

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 22, 2016**

Item 1, Report No. 13, of the Special Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on March 22, 2016, as follows:

***By approving that consideration of this matter be deferred to a Council meeting no later than June 2016 and that staff be directed to retain a heritage consultant to assist with discussion of possible improvements to the building interface with the heritage buildings and to review all site plan and zoning matters;***

***By approving the following recommendation of the Council (Closed Session) meeting of March 22, 2016:***

- 1) That the legal advice be received; and***

***By receiving the following Communications:***

- C2 Ms. Bettina Palmieri, William Street, Woodbridge, dated March 1, 2016;***
- C3 Mr. Raffaele Palmieri, William Street, Woodbridge, dated March 1, 2016;***
- C4 Ms. Dee Piper, dated March 1, 2016;***
- C5 Ms. Julia Stinton, Woodbridge Avenue, dated March 1, 2016;***
- C6 Nicole and Alec Bonich, Birch Meadow Outlook, Woodbridge, dated March 1, 2016;***
- C7 Mr. Kelly Stinton, dated March 1, 2016;***
- C8 Mr. Thomas Arget, Rosebury Lane, Woodbridge, dated March 1, 2016;***
- C13 Confidential Communication from the City Solicitor, dated March 22, 2016;***
- C14 Ms. Maria Verna, Village of Woodbridge Ratepayers Association, dated March 20, 2016;***
- C15 Mr. Richard Lorello, dated March 20, 2016;***
- C16 Mr. Steve Woodhall, Fairground Lane, Woodbridge, dated March 21, 2016;***
- C17 Ms. Elisa Tortola, Village of Woodbridge Ratepayers Association, dated March 21, 2016;***  
***and***
- C18 Mr. Lawrence Yuter, dated March 22, 2016.***

**1 ZONING BY-LAW AMENDMENT FILE Z.14.026  
SITE DEVELOPMENT FILE DA.15.056  
FCF OLD MARKET LANE 2013 INC.  
WARD 2 - VICINITY OF WOODBRIDGE AVENUE AND WALLACE STREET**

**The Special Committee of the Whole recommends:**

- 1) That consideration of this matter be deferred to the Council meeting of March 22, 2016;**
- 2) That the following deputations and Communication be received:**
  - 1. Mr. Christopher Tanzola, Overland LLP, Yonge Street, Toronto, representing the applicant;**
  - 2. Ms. Tricia Santaguida, Woodbridge Avenue, Woodbridge;**
  - 3. Ms. Pina Sacco, Amos Maynard Circle, Woodbridge;**
  - 4. Mr. Adriano Volpentesta, America Avenue, Woodbridge;**
  - 5. Mr. Ed Uchimar, James Street, Woodbridge;**
  - 6. Mr. Lou DeBellis, Woodbridge Avenue, Woodbridge;**
  - 7. Ms. Gina Pietrangelo, James Street, Woodbridge;**
  - 8. Mr. Jamie Maynard, William Street, Woodbridge;**
  - 9. Ms. Maria Verna, Village of Woodbridge Ratepayers' Association, Woodbridge Avenue, Woodbridge, and C7, letter and petition;**
  - 10. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;**
  - 11. Ms. Doreen Smith, Wallace Street, Woodbridge;**

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- 12. Ms. Rosanna Cannella, Wallace Street, Woodbridge;
- 13. Mr. Gino Barbieri, Campania Court, Woodbridge;
- 14. Ms. Maria D'Agostino, Old Firehall Lane, Woodbridge, representing the York Region Condominium Corporation 848; and
- 15. Ms. Tina Mazzei, Woodbridge Avenue; Woodbridge;

**3) That the following Communications be received:**

- C1 Ms. Tessa Shelvey, Wallace Street, Woodbridge, dated February 25, 2016;
- C2 Mr. Maxim Boiko, Wallace Street, Woodbridge, dated February 29, 2016;
- C3 Mr. Angelo Potkidis, Rosebury Lane, Woodbridge, dated March 1, 2016;
- C4 Mr. Derek Steede, Fairground Lane, Woodbridge, dated March 1, 2016;
- C5 Ms. Sylvie Leneveu, dated March 1, 2016; and
- C6 Mr. Robert Wilson, Kipling Avenue, Woodbridge, dated March 1, 2016; and

**4) That the coloured elevation drawings submitted by the applicant be received.**

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

- 1. THAT Zoning By-law Amendment File Z.14.026 (FCF Old Market Lane 2013 Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone and C1 Restricted Commercial Zone as shown on Attachment #2 to RA2(H) Apartment Residential Zone with the Holding Symbol "(H)" to facilitate a mixed-use apartment building with a total of 119 residential units, 705 m<sup>2</sup> of ground related commercial uses and the restoration, retention and relocation of portions of 2 existing heritage buildings as shown on Attachments #3 to #8, together with the site-specific zoning exceptions identified in Table 1 of this report.
- 2. THAT the implementing Zoning By-law shall include a provision that the Holding Symbol "(H)" shall not be removed from the subject lands until the following condition is addressed to the satisfaction of the City of Vaughan:
  - a) The Owner shall carry out the Environmental Site Assessment (ESA) clearance to completion, up to and including the satisfactory registration of a Record of Site Condition (RSC) for the subject lands, the proof of which requires two (2) documents: a hard copy of the RSC signed by a Qualified Person; and an Acknowledgement Letter from the Ministry of the Environment and Climate Change confirming the filing of the RSC on the Environmental Site Registry. The ESA clearance shall also include submission of all ESA reports relied upon for the filing of the RSC.
- 3. THAT the implementing Zoning By-law shall include provisions respecting density bonusing, including but not limited to, the conservation and restoration of the Thomas Frazier Wallace House and the Dr. Peter McLean House, the Privately Owned Public Space, Streetscape Improvements along Woodbridge Avenue and Wallace Street and \$100,000.00 cash contribution for community benefits and enhanced streetscaping on Woodbridge Avenue that will be implemented through an executed Density Bonusing Agreement between the Owner and the City of Vaughan, prior to the issuance of a Building Permit, in accordance with Section 37 of the *Planning Act R.S.O. 1990* to the satisfaction of the Deputy City Manager, Planning & Growth Management.

