

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

24

The Committee of the Whole recommends:

- ## Recommendation

1. THAT Zoning By-law Amendment File Z.06.079 (Market Lane Holdings Limited) BE APPROVED, specifically to amend Zoning By-law 1-88 to rezone a portion of the subject lands, as shown on Attachment #3 from C4 Neighbourhood Commercial Zone and subject to Exception 9(348) to RA3(H) Apartment Residential Zone with the addition of the Holding Symbol “(H)”, together with the site-specific exceptions identified in Table 1 of this report and subject to the following conditions:

- a) that prior to the enactment of the implementing Zoning By-law, the Owner shall:
 - i) submit to the City of Vaughan a Letter of Credit in the amount of \$189,375.00 to ensure the protection, security, conservation and maintenance of the Gilmour Hallet House; and,
 - ii) withdraw their site-specific appeal (Appeal #88) of Vaughan Official Plan 2010 (VOP 2010) Volume 2 - Woodbridge Centre Secondary Plan to the Ontario Municipal Board, to the satisfaction of the City of Vaughan Solicitor and Commissioner of Planning.

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- 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 and landscape plan;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Services Department shall approve the final site servicing and grading plan, stormwater management report, and parking study;
 - iii) the Owner shall submit to the City of Vaughan a Letter of Credit in the amount of \$5,790.40 as security for its proportionate share of the cost of the Woodbridge Avenue Sanitary Sewer Improvement Works based on the Market Lane Holdings Limited net site area to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department;
 - iv) the Owner shall obtain all necessary approvals and satisfy all requirements of the Toronto and Region Conservation Authority as outlined in this report;
 - v) the Owner shall register a development covenant on title requiring that Building “F” (building directly to the west) shall not be redeveloped, and that the existing building height (1-storey) shall be maintained; the maximum Floor Space Index (FSI) for the Market Lane Holdings Limited lands (subject lands) shall not exceed 1.8;
 - vi) the Owner shall satisfy all requirements of the Vaughan Planning Department, Urban Design and Cultural Heritage Division as outlined in this report;
 - vii) the Owner shall determine the location of a centralized mailbox facility to Canada Post’s specifications and approval;
 - viii) the Owner shall submit a Letter of Credit in the amount of \$16,900. This amount will ensure the provisions of all physical items (hard measures) listed in the Transportation Demand Management (TDM) plan. These items include the provision of short and long-term bicycle parking and a bike repair station. Prior to the release of the Letter of Credit, the Owner shall demonstrate the provision of all items mentioned here to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department. If the Owner fails to provide any physical item, the City shall have the option to draw upon the Letter of Credit for the estimated amount of completing the TDM Plan. In the event the Letter of Credit is not sufficient to cover the cost, the City may recover the deficit by action against the Owner or in like manner as municipal taxes owing upon the lands.
- b) That the Site Plan Agreement include the following provisions:
 - i) That prior to the issuance of a Building Permit, a set of architectural permit drawings shall be submitted to the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division for review and approval of a Heritage Permit;

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- ii) That should the design proposal change as a result of issues from review by other City Departments or external agencies, the Owner shall contact the Vaughan Urban Design and Cultural Heritage Division in order to obtain approval of a revised Heritage Permit. The new submittal may require review by the Heritage Vaughan Committee and any previous approvals granted by the Committee may be deemed invalid based on the new information provided;
 - iii) 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 and the City's Cash-In-Lieu Policy;
 - iv) A warning clause shall be included in all Agreements of Purchase and Sale or Lease, and in the Condominium Agreement and Condominium Declaration advising all future Owners/Tenants/Lessees that the development will not be served by municipal garbage pick-up/recycling or snow removal, and that such services will be privately administered by the Condominium Corporation;
 - v) The Owner shall register on title the necessary vehicular, pedestrian and utility and service cross easements to facilitate the proposed development to the satisfaction of the City of Vaughan;
 - vi) The Owner shall submit documentation from a qualified structural engineer, indicating that the proposed building and associated structures (i.e. underground parking garage) will be designed and constructed to withstand the depths, velocity and hydrostatic pressure associated with the Regulatory Storm Event;
 - vii) Prior to occupancy, the Owner shall submit an Emergency Response/Management Plan to the Toronto and Region Conservation Authority (TRCA) and the City of Vaughan's Manager of Emergency Planning, that will be included in the articles of the incorporation of the Condominium Declaration and within the Site Plan Agreement;
 - viii) The existing structure known as the Gilmour Hallet House shall be maintained on site and not be impacted by the proposed development. Prior to the issuance of an Occupying Permit for Building "G" the Owner shall amend the existing Site Plan Agreement for the Market Lane Holdings Limited lands to include the construction of a future pedestrian connection through the Gilmour Hallet House to the Market Lane Commercial complex as shown on Attachment #3, to the satisfaction of the City of Vaughan; and,
 - ix) The Owner shall obtain all necessary cross-easements for vehicular movement, utilities and services, at their cost, to facilitate the proposed development.
4. THAT Vaughan Council adopt the following resolution with respect to the allocation of sewage and water supply capacity:

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“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT Site Development File DA.14.081 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 69 residential units (152 persons equivalent).”

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031
- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

Goal 4: To create a vibrant community where citizens, business and visitors thrive

- To foster a City with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage

In accordance with the goals and objectives identified above, the Owner has advised that the following sustainable features, but not limited to, will be provided within the site and building design:

- upgraded building envelope with higher R-value insulation
- low flow water shower heads, faucets and toilets
- EnergyStar appliances and windows
- sensor controlled lighting
- solar panels in the roof area
- use of local drought resistant plant material
- permeable pavers along portions of Woodbridge Avenue
- roof garden (on a portion of the 4th floor)

The Owner is also proposing to maintain the existing Gilmour Hallet House.

Economic Impact

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

Communications Plan

On May 24, 2013, a Notice of Public Hearing for the June 18, 2013, meeting was circulated to all property owners within 150 m of the subject lands and to those individuals that requested notification to consider a development proposal consisting of a 7-storey (20.95 m) apartment building comprised of 70 residential units. The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.

The following issues were perceived by area residents at the June 18, 2013, Public Hearing:

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- the proposed building is too high and should be lowered
- the proposed building occupies the entire site and lacks building setbacks thereby creating unsafe site circulation
- the building should be redesigned in a manner that is more in keeping with the Gilmour Hallet House
- a repeat of the Phase 1 building next to the Inkerman Hotel west of the Woodbridge Library should be avoided
- the proposed building should have commercial uses on the ground floor
- insufficient parking is proposed

These issues are discussed in further detail throughout the report.

In addition to the issues raised at the Public Hearing, the newly formed Village of Woodbridge Ratepayers Association has provided the following perceived comments based on the revised submission (current proposal):

- a new Public Hearing is requested as the building design has been revised and the community was not adequately represented
- the proposal must conform to the Official Plan
- concerned with the proposed Floor Space Index (FSI)

Since the original development proposal was considered at the Public Hearing of June 18, 2013, the number of units has been reduced from 70 to 69 units, the number of storeys remains unchanged and the overall building height has been increased slightly from 20.95 m to 21.3 m. In addition, representatives from the Woodbridge Core Ratepayers Association attended the Public Hearings held in 2001 and 2011 on behalf of the community and provided comments regarding the proposed development. Since a Public Hearing was held as recent as June 18, 2013, and the proposed changes to the development are minor, a new Public Hearing is not warranted.

The Owner of the commercial property to the immediate east (110 Woodbridge Avenue) supports the proposed development as it will have a positive impact for the businesses on Woodbridge Avenue.

The recommendation of the Committee of the Whole to receive the Public Hearing report of June 18, 2013, was ratified by Vaughan Council on June 25, 2013.

On June 3, 2015, the City of Vaughan mailed a courtesy notice of this Committee of the Whole meeting to the individuals who requested notice at the previous Committee of the Whole and Public Hearing meetings or submitted correspondence to the Vaughan Planning Department, and to the Village of Woodbridge Ratepayers Association.

Purpose

The purpose of this report is to seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #1 and #2:

1. Zoning By-law Amendment File Z.06.079 to amend Zoning By-law 1-88, specifically to rezone a portion of the subject lands from C4 Neighbourhood Commercial Zone, subject to Exception 9(348) to RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" as shown on Attachment #3, to facilitate the development of a condominium building comprised of 6 residential storeys and 69 units, and an at-grade parking garage and lobby, as shown on Attachments #3 to #7, together with the site-specific zoning exceptions identified in Table 1 of this report.

