

File: 216138
October 12, 2021

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive,
Vaughan, ON, L6A 1T1

Attention: Todd Coles
City Clerk

Email: Clerks@vaughan.ca

COMMUNICATION C19
ITEM NO. 9
COMMITTEE OF THE WHOLE (2)
October 13, 2021

Dear Sir,

Re: Comments on City-Wide Comprehensive Zoning By-law
56 Woodbridge Avenue, 15 Clarence Street and 23 Clarence Street
City of Vaughan, Region of York

EMC Group Limited acts as the planning consultant for the owners of the lands known as 56 Woodbridge Avenue, 15 Clarence Street and 23 Clarence Street, Vaughan (Figure 1).

The lands fall within the Woodbridge Centre Secondary Plan (WCSP) which provides and supports intensification that would be permitted for 23 Clarence Street. The Subject property is identified in the WCSP as a contributing part of the Distinct Character Area of the Woodbridge Commercial Core as shown on WCSP "Distinct Character Areas- Schedule 5" (Attachment 1). The land use designation for the 23 Clarence Street lot is identified as Low Rise Residential (1) on WCSP "Land Use Plan- Schedule 2" (Attachment 2).

We have previously expressed comments regarding our client's holdings, specifically regarding the zoning of the property at 23 Clarence Street (subject) which was previously proposed as R3-EN within the Comprehensive Zoning By-law Schedule A- Map 46 (June 2021). We appreciate that staff have considered our client's comments and removed the EN suffix from the subject property placing the lot in an R3 Zone.

However, our client has remaining concerns with staff's response as outlined in the City-Wide Comprehensive Zoning By-Law Public Comment Response Matrix- Updated, included in the Committee of the Whole (2) Report for the October 13, 2021 in regards to the statement concerning the "WMS" Zone as outlined below.

Staff have indicated that: The "WMS" Zone is designed to apply for lands designated low-rise mixed use in the Secondary Plan. City staff do not support the "WMS" Zone for lands designated as Low-Rise Mixed Use(1), which do not permit a mix of commercial uses within the policies of the Official Plan. Therefore, the boundary of the WMS zone is not proposed to change.

Our request on behalf of the client was not to add 23 Clarence to the neighbouring WMS Zone, but to provide for a modified WMS Zone with an exception that could prohibit or acknowledge the restricted commercial uses within the Low-Rise Mixed Use (1) Zone applying to 23 Clarence St.

Further, the proposed (R3) Zoning on the subject property does not provide for the permitted uses that would be specifically designed for Low Rise Residential (1) Zone. Namely, the (R3) Zone does not allow for any Townhouses or Multi-Use buildings. Whereas the building types permitted in areas designated as Low-Rise Residential (1) include: i. Detached House; ii. Semi-Detached House; iii. Townhouses; and iv. Multi-unit Residential Buildings which is more permissive than the R3 Zoning. Not one of the new residential CZBL Zones would be as permissive as the Low-Rise Residential (1) Zone of the Secondary Plan.

We continue to ask that Staff consider allowing the zoning of this property to be substituted from R3 to a Main Street Mixed Use Zone (WMS) exception zone acknowledging restricted commercial uses. It is noted that the Lot and Building

Requirements for the WMS Zone are more reasonable for this site and would also be more restrictive than those provided in the WCSP under the Low-Rise Mixed Use(1) Zone.

Should the above-mentioned zoning adjustment to 23 Clarence St. be supportable, this would enable the owner to propose a more comprehensive development to their properties along the northeast corner of Woodbridge Avenue and Clarence St. (56 Woodbridge Ave and 15 Clarence St.) given that the WCSP also restricts the development properties to one single driveway from Clarence Street.

We would also like to draw your attention to the conflicts between the CZBL Schedule A (Map 46) and the corresponding Table (8-5): Lot and Building Requirements for the KMS, WMS and MMS Zones. Map (46) shows 56 Clarence and 15 Woodbridge Avenue as WMS-S(4)-D(1.0), which means the maximum height is 4 storeys and the maximum density is a F.S.I of 1, whereas the table indicates that the lot and building requirements for the WMS zone are a maximum height of 11m and a density of " - ".