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4. THAT the implementing Zoning By-law shall not be enacted and the Site Development Agreement shall not be executed until the Ontario Municipal Board issues a final Order regarding the site-specific VOP 2010 appeal on the subject lands and that the implementing Zoning By-law and Site Development drawings shall conform to the OMB's decision.
5. THAT prior to the enactment of the implementing Zoning By-law the Owner shall provide an updated Community Plan to the satisfaction of the Development Planning Department that shall be displayed within the Sales Office for the mixed-use apartment building.
6. THAT Site Development File DA.15.056 (FCF Old Market Lane 2013 Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a mixed-use apartment building comprised of a total of 119 residential units and 705 m<sup>2</sup> of ground related commercial uses and the retention, restoration and relocation of portions of 2 existing heritage dwellings, as shown on Attachments #3 to #8, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Agreement:
    - i) the Vaughan Development Planning Department shall approve the final site plan, building elevations, commercial signage, landscape plan and landscape cost estimate including the cost of the Privately Owned Public Space (POPS);
    - ii) the Vaughan Development Planning Department shall approve the programming and design of the Privately Owned Public Space;
    - iii) the Owner shall revise the design of the proposed building connections between the relocated heritage dwellings and the main building to a more suitable and appropriate design that complements the heritage architecture to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division; and,
    - iv) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site grading and servicing plans, stormwater management report, functional servicing report, traffic study and Environmental Noise Assessment;
  - b) the implementing Site Plan Agreement shall include the following clauses:
    - i) The Owner shall satisfy all requirements with respect to noise attenuation and ensure it is in accordance with the noise features recommended by the revised Report entitled "Noise Feasibility Study 177-197 Woodbridge Avenue, Vaughan, Ontario" prepared by HGC Engineering dated October 22, 2015;
    - ii) The following warning clauses shall be registered on title and be included in all Offers of Purchase and Sale for each residential unit:
      - "Purchase/tenants are advised that noise levels due to increasing road traffic on Woodbridge Avenue and rail traffic on the Canadian Pacific Railway (CPR) Mac Tier Subdivision may on occasions interfere with some activities of the dwelling occupants as the sound levels may exceed the Municipality's and the Ministry of the Environment's noise criteria."

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- “This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of the Environment and Climate Change's noise criteria.”
  - “Purchasers or tenants are advised that Canadian Pacific Railway Company (CPR) or its assigns or successors in interest has or have an operating right-of-way including the possibility that the Railway may expand its operations, which expansion may affect the living environment of residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating for complaints measures in the design of the development and individual dwellings. CPR will not be responsible for complaints or claims arising from uses of its facilities and/or operations on, over or under the aforesaid right-of-ways.”
  - “Purchasers or tenants are advised that due to the proximity of the adjacent commercial/retail facilities, sound levels from the facilities may at times be audible.”
  - “Purchasers or tenants are advised that the Privately Owned Public Open Space is a permanent easement and the responsibility of the future Condominium Corporation. A clause will be included in the Condominium Agreement and Condominium Corporation Declaration.”
- iii) That prior to the issuance of a Building Permit, the Owner shall implement a Transportation Demand Management (TDM) Program to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department and in coordination with York Region, and provide a Letter(s) of Credit to secure the TDM requirements;
- iv) That prior to the issuance of a Building Permit, the Owner shall enter into a Heritage Easement Agreement with the City of Vaughan for the two relocated heritage buildings;
- v) That prior to the issuance of a Building Permit, the Owner shall enter into an Access Easement Agreement with the City of Vaughan for the Privately Owned Public Space (POPS);
- vi) The Owner shall provide a Letter of Credit in the amount calculated at \$125 dollars per square foot for each of the heritage buildings municipally known as 185 and 197 Woodbridge Avenue. Prior to the release of the Letter of Credit, the Owner shall complete the following to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division:
- the proposed work to relocate, maintain and restore portions of the heritage buildings in accordance with the Conservation Plan and the approved Heritage Permit to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;

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- Connect each heritage building to municipal services;
  - Verify that the heritage buildings meet the basic standards of occupancy as confirmed by the Chief Building Official;
  - Submit final as-built photographs of the exterior and interiors of the heritage buildings on the subject property.
7. THAT Site Development File DA.15.056 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 119 residential units (261 persons equivalent).
8. THAT the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate per unit, whichever is higher, in accordance with the *Planning Act R.S.O. 1990* and the City's "Cash-in-Lieu Policy".

#### **Contribution to Sustainability**

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: To create a City with sustainable built form

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

- Objective 3.3: Reduce single occupant vehicle (SOV) trips by supporting active transportation, carpooling and public transit

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- bicycle parking to promote an alternative mode of transportation
- rain water harvesting for irrigation
- the use of building materials with a high recycled content
- a three-stream waste management system
- the use of Low E-glazing on all windows
- drought tolerant native landscape species
- energy efficient lighting
- low-albedo roofing material

#### **Economic Impact**

There are no requirements for new funding associated with this report.

#### **Communications Plan**

On November 7, 2014, a Notice of Public Hearing for the December 2, 2014, meeting was circulated to all property owners located within the expanded notification area (exceeding the minimum required 150 m) as shown on Attachment #1, to the Village of Woodbridge Ratepayers Association and to the West Woodbridge Homeowners Association. The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.

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The recommendation of the Committee of the Whole to receive the Public Hearing report of December 2, 2014, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on December 9, 2014, and included a resolution that a community meeting be organized by the local Ward Councillor with Regional Councillors, the applicant, a selection of ratepayers who spoke at the December 2, 2014, Public Hearing and appropriate City Staff to address the issues raised at the Public Hearing. Deputations, a written submission, and a petition were received from the following individuals:

- Ms. Bettina Palmieri, William Street, Woodbridge
- Ms. Leslie Ann Coles, Wallace Street, Woodbridge
- Mr. Henry Weilenmann, Wallace Street, Woodbridge
- Ms. Liana Vohaitis, Norton Place, Woodbridge
- Ms. Gina Pietrangelo, James Street, Woodbridge
- Ms. Tricia Santaguida, Woodbridge Avenue, Woodbridge
- Ms. Joanna Farrugia, Old Firehall Lane, Woodbridge
- Ms. Sophie Cogliano, Wallace Street, Woodbridge
- Mr. Enzo Iannarelli, Kipling Avenue, Woodbridge
- Mr. Louis De Bellis, Woodbridge Avenue, Woodbridge
- Ms. Pina Sacco, Amos Maynard Circle, Woodbridge
- Mr. Edward Uchimar, James Street, Woodbridge
- Ms. Maria Verna, President, Village of Woodbridge Ratepayers' Association, Woodbridge Avenue, Woodbridge
- Ms. Maria D'Agostino, Old Firehall Lane, Woodbridge, representing the York Region Condominium Corporation 848
- Ms. Josie Fedele, Albany Drive, Woodbridge, representing the West Woodbridge Homeowners Association Inc.
- Mr. Jamie Maynard, William Street, Woodbridge
- Ms. Linda Mae Maxey, Cheltenham Avenue, Woodbridge
- Ms. Deb Schulte, Mira Vista Place, Woodbridge
- Mr. Clarke Wallace, Clarence Street, Woodbridge
- Ms. Elisa Tortola, Woodbridge Avenue, Woodbridge;
- Mr. Jeff Semper, Wallace Street
- Ms. Sarah E. Prospero, Clarence Street, Woodbridge
- Derek and Antoinette Steede, Fairground Lane, Woodbridge
- Ms. Mary Cicchirillo, Woodbridge
- Mr. Yan de Thieulloy, James Street, Woodbridge
- Mr. Steve Woodhall, Fairground Lane, Woodbridge
- Ms. Heather Semper, Wallace Street, Woodbridge
- Mr. William E. Wallis, Woodbridge
- Mrs. Elizabeth Langenberger and Mace Blundell, Park Drive, Woodbridge
- Ms. Rita Cacciola, Woodbridge
- Ms. Martha Bell, Woodbridge
- Mr. David Gilfillan, Park Drive, Woodbridge
- Ms. Doreen Smith, Wallace Street, Woodbridge

On February 11, 18, 26, April 7, and December 9, 2015, community meetings were held at 7:00 p.m. at the Woodbridge Library, wherein local residents, the Woodbridge Ratepayers' Association, City staff and the Local Councillor were in attendance and issues and concerns were identified. The following issues and responses related to the development proposal are identified below with additional information provided throughout this report:

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- i) Building height and density: The Owner has made the following changes to the original proposal to respond to the building height concerns discussed at the community meetings:
- the building height has been reduced from 3 to 8-storeys to 2 to 7-storeys to reduce the building mass;
  - the height and size of the mechanical penthouse has been minimized to reduce the overall height and mass of the proposed building; and
  - the proposed density has been reduced from 417 units per hectare (uph) and 3.28 FSI (Floor Space Index) to 346 uph and 3.0 FSI, which results in a reduction of 15 units.

The Vaughan Development Planning Department is of the opinion that the revisions to the building height, massing, and density results in a development that is compatible with other similar residential apartment buildings such as 53, 83 and 131 Woodbridge Avenue and will encourage a more compact built form and an urban streetscape.

- ii) Architecture is not in keeping with the old Woodbridge character: The Owner has revised the development proposal to reflect and complement the existing “Old Woodbridge Character” of Woodbridge Avenue. Originally a 3-storey podium was proposed at the southwest corner of Woodbridge Avenue and Wallace Street, which has been reduced to a 2-storey podium to respect the existing heritage buildings on site and the existing commercial buildings located east of the subject lands. The ground floor commercial podium, as shown on Attachments #5 to #8, is designed to incorporate large window storefront openings, which is a characteristic of existing commercial buildings in the Woodbridge Heritage Conservation District (HCD). The colour and type of building materials has been revised to reflect similar building materials prevalent in the Woodbridge HCD and chosen to complement the existing heritage buildings located on the site. The Owner proposes to retain, relocate and restore portions of the existing heritage buildings on the site (the Thomas Frazer Wallace House - 185 Woodbridge Avenue and the Dr. Peter McLean House - 197 Woodbridge Avenue). Conformity with the Woodbridge HCD Guidelines is further discussed in the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division section of this report.
- iii) Traffic on Woodbridge Avenue: Traffic issues are addressed in the Vaughan Development Engineering and Infrastructure Planning (DEIP) Department section of this report. The DEIP Department is satisfied that the proposed development will not have a significant impact on traffic.
- iv) Existing mature trees: The Owner has submitted an Arborist report prepared by Bruce Tree Expert Company Ltd. Due to the significant existing grade changes from the north to south and east to west, and the nature of the development proposed for this site, the report states that a large percentage of trees inventoried will have to be removed including all the trees on the interior of the site. The proposed landscape plan shown on Attachment #4 includes on-site landscaping, a Privately Owned Public Space (POPS), and trees within the boulevard area (specifically Karpick and Freeman Maples) along Woodbridge Avenue to enhance the greenscape on the site and along Woodbridge Avenue.
- v) Impact on the surrounding townhouse development: As noted previously, the proposed building height has been reduced to minimize the impacts on the surrounding development. The proposed south side setback to the main building is 7.2 m at the southwest side of the building and 5.7 m at the southeast side of the building as shown on Attachment #3. The modifications made to the proposed development will reduce the impact on the surrounding existing development and is in keeping with other similar apartment building developments located in the Woodbridge Core Area.

