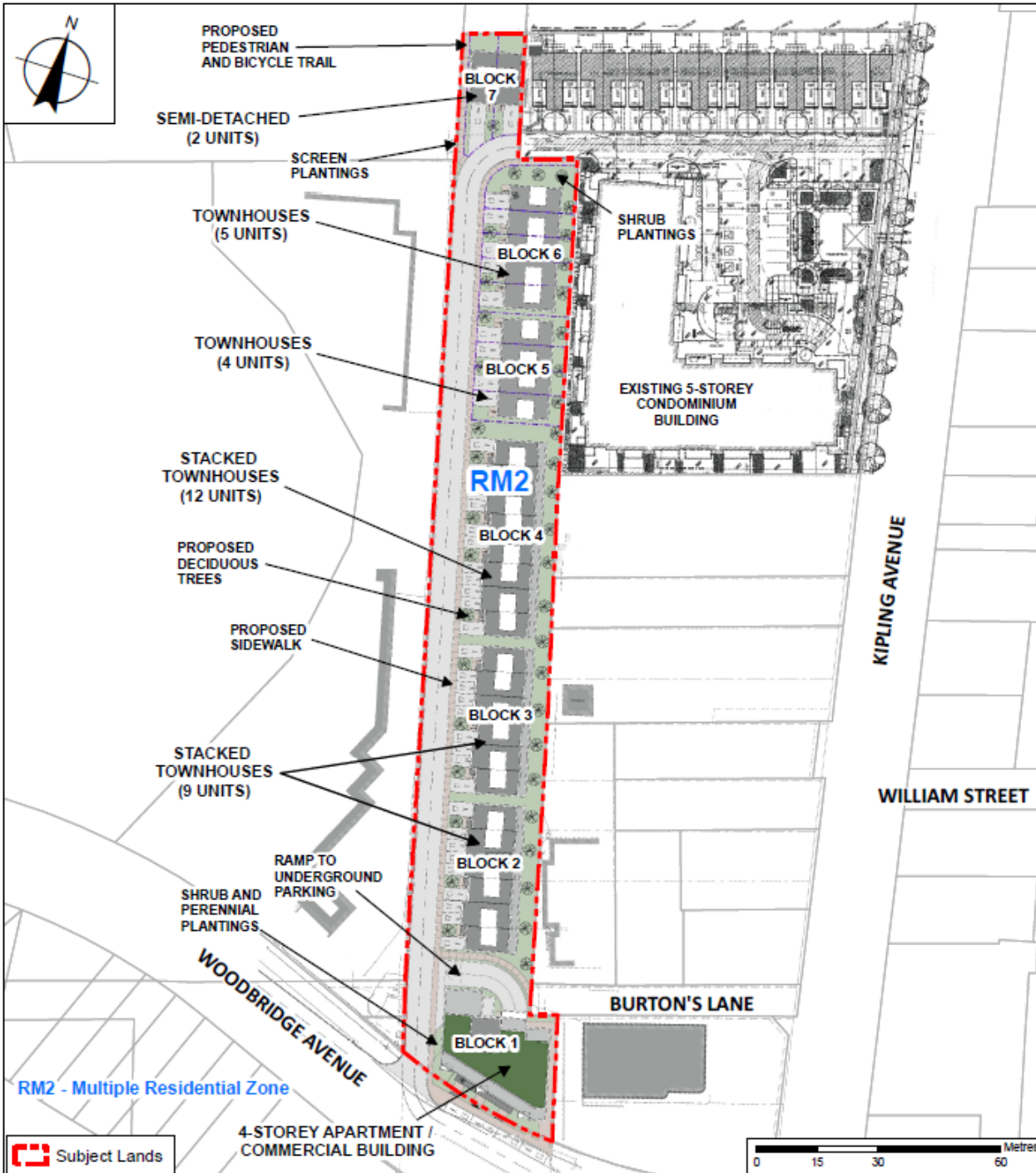


The subject land is zoned  
M3 Transportation Industrial; and  
M2 General Industrial Zone

## Proposed ZBLA includes RM2 Zones

Due the characteristics and shape of the property, some amendments with site specific standards are needed to facilitate the development of the property, and to conform with the policies of OP- Kipling Avenue Secondary Plan.