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2. Site Development File DA.14.081 to permit the development of a condominium building comprised of 6 residential storeys and 69 units, an at-grade parking garage and lobby, a landscaped courtyard, and 84 parking spaces, as shown on Attachments #3 to #7.

The proposed development is consistent with the intent and purpose of Vaughan Official Plan 2010 (VOP 2010), and is compatible with the surrounding existing and planned land uses.

Background Analysis and Options

Application Background

In December 2006, the Owner submitted Zoning By-law Amendment File Z.06.079 on the subject lands (entire Market Lane Limited lands) as shown on Attachments #2 and #3, to facilitate the development of two, 4-storey mixed-use condominium buildings comprised of 102 residential units and 2,437 m² of ground floor commercial uses. The application was considered at a Public Hearing on April 30, 2007, and subsequently held in abeyance pending the completion of the VOP 2010 review and the Woodbridge Special Policy Area (SPA) Review. On September 7, 2010, Vaughan Council adopted VOP 2010, which has subsequently been substantially approved by the Ontario Municipal Board. At that time, the Woodbridge Special Policy Area Justification Report (SPA Review) was finalized and required approval from the Toronto and Region Conservation Authority (TRCA) and the Province of Ontario, and therefore, the application was held in abeyance.

On March 29, 2011, the Owner submitted Official Plan Amendment File OP.11.002 for a 6-storey building comprised of 79 residential units and ground floor commercial, which was considered by Vaughan Council together with a revised Zoning By-law Amendment File Z.06.079 at the June 14, 2011, Public Hearing. The applications were held in in abeyance until such time as the Woodbridge Special Policy Area (SPA) Justification Report was completed and approved by the Province.

On April 25, 2013, the Owner amended the subject applications to permit the development of a residential condominium building (Building “G”) on a portion of the subject lands with a building height of 20.95 m and with 70 residential units and no ground floor commercial uses, together with revised building elevations, thereby requiring a new Public Hearing, which was held on June 18, 2013. The applications have been further revised slightly since the Public Hearing to facilitate a 69 unit condominium building with a maximum building height of 21.3 m, exclusive of the parapet as shown on Attachments #3 to #7, which is the subject of this staff report.

Location

The subject lands shown on Attachments #1 and #2 are located on the north side of Woodbridge Avenue, municipally known as 112, 116, 124 and 140 Woodbridge Avenue, City of Vaughan and include all the lands owned by Market Lane Holdings Limited and commonly known as Market Lane. The development site is located at the southeast portion of the property with access onto Woodbridge Avenue and is currently vacant and completely surfaced with asphalt. The surrounding land uses are shown on Attachment #2.

Land Use Context

The subject lands front onto Woodbridge Avenue and comprise part of the Market Lane Holdings Limited land holdings within the Woodbridge Core Area. The core area has been experiencing intensification in the form of mixed use/mid-rise density development. The Market Lane shopping complex functions as the central commercial nucleus for the core area and has experienced redevelopment and changes in tenure over the last several years. The south side of Woodbridge Avenue between Islington Avenue and Wallace Street is characterized by mixed-use

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development ranging in height from 4 to 7-storeys, and existing older ground floor commercial buildings with residential units above. The north side of Woodbridge Avenue includes 2-storey commercial buildings, mixed-use buildings ranging in height from 5 to 6-storeys, and a stretch of townhouse units west of Wallace Street.

Ministry of Municipal Affairs and Housing Approval of the Woodbridge Special Policy Area (SPA)

In 2009, as part of the City's Official Plan review and specifically, the Woodbridge Focus Area (the Woodbridge Centre Secondary Plan), a comprehensive review of the Woodbridge Special Policy Area (SPA) was initiated, in cooperation with the TRCA and the Province of Ontario. The comprehensive SPA review considered the SPA boundary, land use policies and risk assessment. In the case of the subject lands the Woodbridge SPA Justification Report recommended that the Woodbridge Centre Secondary Plan (WCSP) provide additional density on the subject lands, specifically 124/140 and 112/116 Woodbridge Avenue. The SPA report identified that the portion of the subject lands located within the SPA boundary has a site area of approximately 8,000 m² and based on the permitted Floor Space Index (FSI) of 1.8, would generate a built form with a gross floor area of 14,400 m². The proposed development and all existing buildings within the SPA portion of the subject lands totals approximately 9,953 m² thereby yielding an FSI of 1.25, which is below the maximum FSI permitted by the Official Plan.

The density identified through the SPA Justification Report is supported by information from the TRCA, which indicated that most of the Woodbridge Core Area north of Woodbridge Avenue, and specifically the subject lands, have safe vehicle and pedestrian access and pose a low risk to life in the event of a Regulatory Storm Event.

The SPA Justification report came into full force and effect when it was approved by the Ministry of Municipal Affairs and Housing and by the Ministry of Natural Resources and Forestry on November 3, 2014, and the SPA policies were incorporated into the Woodbridge Secondary Centre Plan and approved by the Ontario Municipal Board (OMB) on February 24, 2015.

The SPA policies apply to the subject lands and were supported by the TRCA and the Province and are consistent with the Provincial Policy Statement 2014. In consideration of the above, the Vaughan Planning Department is of the opinion that the proposed development conforms to the Woodbridge Special Policy Area policies.

City of Vaughan Official Plan 2010 (VOP 2010) - Volume 2 - Woodbridge Centre Secondary Plan

The Owner appealed the WCSP to the OMB on the basis that no decision was made on VOP 2010 within 180 days as required by the Planning Act. The appeals dealt with the policies of Volume 2 of VOP 2010, specifically the WCSP that apply to the subject lands. The Owner originally filed Official Plan Amendment File OP.11.002, to amend the in-effect Official Plan (OPA #240) as amended by OPA #440 (Woodbridge Core Area Plan). The Owner originally proposed to amend the policies of the "Mixed Use Commercial" designation to facilitate a development similar to the proposal shown on Attachment #3. The Official Plan Amendment together with Zoning By-law Amendment File Z.06.079, were considered at the June 18, 2013, Public Hearing.

As a result of the OMB's approval of the WCSP on February 24, 2015, the Owner has agreed to withdraw the site-specific Official Plan Amendment appeal, and develop the site consistent with the policies of the WCSP and the Woodbridge Special Policy Area policies.

The subject lands are designated "Low-Rise Mixed Use" by VOP 2010, Volume 2 - Woodbridge Centre Secondary Plan (WCSP), which was approved by the OMB on February 24, 2015, save and except for the lands with outstanding appeals. VOP 2010 represents Vaughan Council's most current vision for the development of the City of Vaughan and the City's only comprehensive city-

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wide policies for accommodating intensification and directing it to appropriate locations as required by the PPS and the Growth Plan. The WCSP includes Section 7.3, which incorporates the recommendations of the SPA Justification Report and provides the new SPA policies that apply to the subject lands.

The “Low-Rise Mixed-Use” designation permits a mixed-use development with a maximum building height of 6-storeys and a maximum FSI of 1.8 calculated over the entire Market Lane Holdings Limited lands, which lie partially within and outside of the SPA boundary, as shown on Attachment #3.

The proposed building has a height of 4-storeys along Woodbridge Avenue that tiers back to facilitate a total of 6 residential storeys located above an at-grade parking garage, and with a building height and FSI of 21.3 m and 1.25 (SPA portion of the subject lands), respectively. The at-grade level is comprised of non-habitable space including a private parking garage, a lobby onto Woodbridge Avenue and storage area. The uninhabitable ground floor level is designed to provide an additional flood proofing measure by elevating all of the residential units. At grade commercial along Woodbridge Avenue is not proposed, however, an animated grade level landscaped courtyard/plaza with a seating area, and a commemoration plaque and boards highlighting the history of the Gilmour Hallett House and of the milling industry in Woodbridge as shown on Attachment #4, is proposed. The building is also part of the Market Lane Commercial complex and a pedestrian covered connection is proposed that can be accessed at the courtyard and through the building and existing Gilmour Hallett House, leading to the shops and services in the Market Lane commercial complex.