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- vi) Appropriate outdoor amenity areas: The Owner has revised the proposed building design to include terraces with private amenity areas located on the 1<sup>st</sup>, 2<sup>nd</sup>, 4<sup>th</sup>, 5<sup>th</sup> and 7<sup>th</sup> floors. Also, as a result of comments received at the community meetings, the Owner has incorporated a Privately Owned Public Space (POPS) located between the relocated heritage buildings, as shown on Attachments #3, #4 and #8. The POPS creates an active green space on Woodbridge Avenue and will animate the street, encourage the use of the heritage buildings and proposed commercial uses.
- vii) Shadowing Impact on north side of Woodbridge Avenue: The Sun/Shadow Study prepared by Bousfield Inc., indicates that the March/September shadow impact is limited in the morning hours to 9:18 am and are almost entirely off the sidewalk by 10:18 a.m., which exceeds the usual performance evaluations of four or five hours of sunlight per day. The original proposal produced a larger shadow on the existing townhouse development to the north for most of the morning hours and retreats from the sidewalk by 1:18 pm, thereby reducing the number of hours of sunlight each day. The Sun/Shadow Study has been reviewed and approved by the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.
- viii) The proposed commercial uses will impact existing on-street parking: The proposed development includes sufficient commercial and visitor parking in the underground parking garage. The Vaughan Development Engineering and Infrastructure Planning Department has reviewed the parking study submitted in support of the applications and has no objections to the proposed parking supply, which includes 16 underground parking spaces for the proposed commercial uses. Vaughan Official Plan 2010 promotes a non-auto modal split to encourage more sustainable travel. The total number of parking spaces is consistent with the parking standards contained within the City's Draft Parking Standards study completed by the IBI Group. Parking supply is further discussed in the Vaughan Development Engineering and Infrastructure Planning Department section of this report.

On October 20, 2015, Vaughan Council adopted a recommendation that the technical report be brought forward to a future Committee of the Whole meeting to be held in the evening, to afford local residents a better opportunity to comment on the proposal and recommendation. On February 18, 2016, the Vaughan Development Planning Department mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of these applications.

#### **Purpose**

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of a 2 to 7-storey mixed-use building with a total of 119 residential units (including 2 units in the Dr. Peter McLean House) and 705 m<sup>2</sup> of ground floor commercial uses distributed between the Thomas Frazer Wallace House (177 m<sup>2</sup>) and the proposed building (528 m<sup>2</sup>) and the retention and restoration of 2 existing heritage buildings as shown on Attachments #3 to #8:

1. Zoning By-law Amendment File Z.14.026, to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone and C1 Restricted Commercial Zone to RA2(H) Apartment Residential Zone with the addition of the Holding Symbol "(H)" and to permit the site-specific zoning exceptions identified in Table 1 of this report required to implement the proposed development shown on Attachments #3 to #8.
2. Site Development File DA.15.056, to permit the development of the subject lands with a mixed-use residential and commercial building with a total of 119 residential units, 705 m<sup>2</sup> of ground floor commercial uses and the restoration and retention of 2 existing heritage buildings, as shown on Attachments #3 to #8.



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**Background - Analysis and Options**

*Synopsis:*

*The Owner is proposing to develop the subject lands with a terraced 2 to 7-storey mixed-use building with a total of 119 residential units, 705 m<sup>2</sup> of ground related commercial uses and the retention, relocation and restoration of portions of the 2 existing heritage buildings, as shown on Attachments #3 to #8. The Vaughan Development Planning Department supports the Zoning By-law Amendment and the Site Development Applications as they will facilitate a development that is compatible with the surrounding land uses and represents good planning.*

Location

The 0.35 ha subject lands are located on the southwest corner of Woodbridge Avenue and Wallace Street. The lands are comprised of three parcels of land, municipally known as 177, 185 and 197 Woodbridge Avenue, City of Vaughan, shown as subject lands on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

The subject lands are currently developed with three buildings including: 177 Woodbridge Avenue which is a 1-storey brick commercial building currently used as a sales centre for a residential development in the area and is proposed to be demolished; 185 Woodbridge Avenue is a 2-storey wood clad Victorian Gothic Revival House, known as the Thomas Frazer Wallace House (Building "A"); and, 197 Woodbridge Avenue, is a 2-storey brick Queen Anne Revival house known as the Dr. Peter McLean House (Building "B"). The Thomas Frazer Wallace House and the Dr. Peter McLean House are listed on the City's heritage inventory and portions of each building will be relocated, restored and incorporated within the proposed developed. The Owner is proposing commercial uses in the Thomas Frazer Wallace House and 2 residential units (included in the total 119 units) in the Dr. Peter McLean House.

Vaughan Official Plan (VOP) 2010

The subject lands are designated "Low-Rise Mixed-Use" by the City of Vaughan Official Plan 2010 (VOP 2010), specifically Volume 2, the Woodbridge Core Area Secondary Plan. The "Low-Rise Mixed-Use" designation permits multi-unit mixed-use buildings with a maximum building height of 4-storeys and a maximum density of 1.0 FSI (Floor Space Index). The proposed development with a density of 3.0 FSI and maximum building height of 7-storeys currently does not conform to VOP 2010. On July 2, 2014, the Owner appealed VOP 2010 as it applies to the subject lands to the Ontario Municipal Board (identified as Appeal #140 in the City of Vaughan List of VOP 2010 Appellants).

On January 19, 2016, Vaughan Council endorsed a settlement proposal for the site-specific VOP 2010 appeal, which included the modification to the "Woodbridge Core Secondary Plan", Volume 2 of VOP 2010 to redesignate the subject lands to "Mid-Rise Mixed-Use" with a maximum building height of 7-storeys and FSI of 3.0. The approval of these modifications will be sought at a Pre-Hearing Conference of the OMB relating to VOP 2010, which is scheduled for March 23, 2016.