# Conceptual Plan

Source: Conceptual Site Plan by Turner Fleischer Architects Inc.

## **"Mid-Rise Mixed-Use" Block 1**

- 14 residential apartment units
- 2 small-scale retail uses
- Building Height 4 storeys + Roof Terrace Access)

## **Block 2-4, "Low-Rise Residential B"**

- 30 Stacked Townhouses (3 storeys + Roof Terrace Access)

## **Block 5-6 "Low-Rise Residential B"**

- 9 Street townhouses, (2 Storeys + Roof Terrace Access)

## **Block 7 "Low-Rise Residential B"**

- 2 semi-detached units (2 Storeys + Roof Terrace Access)

## **Other information:**

- Private Street to access the development
- Sidewalk connection from Woodbridge Av. for pedestrian access.
- Amenity Area includes balconies, and roof terraces.
- Possible connection to west lands through block 7
- Two parking spaces for each unit for Low Rise Residential areas
- 1 Parking space per each apartment unit in the Mid-Rise Mixed-Use Building, and shared Visitor Parking with Retail use



# Mid-Rise Mixed Use (Block 1)

Source: Render by Turner Fleischer Architects Inc.



BLOCK 1 - PEDESTRIAN VIEW LOOKING NORTH EAST



# Residential Low-Rise B

Source: Render by Turner Fleischer Architects Inc.



# Technical Reports & Studies Completed

- **Archaeological Report** (entered into the **Ontario Public Register** (Archaeological Assessments Ltd.)
  - **Servicing Report + Stormwater Management Report (FSR & SWM)** (Masongsong Associates Engineering Ltd.)
  - **Environmental Site Assessment Phase One** (Soil Engineers Ltd.)
  - **Environmental Site Assessment Phase Two** (currently undertaking by Soil Engineering Ltd.)
  - **Geotechnical Investigation Report** (Soil Engineering Ltd.)
  - **Community Services & Facilities Impact Study** (LARKIN+ land use planners inc.)
  - **Traffic Impact & Parking Study and Pedestrian & Bicycle Circulation Plan** (Trans-Plan Transportation Engineering)
  - **Air Quality Study** (Wood Environmental & Infrastructure Solutions)
  - **Arborist Report** (Insite Landscape Architects)
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- **Topographic Survey** (Speight, Van Nostrand & Gibson Limited)
  - **Conceptual Site Plan, and Architectural Floor Plans and Elevation** (Turner Fleischer Architects Inc.)
  - **Landscape Concept Plan** (Insite Landscape Architects)
  - **Land Use Planning** (LARKIN+ land use planners inc.)

# Summary of Comments

## **York Region:**

- OPA Application has been exempted from Regional Approval

## **City Planning:**

- Appropriateness of the proposed amendments
- Future Site Plan, Draft Plan of Subdivision, and Draft of condominium in a later stage.
- Development must achieve min. Bronze Threshold Overall score in accordance with the Sustainability Metrics Program
- Water & Servicing Allocation must be approved by City Council
- Shared Access with the landowner of 8026/8032 Kipling Av.
- Amenity Areas
- Multi-trail connectivity
- Agreements with the city may be required

## **Urban Design**

- Snow storage
- Landscape
- Site Layout, & Architecture

## **Parks**

- Pedestrian pathway

## **Forestry Operations**

- Tree Protection, & Replacement

**TRCA** – No comments (outside of Regulated Areas)

## **Development Engineering**

- Engineer to provide response to comments
- Traffic Engineer to provide response to comments

## **Environmental Engineering**

- Environmental Site Assessment ESA Phase I, & II, (RSC)
- Air Quality Study

**Environmental Policy** – No Objections

**York Region District School Board** – No Objections

**Development Finance** – No Comments at this time

**Real State** – Park Land dedication, Cash-in-lieu alternative

**Heritage** – No comments at this stage

**Canada Post** – Centralized mail Boxes

**Alectra** – No objection

**Rogers** - No comments

**Enbridge** – No comments

**Canada Pacific Rail** – No further consultation required

Comment received before the Public Hearing:

- Adjacent property representative to the west expressed concerns regarding future road connectivity. (it will be addressed)