The proposed building will have a maximum height of 21.3 m, exclusive of the parapet, and is not the tallest residential building in the core area. The 4th to 6th residential storeys are setback from Woodbridge Avenue to create a positive built form relationship at the street level and the proposed building height will not result in an increase of the number of residential units or exceed the permitted FSI. The Woodbridge Core area was also identified as an area of intensification in the “Where and How to Grow” report for the City of Vaughan Official Plan Review, as it is considered beneficial to the vitality and economic health of the local centre.

In consideration of the above, the proposed development is consistent with the intent and purpose of the WCSP.

Woodbridge Heritage Conservation District

The subject lands are located within the boundary of the Woodbridge Heritage Conservation District (WHCD) Plan, which was approved by Vaughan Council in April 2009. The WHCD identifies the Woodbridge Avenue area as the Woodbridge Avenue Character Area, which anticipates modest additional density in the Woodbridge Commercial Core and emphasizes the need to manage this growth in a manner that is sensitive to the existing character of the community, including the existing heritage structures. The WHCD also provides urban design and architectural guidelines for future development within the Woodbridge Core, which establishes a maximum building height along Woodbridge Avenue of 4-storeys (13m) with an additional 2-storeys setback 45 degrees to a maximum building height of 6-storeys (20m). Generally, new buildings along Woodbridge Avenue must be sympathetic to, and transition from, the height of adjacent historical buildings with a minimum of 45 degree angular plane. New development should conform to the urban design and architectural policies and must be approved by the Heritage Vaughan Committee. The Owner has provided a Heritage Impact Assessment in support of the proposed development and received approval for the proposed development from the Heritage Vaughan Committee on January 21, 2015.

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Zoning

The subject lands are zoned C4 Neighbourhood Commercial Zone by Zoning By-law 1-88, which does not permit the proposed residential condominium building and the proposed site-specific zoning exceptions required to implement the proposal. The northwest portion of the subject lands is subject to Exception 9(348), which provides for site-specific zoning exceptions for the existing Market Lane development. The Owner is proposing to rezone the portion of the subject lands required to facilitate the proposed residential development to RA3 Apartment Residential Zone, together with the following site-specific zoning exceptions:

TABLE 1

	Zoning By-law 1-88 Standard	By-law 1-88, RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone Requirements
a.	Minimum Lot Area	67m ² /unit	30 m ² /unit
b.	Minimum Yard Requirements	Front Yard (Woodbridge Avenue) - 7.5 m Interior Side Yard (East and West) - 10.65 m	Front Yard - 1.3 m Interior Side Yard - 0 m
c.	Minimum Parking Requirements	69 units @ 1.5 spaces/unit = 104 spaces + 0.25 visitors spaces/unit = 18 spaces Total parking required = 122 spaces	42 - 1 bdm @ 0.8 spaces/unit = 34 spaces + 27 - 2 bdm @ 1.0 space/unit = 27 spaces + 69 Visitor Parking @ 0.2 spaces/unit = 14 spaces Total parking proposed = 75 spaces Total Parking Provided = 84
d.	Minimum Front Yard Setback to Underground Garage (Woodbridge Avenue)	1.8 m	0 m

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	Zoning By-law 1-88 Standard	By-law 1-88, RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone Requirements
e.	Definition of a Lot	Lot means a parcel of land fronting on a street separate from any abutting land to the extent that Consent contemplated by Section 49 of the Planning Act, RSO 1983 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 lot.	For the purpose of zoning compliance, the subject lands shall be deemed to be one lot, regardless of the number of buildings constructed on the lot, the creation of any new lots by Plan of Condominium, Part Lot Control, Consent, and any easements or restrictions that are granted.
f.	Maximum Building Height	44 m	Restrict the Building Height to 21.3 m (exclusive of a 0.15 m parapet; note the Total Building height shall be 21.45 m)
g.	Minimum Landscape Strip Width and Screening around the Periphery of an Outdoor Parking Area	A 3 m with landscape strip around the periphery of an outdoor parking area used for landscaping only and a 1.2 m high landscaped berm to screen the outdoor parking area shall be provided.	0 m landscape strip around the periphery of an outdoor parking area and no berm/screening around the outdoor parking area (to the north of the proposed building)
h.	Maximum Width of an Access Driveway	7.5 m	10 m wide existing access from Woodbridge Avenue
i.	Minimum Parking Space Size	2.7 m x 6 m 3.9 m x 6 m (barrier-free)	<ul style="list-style-type: none"> • 2.6 m x 5.7 m for an underground parking space • 3.9 m x 5.7 m (barrier-free)
j.	Minimum Amenity area	2,325 m ²	1,381.3 m ²