The application to rezone the subject lands to RA3 Apartment Residential Zone as shown on Attachment #3, together with the site-specific zoning exceptions identified in Table 1 of this report to facilitate the proposed development will implement the Vaughan Council endorsed modification to VOP 2010, and therefore, would conform to the Official Plan. However, prior to the enactment of the implementing Zoning By-law and the execution of a Site Plan Agreement, the Ontario Municipal Board must issue its Decision Order regarding the Vaughan Council endorsed modification to VOP 2010. A condition to this effect is included in the recommendation of this report.

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### Zoning

The subject lands are zoned R2 Residential Zone and C1 Restricted Commercial Zone by Zoning By-law 1-88, which does not permit the proposed mixed-use building. To facilitate the proposed development, an amendment to Zoning By-law 1-88 is required to rezone the subject lands to RA2(H) Apartment Residential Zone, subject to a Holding Symbol "(H)", together with the following site-specific zoning exceptions:

Table 1:

	By-law Standard	Zoning By-law 1-88, RA2 Apartment Residential Zone Requirements	Proposed Exceptions to the RA2 Apartment Residential Zone Requirements
a.	Definition of a Lot	"Lot" - Means a parcel of land fronting on a street separate from any abutting land to the extent that a Consent contemplated by Section 49 of the <i>Planning Act</i> , R.S.O. 1990 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a Building Permit shall be deemed to be a parcel of land and a reserve shall not form part of the street.	"Lot" - For the purposes of zoning, the subject lands shall be deemed to be one lot regardless of the number of buildings or structures erected on the lands and regardless of any conveyances, easements, or plan(s) of condominium.
b.	Permitted Uses	<ul style="list-style-type: none"> <li>Apartment Dwelling</li> <li>Day Nursery</li> </ul>	Permit the following uses: <ul style="list-style-type: none"> <li>A 7-storey Residential Apartment Building</li> <li>2 residential units within Building "B" (Dr. Peter McLean House)</li> <li>A maximum of 705m<sup>2</sup> (combined gross floor area) of the following commercial uses on the ground floor of the Residential Apartment Building and Building "A" (Thomas Frazer Wallace House):               <ul style="list-style-type: none"> <li>Bank or Financial Institution</li> <li>Dry Cleaning Depot</li> <li>Eating Establishment</li> <li>Eating Establishment, Convenience</li> </ul> </li> </ul>

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			<ul style="list-style-type: none"> <li>- Eating Establishment, Take-out</li> <li>- Business or Professional Office</li> <li>- Personal Service Shop</li> <li>- Pharmacy</li> <li>- Retail Store</li> <li>- Retail Store, Convenience</li> </ul>
c.	Minimum Lot Area Per Unit	80 m <sup>2</sup>	The minimum lot area per unit shall not apply
d.	Minimum Front Yard Setback (Wallace Avenue)	7.5 m	<ul style="list-style-type: none"> <li>• 2.2 m (to the Main Building)</li> <li>• 0 m (to the parking structure below grade)</li> </ul>
e.	Minimum Rear Yard Setback (West)	7.5 m	<ul style="list-style-type: none"> <li>• 5 m (Main Building)</li> <li>• 0 m (Terrace Building, portion of the Underground Parking Garage located above ground)</li> <li>• 2 m (Building "B")</li> <li>• 0 m (Parking Structure)</li> </ul>
f.	Minimum Interior (South) Side Yard Setback	11.3 m	<ul style="list-style-type: none"> <li>• 5.7 m (Main Building)</li> <li>• 0 m (Terrace Building, portion of the underground parking located above ground)</li> <li>• 0 m (Parking Structure)</li> </ul>
g.	Minimum Exterior Side Yard Setback (Woodbridge Avenue)	7.5 m	<ul style="list-style-type: none"> <li>• 3.7 m (Main Building - Easterly portion as shown on Attachment #3)</li> <li>• 0 m (Buildings "A" and "B")</li> <li>• 0 m (Parking Structure)</li> </ul>
h.	Permitted Yard Encroachments and Restrictions	No encroachment is permitted in an interior side yard shall be closer than 1.2 m to a lot line except eaves and gutters	No encroachment is permitted in an interior side yard <u>or rear yard</u> shall be closer than 1.2 m to a lot line except eaves, gutters, <u>and air shafts</u>

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i.	Minimum Amenity Area/Per Unit	<p>One Bedroom - 70 units @ 20 m<sup>2</sup>/unit = 1,400 m<sup>2</sup></p> <p>+ Two Bedroom - 49 units @ 55 m<sup>2</sup>/unit = 2,695 m<sup>2</sup></p> <p>Total Required Amenity Area = 4,095 m<sup>2</sup></p>	<p>Provide amenity area at a rate of 23.55 m<sup>2</sup> for any unit type (119 units x 23.55 m<sup>2</sup>)</p> <p>Total amenity area proposed = 2,802 m<sup>2</sup></p>
j.	Minimum Parking Requirements	<p>119 units @ 1.5 spaces/unit = 179 spaces</p> <p>+ 119 units @ 0.25 visitor spaces/unit = 30 spaces</p> <p>+ 705 m<sup>2</sup> of retail Gross Floor Area (GFA) @ 6 spaces/100 m<sup>2</sup> = 43 spaces</p> <p>Total Parking Required = 252 spaces</p>	<p>71 One Bedroom units @ 0.8 spaces/unit = 57 spaces</p> <p>+ 48 Two Bedroom units @ 1 space/unit = 48 spaces</p> <p>119 units @ 0.2 visitor spaces/unit = 24 spaces</p> <p>+ 705 m<sup>2</sup> of commercial GFA @ 3 spaces/ 100 m<sup>2</sup> of GFA = 22 spaces</p> <p>Total Parking Proposed = 151 spaces</p>
k.	Loading Spaces	Loading and unloading shall not be located between a building and a street.	Shall not apply
l.	Minimum Loading Space Width	6 m	4.5 m

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m.	Parking Areas for Multiple Family Dwellings	<p>i) A strip of land not less than three (3) metres in width around the periphery of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping, but this shall not prevent the provision of access driveways across the said strip.</p> <p>ii) An outdoor parking area shall be screened from the street and any adjacent premises. Screening shall consist of either a landscaped earthen berm, or an evergreen hedgerow, and shall have a minimum height of 1.2 metres. This shall not prevent the provision of access driveways through the said screening.</p>	<p>i) Shall not apply</p> <p>ii) Shall not apply</p>
n.	Setback to a Retaining Wall	The maximum height of any retaining wall constructed on a property line between two (2) residential lots shall be one (1) metre. Height shall be measured from the finished ground level to the highest point of the wall. A retaining wall which exceeds one (1) metre in height must be set back from the nearest property line a distance equal to its height. If the height of the wall on one side is different than the height on the other side, for the purposes of this paragraph the height of the wall shall be the greater of the two.	Shall not apply

The Vaughan Development Planning Department can support the proposed site-specific zoning exceptions to the RA2(H) Zone for the following reasons:

a) Definition of a Lot

The proposal to amend the definition of a “Lot” is required to ensure that for zoning purposes, the subject lands are deemed to be one lot. Presently, the development consists of 3 parcels and the proposed mixed-use development will consist of one future condominium corporation, and therefore, it is appropriate to ensure that the access driveways will be shared and that any approved zoning exceptions established through this application apply to the entire property, regardless of any future conveyances, easements, or Plan of Condominium. This will prevent future technical zoning amendments.

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##### b) Commercial Uses

The proposed Convenience Retail Store and Retail Store uses will provide retail opportunities within walking distance for future residents, thereby reducing the need to use a private automobile and encouraging pedestrian activity on the street.

##### c) Minimum Lot Area and Amenity Area/Unit

The Owner is proposing that the minimum lot area per unit not apply to the subject lands and a reduction to the required amenity area per unit for the development. The reduced amenity space per unit corresponds to the proposed site density, which is supported by Provincial policies and Regional Official Plan policies regarding intensification and the Vaughan Council endorsed appeal of VOP 2010. Similarly, eliminating the minimum lot area per unit encourages compact urban development on the subject lands.

##### d) Building Setbacks

The proposed building setbacks will facilitate a development with a strong urban edge and attractive public realm similar to other developments located on Woodbridge Avenue.

##### e) Permitted Yard Encroachments, Loading Space Requirements and Parking Areas for Multiple Family Dwellings

The yard encroachments, loading space and parking area requirements of Zoning By-law 1-88 are proposed to be amended to accommodate the underground parking structure for the development. The underground parking of vehicles results in no visible above ground at-grade parking on the subject lands.

##### f) Parking Requirements

The Owner submitted a Traffic/Parking Study dated June 2015, prepared by Cole Engineering in support of the applications. The Vaughan Development Engineering and Infrastructure Planning Department has reviewed the parking study and has no objection to the proposed parking supply (151 spaces) for the development.

##### Holding Symbol “(H)”

Should Vaughan Council approve the subject applications, the implementing Zoning By-law will maintain the Holding Symbol “(H)” on the subject lands until a Record of Site Condition (RSC) has been completed and filed and an Acknowledgment letter from the Ministry of the Environment and Climate Change is received confirming the filing of the RSC on the Environmental Site Registry. A condition to this effect is included in the recommendation of this report.

##### Density Bonusing

As part of the Vaughan Council endorsed settlement of the VOP 2010 appeal, the Owner has agreed to provide the following community benefits to be secured by a Section 37 Density Bonusing Agreement prior to the issuance of a Building Permit:

- The relocation, conservation and restoration of portions of the Thomas Frazier Wallace House and the Dr. Peter McLean House;
- Heritage easements for the Thomas Frazier Wallace House and the Dr. Peter McLean House;
- Public access and the future maintenance of the privately owned public space on the site (POPS);

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- Streetscape improvements along Woodbridge Avenue and Wallace Street adjacent to the development site; and,
- A cash contribution of \$100,000 payable prior to the enactment of the Zoning By-law Amendment, to be used by the City for streetscape improvements along Woodbridge Avenue based on the Woodbridge Heritage District Streetscape Plan currently being undertaken by the City.

A condition to this effect is included in the recommendation of this report.

#### Site Design

The Owner has submitted Site Development File DA.15.056 to permit the proposed development as shown on Attachments #3 to #8. Portions of the existing heritage buildings, the Thomas Frazier Wallace House (Building “A”) and the Dr. Peter McLean House (Building “B”) will be relocated on the subject lands and moved forward towards Woodbridge Avenue and connected to the proposed mixed-use residential building. A total of 705 m<sup>2</sup> of at-grade commercial uses are proposed and will be distributed between the Thomas Frazier Wallace House (Building “A”), and the ground floor of the proposed main building. The Dr. Peter McLean House will facilitate 2 residential dwelling units. A Privately Owned Public Space (POPS) is proposed along Woodbridge Avenue, in between the two heritage buildings, as shown on Attachments #3 and #8.

Access to the site is provided from Wallace Street by a driveway located on the southeast corner of the subject lands. Private amenity areas are located on the 1<sup>st</sup>, 2<sup>nd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, and 7<sup>th</sup> floors of the building. The proposed building materials were revised from dark brown brick to red and cream coloured brick. The proposed building materials complement the existing heritage buildings on the site and allow for the buildings to act as separate building elements along the street. The use of different building materials, glass and dark and light brick promotes and illustrates different active uses on the site, such as commercial and residential. The proposed 5 to 7-storey glass podium has been revised to include inset balconies.

Future snow removal and clearing, and garbage and recycling pick-up shall be privately administered, and shall be the responsibility of the Condominium Corporation.

The Development Planning Department requires the Owner to submit an updated Community Plan for the area prior to the enactment of the implementing Zoning By-law to the satisfaction of the Development Planning Department. The Community Plan shall be displayed in the sales office for the mixed-use apartment building. A condition to this effect is included in the recommendation of this report.

#### Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

##### a) Urban Design

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Division has advised that further discussion is required to determine the programming and design of the Privately Owned Public Space (POPS), including the relationship to adjacent uses and the street, eyes on the space for public safety, and the design components therein, prior to the execution of the Site Plan Agreement. A condition in this regard is included in the recommendation of this report.

The development frontage (right-of-way and private setbacks) along Woodbridge Avenue and Wallace Street must be coordinated with the new streetscape design for the Woodbridge Core, including components such as paving, planting, furnishings, lighting and tree planting details.

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The architectural treatment of the connecting architecture between the heritage dwellings and mixed-use residential building requires refinement. A condition to this effect is included in the recommendation of this report.

It is further requested that minor revisions to the building elevations of the first four levels of the mixed-use residential building be made to further relate to the districts' heritage character. Final building elevations must be to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

b) Cultural Heritage and Heritage Vaughan

The proposed development was considered at the October 21, 2015, Heritage Vaughan Committee meeting at which time the Committee recommended that the Owner meet with the community to find an acceptable approach to the development. On December 9, 2015, the Local Councillor, the Applicant, and Urban Design and Cultural Heritage Staff met with the local residents at 7:00 p.m. at the Woodbridge Library to discuss the proposal. The Applicant discussed the proposed revisions and improvements to the building, the heritage buildings and the inclusion of the Privately Owned Public Space (POPS) and its benefits to the community.

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Department requires that the following provisions be included in the Site Plan Agreement:

- 1) That prior to the issuance of a Building Permit, the Owner shall enter into a Heritage Easement Agreement with the City of Vaughan for the two relocated heritage buildings.
- 2) That prior to the issuance of a Building Permit, the Owner shall enter into an Access Easement Agreement with the City of Vaughan for the Privately Owned Public Space (POPS).
- 3) That prior to the issuance of a Building Permit, the Owner shall provide a Letter of Credit in the amount calculated at \$125 dollars per square foot for each of the heritage buildings municipally known as 185 and 197 Woodbridge Avenue, and that:
  - a) Prior to the release of the Letter of Credit, the Owner shall:
    - Complete the proposed relocation and restoration work to the heritage buildings and connection to the proposed mixed-use residential buildings in accordance with the Conservation Plan and the approved Heritage Permit to the satisfaction of the Vaughan Development Planning Department;
    - Connect each Heritage Building to municipal services;
    - Verify that the buildings meet the basic standards of occupancy as confirmed by the Chief Building Official;
    - Submit final as-built photographs of the exterior and interiors of the heritage buildings on the subject lands.

Vaughan Development Engineering and Infrastructure Planning Department

The Vaughan Development Engineering and Infrastructure Planning (DEIP) Department has provided the following comments:



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a) Municipal Servicing

A Functional Servicing & Stormwater Management Report (FSR) prepared by Cole Engineering, dated July 10, 2015, was submitted in support of the applications. The DEIP Department has reviewed the report and the plans and offer the following comments:

i) Water Servicing

Water supply for the development is proposed to be serviced from a 150 mm domestic water service connection to the existing 300 mm diameter watermain on the south side of Woodbridge Avenue.

ii) Sanitary Servicing

A direct connection to the existing 200 mm diameter sanitary sewer located on Wallace Street, which ultimately drains south towards Regional Road 7 and into the Regional Trunk Sewer is proposed to service the subject lands.

iii) Storm Drainage

A direct connection to the existing 600 mm diameter storm sewer located on Woodbridge Avenue is proposed to service the subject lands.

iv) Sewage and Water Allocation

On May 19, 2015, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City. Accordingly, servicing capacity for the proposed development is available and unrestricted. A servicing allocation resolution is included in the recommendation of this report.

b) Noise

The DEIP Department has reviewed the revised Noise Feasibility Study submitted by HGC Engineering dated October 22, 2015, and provides the following conditions:

- i) The Owner shall satisfy all requirements with respect to noise attenuation and ensure it is in accordance with the noise features recommended by the revised Report entitled "Noise Feasibility Study 177-197 Woodbridge Avenue, Vaughan, Ontario" prepared by HGC Engineering dated October 22, 2015.
- ii) The following warning clauses shall be registered on title and be included in Offers of Purchase and Sale for units:
  - "Purchase/tenants are advised that noise levels due to increasing road traffic on Woodbridge Avenue and rail traffic on the Canadian Pacific Railway (CPR) Mac Tier Subdivision may on occasions interfere with some activities of the dwelling occupants as the sound levels may exceed the Municipality's and the Ministry of the Environment and Climate Change's noise criteria."
  - "This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of the Environment's noise criteria."

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- “Purchasers or tenants are advised that Canadian Pacific Railway Company (CPR) or its assigns or successors in interest has or have an operating right-of-way including the possibility that the Railway may expand its operations, which expansion may affect the living environment of residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating for complaints measures in the design of the development and individual dwellings. CPR will not be responsible for complaints or claims arising from uses of its facilities and/or operations on, over or under the aforesaid right-of-ways.”
- “Purchasers or tenants are advised that due to the proximity of the adjacent commercial/retail facilities sound levels from the facilities may at times be audible.”

#### c) Environmental Site Assessment

A Record of Site Condition (RSC) filed on the Ministry of the Environment and Climate Change (MOECC) Environmental Registry will be required for the lands given the proposed change in land use. The Owner is required to submit the RSC and any updated ESA reports relied upon for filing of the RSC to the DEIP Department for their review and satisfaction, prior to the issuance of a Building Permit.

#### d) Parking Study

The DEIP Department has reviewed the Parking Study submitted in support of the applications, dated June 2015, prepared by Cole Engineering, and have no objection to the proposed parking supply of 151 spaces for the development.

The City of Vaughan recently approved the development applications for 86 Woodbridge Avenue and 112-116 Woodbridge Avenue with reduced parking rates. The surveys completed for the above-mentioned sites support the minimum parking rates recommended by the IBI Group in its draft report titled *‘Review of Parking Standards Contained within the City of Vaughan’s Comprehensive Zoning By-law’*. The two above-mentioned approved sites are in the general area of the lands subject to these planning applications. The DEIP Department is satisfied and accepts the proposed reduced parking rates.