For background purposes and by comparison, in the WCSP, "Building Height Maximums- Schedule 4" (Attachment 3) indicates that 56 Woodbridge Avenue and 15 Clarence Street have a maximum height of 13m (4 Storeys). Further, "Density Plan- Schedule 3" (Attachment 4) refers to 56 Woodbridge Ave and 15 Clarence St. as D1.0 having a F.S.I of 1.0. The CZBL is consistent with "Density Plan-Schedule 3", however it is inconsistent with the "Building Height Maximums-Schedule 4".

The inconsistencies cause some confusion as to how height and densities shall be determined. We would ask that Staff clarify this in the wording of the by-law and advise us of same.

We would appreciate having the opportunity to discuss further to come to a resolution.

Yours Truly,

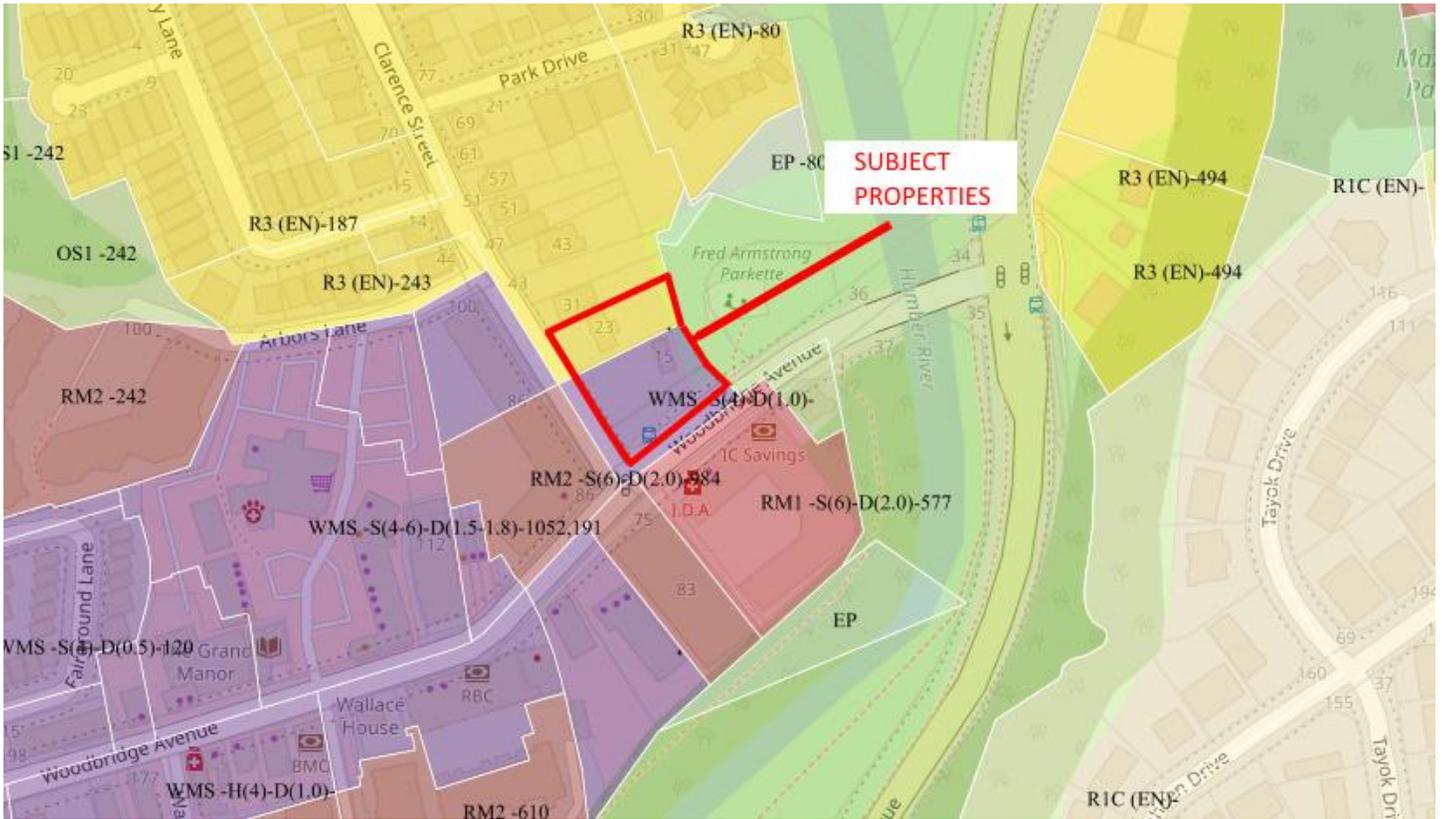
EMC GROUP LIMITED



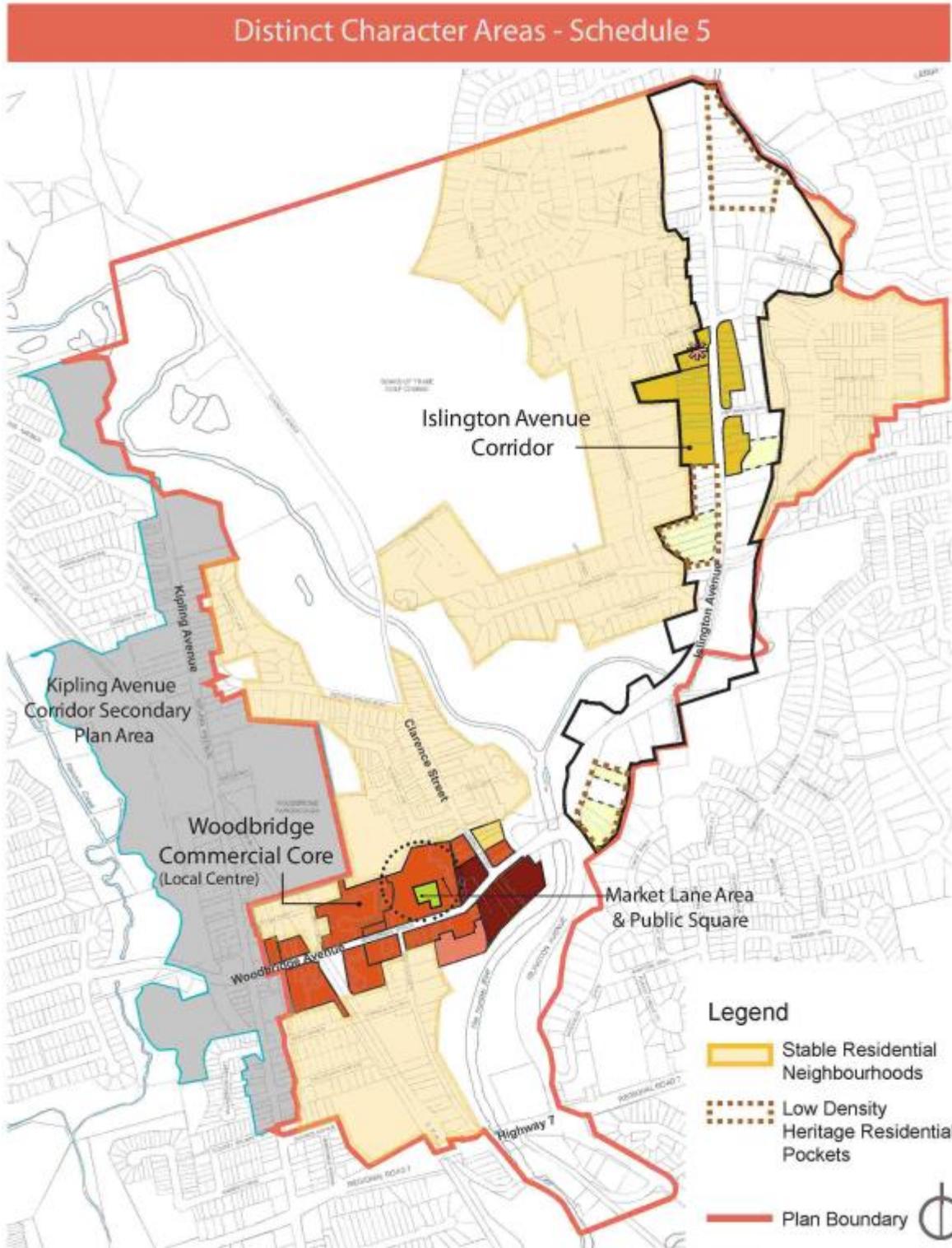
Nadia Zuccaro, MCIP, RPP
Planner

C: Tony Nicoletti

Figure 1: Subject Properties (56 Woodbridge Avenue, 15 and 23 Clarence Street)

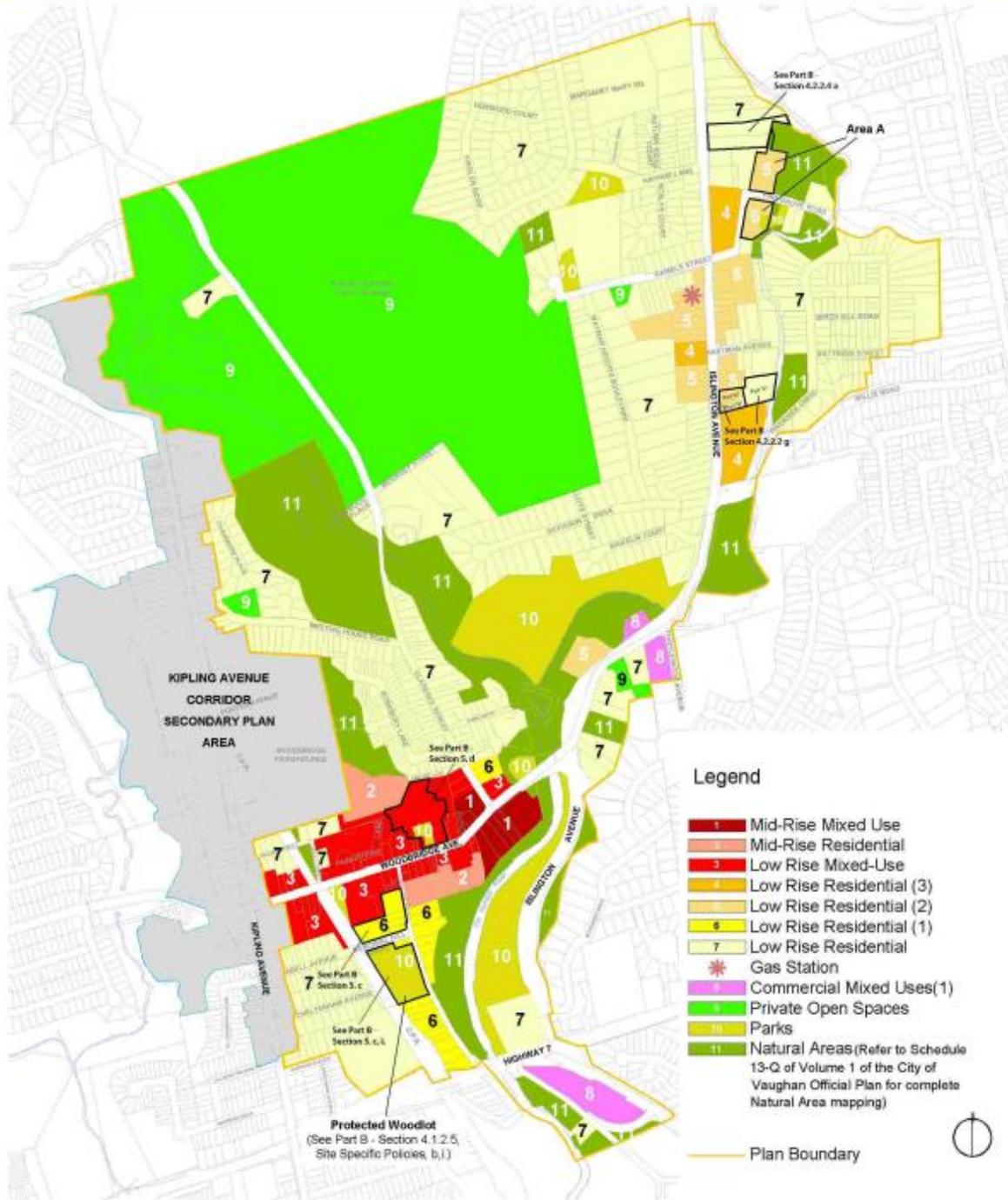


Attachment 1: WCSP – Distinct Character Areas - Schedule 5



Attachment 2: WCSP– Land Use Plan- Schedule 2

Land Use Plan - Schedule 2



Attachment 3: WCSP- Building Height Maximums- Schedule 4

Building Height Maximums - Schedule 4