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k.	Permitted Yard Encroachments, Easements and Restrictions	Parking and access shall be provided on a lot	The lot will be considered one lot, however, will require encroachment agreements and cross easements for access, vehicular and pedestrian movement, service and utilities.
l.	Definition of a Storey	Storey - means the portion of the Building other than the cellar, basement or unfinished attic, which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 metres.	Storey - means the portion of the building other than the cellar, basement, unfinished attic or as in the case of a Special Policy Area an area used for non-habitable floor space that is predominantly for parking located on the ground floor only, which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3m. Furthermore, as in the case of the subject building, which is located in a Special Policy Area, no residential dwelling or use that creates a risk to life shall be permitted on the ground floor or below the Regulatory Flood level, other than the at-grade parking garage, lobby, and storage area.

The Vaughan Planning Department has reviewed the proposed site-specific zoning exceptions identified in Table 1, and is of the opinion that the exceptions are appropriate and facilitate a development that is compatible with the existing built form in the surrounding area as shown on Attachment #3. The exceptions for minimum lot area, minimum front and interior side yard setbacks are consistent with the approved development in the area and are typical of infill sites in the Woodbridge Core, which has policies in place encouraging minimal yard setbacks to respect the current historical setbacks of the area.

The exception for a maximum building height is included to ensure the height of the proposed development does not exceed 21.3 m, exclusive of the parapet, and remains compatible with the built-form and area context. The reduction in the minimum amenity area requirement can be supported as the site is located in an area accessible to the community amenities of the Woodbridge Core. The definition of a lot has been amended to recognize that this site is part of the larger Market Lane Holdings Limited lands and shall function as one lot, with the necessary cross easements, agreement(s) for proper circulation, utilities and services.

The definition of a “storey” is proposed to be amended as the subject lands are located within the Woodbridge Special Policy Area and special provisions are required to ensure minimum risk to life is maintained. For the purpose of this application, the ground floor area shall not be considered a residential storey as it will be used as non-habitable space and predominantly for a parking garage, and also for a lobby and storage area. The Zoning By-law 1-88 definitions for gross floor area (GFA) and ground floor area also exclude a car parking garage area from the calculation of their respective areas.

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The parking study submitted in support of the application treats the subject lands, including the lot as one site, with a total of 250 spaces. The study recommends applying the new parking standards formulated through the IBI Review of the Parking Standards for the site, which would generate a total of 250 spaces for Buildings “A” through “G” inclusive, which was determined to be sufficient for this site and includes the 84 spaces in the subject Building “G” and supported by the Vaughan Development Engineering and Infrastructure Planning Services Department.

It is recommended that the subject lands be zoned with the Holding Symbol “(H)”, until such time as the Vaughan Development Engineering and Infrastructure Planning Services Department has approved and accepted the Remedial Action Plan (RAP) and is in receipt of a Record of Site Condition (RSC) filed with the MOECC Environmental Site Registry. A condition to this effect is included in the recommendation of this report.

Site Plan

The site plan shown on Attachment #3 includes a residential condominium building (Building “G”) comprised of 69 apartment units located at the south easterly corner of the site. Access to the building is provided from Woodbridge Avenue and Arbors Lane, through the Market lane commercial complex. The parking area, loading area and access to the underground garage are located in the rear of the building concealed from Woodbridge Avenue. The proposed building will be subject to the appropriate cross easements for vehicular and pedestrian circulation over the remainder of the commercial complex. The building has been tiered back along the top levels to provide appropriate transitions from the Gilmour Hallet House. The Owner is proposing a courtyard along Woodbridge Avenue that will be furnished with seating and a commemorative signage plan providing information on the history of the Gilmour Hallet House and the Woodbridge milling industry. The courtyard provides access to the main entrance of the building and a pedestrian connection to the commercial services of Market Lane through the Gilmour Hallet House as shown on Attachments #3 to #7.

