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Communication
cw: <u>Apr 29/14</u>
Item: <u>3.5</u>

April 28, 2014

City Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Mr. Jeffrey A. Abrams, City Clerk

Dear Mayor and Members of Council:

Re: Request for modifications to the Woodbridge Centre Secondary Plan in respect of the properties municipally known as 165, 170, 180, 192, 201, and 229 PINE GROVE ROAD in the City of Vaughan

We are the solicitors for 165 Pine Grove Investments Inc., the owner of the properties municipally known as 165, 170, 180, 192, 201, and 229 Pine Grove Road (the "Site") in the City of Vaughan. Since the filing of our client's originating applications for an Official Plan Amendment and a Zoning By-law Amendment in March 2011 and Site Plan Approval in June 2013, our client has been working cooperatively with City Staff, the local councillor, the Toronto and Region Conservation Authority ("TRCA") and the local community to implement our client's proposal for the Site. Our client has been continuously told by City Staff that our client's applications for an Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval could not proceed until the Special Policy Area boundary and policies had been vetted by the Province.

SPECIAL POLICY AREA

Our client has now reviewed the Woodbridge Special Policy Area Justification Report and the resulting changes to the Woodbridge Centre Secondary Plan. Our client is supportive of the findings of the Woodbridge Special Policy Area Justification Report, which findings allow our client's development to proceed, as proposed (and revised).

The portion of our client's Site that the Province has said is undevelopable will remain as Parks/Open Space, with a portion of those lands to be dedicated to the City and/or the TRCA as agreed to by our client as a final condition of approval.

WOODBIDGE CENTRE SECONDARY PLAN

Given the City's recommendation for approval of the Special Policy Area in a manner that allows our client's development to proceed, we would now ask the Committee of the Whole and

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PRACTISING IN ASSOCIATION

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Council to approval the following amendments to the Woodbridge Centre Secondary Plan so as to implement our client's vision for the Site, which our client and its consultants have reviewed in detail with your Staff. For the sake of clarity, you will recall that our client's original application proposed 132 stacked townhouses units within 5 development blocks, which was subsequently revised to 100 stacked townhouse units within 4 development blocks.

Attached hereto is a motion that requests two modifications to the Woodbridge Centre Secondary Plan in order to implement our client's proposal for the Site. This is a proposal which has been reviewed by City Staff.

On the southern part of our client's Site, which abuts the east side of Pine Grove Road, our client's proposal is to re-designate this portion from the recommended "Commercial Mixed Use" designation to "Low Rise Residential" at a height of up to 4 storeys and a density of 1.0 FSI. This re-designation allows an opportunity to transition from the apartments to the west which front onto Islington Avenue. City Staff and our client's consultants have all acknowledged that commercial uses are not viable on this Site and, more importantly, this proposal not only introduces a modest townhouse proposal, it also introduces new parkland.

For the northern portion of the site, north of Pine Grove Road, while the Official Plan including the Woodbridge Centre Secondary Plan have always designated the Site as "Low Rise Residential", which designation permits townhouses uses, the only amendment requested is to allow such townhouses to be developed at a height of up to 4 storeys at a density of 1.0, whereas currently 0.5 density and 3 storeys is permitted. Once again, a significant parkland area will also be provided to the east of the townhouses.

You will recall that over the past three years since our client's originating application was filed, the local community has been extremely supportive of our client's proposal, attending community consultation meetings, Committee of the Whole and the Committee of Adjustment to voice their support for the proposal.

We respectfully request that the Committee of the Whole pass the attached motion to allow our client's proposal for a modest stacked townhouse development to come to fruition.

Should you have any questions or require any additional information, please do not hesitate to contact the writer or Jessica Smuskowitz, a lawyer in our office.

Yours very truly,



Adam J. Brown

Cc: Councillor Carella
Mr. John Mackenzie, Commissioner of Planner, City of Vaughan
Mr. Grant Uyeyama, Director of Development Planning, City of Vaughan
Mr. Eugene Fera, Planner, City of Vaughan
Ms. Claudia Storto, Legal Counsel, City of Vaughan
Mr. Paulo Stellato, 165 Pine Grove Investments Inc.

MOTION

Re: Amendments to Woodbridge Centre Secondary Plan in respect of 165, 170, 180, 192, 201, and 229 Pine Grove Road

Recommendations:

The Committee of the Whole recommends the following:

1. Adopt the Woodbridge Centre Secondary Plan, as amended, with the following modifications:
 - a. Section 3.1.4- Delete the words “This Secondary Plan re-designates the Hayhoe Mills site from its long standing industrial use to Commercial Mixed-Use and Public Park as shown on Schedule 2- Land Use Plan...Given the restrictions associated with Provincial policies for lands located within an SPA and/or floodplain, the alternatives are limited to commercial and parkland uses” and replace them with the following words:

“This Secondary Plan re-designates the Hayhoe Mills site from its long standing industrial use to Low-Rise Residential and Parks”
 - b. Section 3.2.6- Delete the words “with the exception of the re-designated Hayhoe Mills site which is located on Pine Grove Road”
 - c. Section 4.2.1.4- Delete the words “for Commercial and Parkland uses”
 - d. Revise Land Use Plan- Schedule 2 to re-designate 201 and 229 Pine Grove Road from “Commercial Mixed Use (1)” to “Low Rise Residential” and modify this schedule to align the boundary between the lands designated “Low-Rise Residential” and the lands designated “Parks”, as shown on Schedule 2, to conform to the property boundary as established by development applications and corresponding land dedications to the municipality;
 - e. Revise Density Plan- Schedule 3 to re-designate 201 and 229 Pine Grove Road from “Commercial Mixed Use (1)” to “Low Rise Residential” with a density limit of 1.0
 - f. Revise Building Height Maximums- Schedule 4 to modify the height limit on 201 and 229 Pine Grove Road to 4 storeys (13m) and to add in a site specific height limit for 180 and 192 Pine Grove Road of 4 storeys (13m)
 - g. Insert the following section after Section 4.2.2.1

“Notwithstanding the policies in 4.2.2.1 above, the lands at 180, 192, 201 and 229 Pine Grove Road that are designated “Low Rise Residential”, shall be subject to the following policies:

- i. Stacked Townhouses shall be a permitted building type;
 - ii. The maximum building height for any buildings constructed on the site shall be 4 storeys (13m);
 - iii. The maximum density for 180 and 192 Pine Grove Road shall be 1.0;
 - iv. The maximum density for 201 and 229 Pine Grove Road shall be 1.0;
 - v. The maximum lot coverage shall be 30%; and
 - vi. The boundary between the lands designated “Low-Rise Residential” and the lands designated “Parks”, as shown on Schedule 2, shall conform to the property boundary as established by development applications OP.11.001, Z.11.006 and DA13-050 and corresponding land dedications to the municipality.
- h. Section 9.2- add the words “flood plain boundaries” after the word railroads;

DATE: