

### Appendix I: Estimated Dwelling Unit Counts for Redevelopment Parcels in the Woodbridge Commercial Core

Street Number	Street Name	OPA #440 Designation	OPA 440 GFA Estimate	Existing GFA Estimate	Proposed FSI	Proposed Density Estimate	Additional Units	Regulated Area Estimated	Unit Count Change	SPA Current (New)	Comments
268	Woodbridge Avenue	Mixed Use Commercial	(7 units)	(1 unit)	0.5	1878 sq m. (8 units)	7	716 sq m. (38%)	1		Contributing heritage building
260, 256, 252	Woodbridge Avenue	Mixed Use Office	(6 units)	Vacant	1.0	1779 sq m. (14 units)	14	(100%)	8		Temporary sales office
248	Woodbridge Avenue	Mixed Use Office	(4 units)	Vacant	0.5	509 sq m. (4 units)	4	(100%)	-		Impacted by proximity to railway
275	Woodbridge Avenue	Residential High Density	3600 (36 units)	(33 units)	1.7	6125 sq m. (49 units)	16	174 sq m. (5%)			
245, 251	Woodbridge Avenue	Residential Medium Density	592 (6 units)	Vacant	1.7	2875 (23 units)	23	225 sq m (13%)			Regulated area covers from 7 m to 14 m of properties
239	Woodbridge Avenue	Residential Medium Density	(2 units)	-	0.5	322 sq m. (3 units)	3	136 sq m. (21%)			Impacted by proximity to railway
64	Abell Avenue	Residential Medium Density	1799 (13 units)	(20 units)	1.7	4942 sq m. (40 units)	20				York Region Multi-residential building (Northwood Park Coop Homes); 15 m buffer to railway removed from developable land
232	Woodbridge Avenue	Residential Medium Density	140 (1 unit)		1.4	391 (3 units)	3	(100%)			
2 to 46 2 to 16 206, 208, 210, 212, 214, 216, 218, 220, 222, 224	Fairground Lane Amos Maynard Circle  Woodbridge Ave	Residential Medium Density	(32 units)	(34 units)	0.5	4617 (42)	8	(100%)	8		

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and 226											
15, 17, 19, 21, 23, 25, 29	Fairground Lane	Residential Medium Density	(5 units)	(8 units)	0.5	703 (6 units)	-	(100%)	-		
207, 209, 211, 213, 215, 217 and 219	Woodbridge Avenue Old Firehall Lane	Residential Medium Density	(22 units)	(22 units)	0.5	3169 (25 units)	3	(100%)	3		
7 to 47											
182, 184, 186, 188, 190, 192, 194, 196 and 198	Woodbridge Avenue	Residential Medium Density		(9 units)	1.0	1020 sq. m. (9 units)	-	(100%)			
197	Woodbridge Avenue	Residential Medium Density	(7 units)	(1 unit)	1.0	2103 (17 units)	16	(100%)	10		Contributing heritage building
177 and 185	Woodbridge Avenue	Mixed Use Commercial	(12 units)		1.0	1354 (11 units)	11	(100%)	-		Contributing heritage building at 185 Woodbridge Avenue
165, 167 15	Woodbridge Avenue Wallace Street	Mixed Use Commercial	( 7 units)		1.0	791 (6 units)	6	(100%)	-		Contributing heritage building at 166 Woodbridge Avenue and 15 Wallace Street
174	Woodbridge Avenue	Residential Medium Density	(3 units)		1.4	1191 sq m. (10 units)	10	(100%)	7		FSI ranges from 1.0 to 1.7 Contributing heritage building
159	Woodbridge Avenue	Mixed Use Commercial	(6 units)		1.0	613 (6 units)	5	(100%)	-		Contributing heritage building

