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| Communication          |
| cw: <u>APR 29 / 14</u> |
| Item: <u>35</u>        |

**DATE:** APRIL 28, 2014

**TO:** MAYOR AND MEMBERS OF COUNCIL

**FROM:** JOHN MACKENZIE, COMMISSIONER OF PLANNING

**SUBJECT:** COMMUNICATION – ITEM 35 - COMMITTEE OF THE WHOLE – APRIL 29, 2014

**WOODBIDGE SPECIAL POLICY AREA  
JUSTIFICATION REPORT FOR THE  
WOODBIDGE CENTRE SECONDARY PLAN  
WARD 2  
FILE 25.5.12.2**

Further review of the report has identified a requirement for a modification to Schedule 3 of the Woodbridge Centre Secondary Plan to change the maximum permitted density for 56 Woodbridge Avenue and 15 Clarence Street from a Floor Space Index (FSI) of 0.7 to an FSI of 1.0. The modification is a consistent interpretation of the site-specific policy prescribing the density for these lands in units per hectare in Official Plan Amendment 440.

Consequently, modifications are also required to sections of the Special Policy Area (SPA) Justification Report applicable to for the Woodbridge Centre Secondary Plan as the additional dwelling units permitted by the change in density in the Woodbridge Centre Secondary Plan results in an increase from 102 dwelling units to 107 dwelling units. This will need to be reflected in the SPA Justification Report.

Therefore, it is recommended:

1. That Schedule 3 "Density Plan" of the Woodbridge Centre Secondary Plan, forming Attachment 1 be modified by changing the permitted density, for the lands municipally known as 56 Woodbridge Avenue and 15 Clarence Street, from a Floor Space Index (FSI) of 0.7 to an FSI of 1.0; and
2. That the Special Policy Area (SPA) Justification Report, forming Attachment 3, be modified by amending Tables 6-2b and 6-3 to reflect the change in density and the resulting increase of five residential units.

The recommended modifications are minor and consistent with the objectives of the Plan.

Respectfully submitted,



**JOHN MACKENZIE**  
Commissioner of Planning

Copy To: Barbara Cribbett, Interim City Manager  
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