#### e) Traffic Study

The City’s Traffic Section of the Transportation Services and Parks and Forestry Operations Department reviewed the Traffic Study, and concurs with the findings and recommendations to improve traffic in the study area. The Department also suggests the following recommended improvements to be included in the study:

- A Functional Design that shows the proposed pavement modifications from a single shared all-way lane to one exclusive right-turning lane and one shared through-left lane at Woodbridge Avenue/Clarence Street;
- A cost estimate for the proposed modifications, including the optimization of signal timing to accommodate increased turning movements off Islington Avenue and the addition of 10 seconds to the green time for the north-south movements along Woodbridge Avenue/Clarence Street;
- A cost-sharing arrangement for proposed physical modifications at Woodbridge Avenue and Clarence Street.

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The Traffic Study must be revised to include the recommended improvements and shall be to the satisfaction of the DEIP Department. A condition to this effect is included in the recommendation of this report.

f) Bicycle Parking

The Owner is proposing 114 bicycle parking spaces including 64 spaces for unit owners and 50 visitor/commercial spaces, which is satisfactory to the DEIP Department.

g) Transportation Demand Management (TDM) Plan

This development is subject to York Region's 2012 Development Charges (DC) By-law, which will fund 'soft' TDM measures for residential developments (e.g. transit incentives, marketing and monitoring). York Region's Development Charges will provide approximately \$225/unit or \$26,550 for soft TDM measures for this development. However, the Owner is responsible for funding and implementing 'hard' TDM measures (e.g. bicycle parking and other physical measures), and the unbundling of residential units and parking spaces. In addition to the proposed TDM measures, the Owner should consider the following:

- Unbundled resident parking (parking spaces not included in price of residential unit)
- Provide a complimentary PRESTO fare card with a pre-loaded value for purchasers of each new unit for the first 1-2 years of occupancy, or other incentives (e.g. minimum dollar value per card)
- Provide materials and services to encourage transit use (e.g. contribution towards a new bus shelter)
- Provide an exclusive bicycle share program for residents
- Subsidize CAN-BIKE cycling skills development courses offered by the City
- Provide a car sharing vehicle(s) as an alternative to direct car ownership (i.e. a short-term, third-party, pay-per-use service that offers an alternative to direct car ownership, and is supportive of unbundled resident parking)
- Promote a Smart Commute Carpool Zone and their Emergency Ride Home service
- Host regular sustainable transportation exhibits to distribute material, information, promote awareness, and answer questions
- Coordinate an 'Individualized Marketing' program for the community (also known as 'Personal Travel Planning') to encourage residents to make more sustainable transportation choices. This can be achieved through a combination of print and online resources, outreach and community events, and incentives (e.g. map/leaflet order forms, website, interactive web map, one-to-one contact and advice with residents, promotional events, group walks and bike rides, free transit passes, etc.)

The City of Vaughan will be implementing the 'soft' TDM measures recommended in the TDM Plan for this development. The City's Site Plan Agreement will contain a condition regarding the TDM Plan, which will require a commitment from the Owner to work with the City of Vaughan, in coordination with York Region on implementation and monitoring of the TDM Plan. A condition to this effect is included in the recommendation of this report.

The DEIP Department has no objection to the approval of the Zoning By-law Amendment and Site Development applications.

Vaughan Environmental Services Department

The Vaughan Environmental Services Department is satisfied with the proposal, which meets Waste Management's requirements. Garbage and recycling pick-up will be privately administered, and shall be the responsibility of the Condominium Corporation.

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##### **Vaughan Legal Services Department, Real Estate Division**

The Legal Services Department, Real Estate Division, has advised that the Owner must pay by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building permit, or a fixed unit rate per unit, whichever is higher, in accordance with the Planning Act R.S.O 1990 and the City's Cash-in-Lieu Policy.

##### **School Boards**

The York Region District School Board and York Region Catholic District School Board have no objection to the approval of these applications.

##### **Canada Post**

Canada Post has advised that the Owner must supply, install and maintain a centralized mailbox facility in the building to Canada Post's specifications.

##### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

This report supports the following priorities set forth in Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to develop transit, cycling and pedestrian options to get around the City
- Re-establish the urban tree canopy
- Continue to ensure the safety and well-being of citizens
- Attract investment and create jobs
- Continue to cultivate and environmentally sustainable City

##### **Regional Implications**

The subject lands are located at the southwest corner of Woodbridge Avenue and Wallace Street, which are not Regional roads, and therefore, there are no Regional transportation implications. As noted earlier, the Region will fund TDM measures for this development through Regional DC's. York Region has no objection to the approval of the Zoning By-law Amendment and Site Development applications.

##### **Conclusion**

Zoning By-law Amendment File Z.14.026 and Site Development File DA.14.056 have been reviewed in accordance with the York Region Official Plan, Vaughan Council's endorsed settlement appeal of VOP 2010, Zoning By-law 1-88, comments from City departments and external public agencies, and the area context.

The Vaughan Development Planning Department is satisfied that the proposed rezoning of the subject lands including the site-specific zoning exceptions to the RA2(H) Apartment Residential Zone identified in Table 1 of this report, implement the Vaughan Council endorsed settlement of the Owner's appeal of VOP 2010, and are appropriate and will facilitate a development that is compatible with the surrounding land uses in the area of the subject lands. Accordingly, the Vaughan Development Planning Department can support the approval of the Zoning By-law Amendment and Site Development applications, subject to the recommendations in this report including a condition that the implementing Zoning By-law not be enacted and the Site Plan Agreement not be executed until the Ontario Municipal Board issues its Decision Order regarding the settlement of VOP 2010.

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**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. North and South Building Elevations
6. East and West Building Elevations
7. Rendering (South West View from Woodbridge Avenue and Wallace Street)
8. Privately Owned Public Space Rendering

**Report prepared by:**

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)