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153	Woodbridge Avenue	Mixed Use Commercial	(6 units)		1.0	639 (6 units)	6		-	9 (9a3)	
145	Woodbridge Avenue	Mixed Use Commercial	(7 units)		1.0	800 (6 units)	6		-	9 (9a3)	
141	Woodbridge Avenue	Mixed Use Commercial		(76 units)	1.0	7096 (56 units)	-			9 (9a3)	
150	Woodbridge Avenue	Mixed Use Commercial									Contributing heritage building
137	Woodbridge Avenue	Mixed Use Commercial	(6 units)		1.0	682 (5 units)	4		-	9 (9a3)	Contributing heritage building
131	Woodbridge Avenue	Mixed Use Commercial	(28 units)	(11 units)	1.0	3124 (24 units)	13		-	9 (9a3)	
121	Woodbridge Avenue	Residential High Density		(85 units)	2.0	9316 (75 units)	-			9 (9a3)	
124/140 166, 160, 154	Woodbridge Avenue	Mixed Use Commercial	(133 units)	(56 units)	1.4	20650 (165 units)	165		+ 32 (+ 15 in SPA)	9 (9a2)	Contributing heritage building at 124 Woodbridge Avenue 60 units in SPA portion of parcel to OPA 440 densities; 75 units in SPA portion to Secondary Plan densities (FSI = 1.4)
	Market Lane	Mixed Use Commercial	(29 units)		1.4	4521 (36 units)	36		+ 7 (+ 6 in SPA)	9 (9a2)	City-owned parcel, currently surface parking; 26 units in SPA portion of parcel to OPA 440 densities; 32 units in SPA portion to Secondary Plan densities (FSI = 1.4)
112/116	Woodbridge Avenue	Mixed Use Commercial	(11 units)		1.4	1739 (14 units)	14		+ 3	9 (9a2)	
110	Woodbridge Avenue	Mixed Use Commercial	(3 units)		2.0	580 (5 units)	5		+ 2	9 (9a2)	
108	Woodbridge Avenue	Mixed Use Commercial	(2 units)		2.0	510 (4 units)	4		+ 2	9 (9a2)	
106	Woodbridge Avenue	Mixed Use Commercial	(2 units)		2.0	536 (4 units)	4		+ 2	9 (9a2)	
93	Woodbridge Avenue	Residential High Density	(26 units)		1.2	3155 (25 units)	25		-	9 (9a3)	
97	Woodbridge Avenue	Residential High Density	(30 units)		1.2	3643 (29 units)	29		-	9 (9a3)	Contributing heritage building approved for demolition

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86	Woodbridge Avenue	Mixed Use Commercial	(34 units)		1.5	5738 (46 units)	46		+ 12	9 (9a2)	
75/83	Woodbridge Avenue	Residential High Density		3.64 FSI (88 units)			-			9 (9a3)	
53	Woodbridge Avenue	Residential High Density		(125 units)	2.0	12,934 (103 units)	-			9 (9a3)	
56 15	Woodbridge Avenue Clarence Street	Residential Medium Density	1713 (14 units)		0.7	1713 (14 units)	14		-	9 (9a4)	
36	Clarence Street	Mixed Use Commercial	(9 units)	(1 unit)	1.0	962 (8 units)	8		-	9 (9a2)	
30	Clarence Street	Mixed Use Commercial	(10 units)	(1 unit)	1.0	1164 (9 units)	9		-	9 (9a2)	
37	Clarence Street	Residential Medium Density	(3 units)		0.5	476 (4 units)	4		+ 1	9 (9a4)	
31	Clarence Street	Residential Medium Density	(3 units)		0.5	446 (4 units)	4		+ 1	9 (9a4)	
23	Clarence Street	Residential Medium Density	(5 units)		0.5	751 (6 units)	6		+ 1	9 (9a4)	
1	Memorial Hill Drive	Residential Medium Density	(12 units)		0.5	900 (9 units)	9		-		Estimate of developable land base excludes wooded portion of the site
20	Wallace Street	Residential Medium Density		(6 units)	1.0	684 (6 units)	-		-		
44, 50, 56 and 60	Wallace Street	Residential Medium Density	(9 units)	(4 units)	0.5	1311 (13 units)	4		4		
39	Wallace Street	Residential Medium Density		(85 units)	2.0	8922 (89 units)	4		-	9 (9a3)	

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43, 49, 57, 65, 73	Wallace Street	Residential Medium Density	(26 units)		0.5	7358 (37 units)	32		+ 6	9 (9a3)	Contributing heritage building at 57 Wallace Street
85 and 91	Wallace Street	Residential Medium Density	(5 units)	(2 units)	0.5	822 (8 units)	6		3		