Urban Design and Cultural Heritage

i) Building Elevations and Landscaping

The proposed building will be constructed using clay brick in three earth tone colour schemes. The main colour is a red-brown heritage brick accented with buff and buff-red coloured bricks. Smaller elements including exposed light grey smooth concrete stone accents along the lower level and glazing are proposed to enhance the appearance of the building, particularly along Woodbridge Avenue. The proposed building elevations (Attachments #5 and #6) were approved by the Heritage Vaughan Committee on January 21, 2015, and provide an appropriate setback from the Gilmour Hallet House. The consistent distribution of brick, stone and glazing for the building contribute to the heritage quality of the Core Area. However, more architectural detail is required for the courtyard along Woodbridge Avenue.

The landscaping for this site is minimal and is limited to the rear of the building, the court yard along Woodbridge Avenue and to a 4th storey roof top garden area as shown on Attachments #4 and #7. The majority of the landscaping consists of hard landscaping in the form of unit pavers of a varying quality, texture and colour both on the ground and the rooftop level with some soft landscaping located within the courtyard and at the rear of the building.

The Owner and Vaughan Development Planning staff are working together to finalize the final building elevations and landscape plans for this development.

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ii) Heritage Vaughan Committee Approval

The subject lands are designated under Part V of the Ontario Heritage Act as part of the Woodbridge Heritage Conservation District and are located within the Woodbridge Avenue Character Area as identified in the Woodbridge Heritage District Plan. The subject lands are part of a larger commercial complex, which includes a registered property under Section 27 Part IV, known municipally as 124 Woodbridge Avenue and the Gilmour Hallet House or Gilmour Hotel, dating back to 1878. The Owner has been working with the Vaughan Planning Department in order to incorporate a contributing design for the area and to mitigate impacts to adjacent heritage resources.

On January 21, 2015, the Heritage Vaughan Committee adopted a motion to support the proposal and the conservation of the Gilmour Hallet House, subject to the following conditions which must be addressed to the satisfaction of the Vaughan Planning Department, Urban Design and Culture Heritage Division:

1. That a Letter of Credit in the amount (\$189,375.00) for the conservation and security of the Gilmour Hallett House be provided prior to the enactment of the Zoning By-law.
2. That prior to execution of the Site Plan Agreement, the following information shall be submitted for review and approval:
 - a) That the 1-storey commercial wing at 124 Woodbridge Avenue remains at the existing height;
 - b) That the architectural elevations show the average grade and that the building height not exceed 21.3 m;
 - c) That the architectural elevations for the proposed new building be revised to include notes referencing each material assigned to each surface;
 - d) That the architectural drawings show an accessible, ground floor pedestrian connection from the proposed building to Market Lane plaza through the existing one-storey commercial building;
 - e) That the Conservation Plan for the Gilmour Hallett House include the following information:
 - i) An analysis with photographs of the condition of the existing building as it pertains to the areas affected by the proposed work (in particular the skylight and front porch);
 - ii) Architectural drawings clearly indicating any existing construction portions to be removed, added and repaired indicating specific methodology; and,
 - iii) Detailed architectural drawings of the paneling of the porch columns, and sign band as well as material specifications and paint colours pertaining to all elements of the porch;
 - f) That a glass canopy matching the canopy proposed at the front of the new building be provided on the north wall of the proposed commemorative plaza to shield the entrance to the pedestrian connection, and that detailed drawings for this canopy be submitted;

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- g) That a minimum of two sets of architectural construction drawings for the work proposed to the Gilmour Hallet House as reflected in the Conservation Plan are submitted to Cultural Heritage Division for review and approval prior to the approval of a Heritage Permit. These drawings must match Building Permit drawings;
 - h) That detailed measured drawings for the commemorative plaque including wording, materials, colours, and location within the proposed commemorative plaza, be submitted;
 - i) The Owner shall submit exterior material samples and specifications for the building, commemorative plaque, signage and landscaping features including furniture; and,
 - j) The Owner shall submit two copies of the final set of architectural permit drawings including an architectural site plan, architectural plans, building elevations and landscape plans when all conditions of Site Plan approval have been satisfied to capture all required information for review and approval.
3. That prior to the issuance of a Building Permit, a set of architectural permit drawings be submitted to the Urban Design and Cultural Heritage Division for review and approval of a Heritage Permit.
4. That should the design of the proposal change as a result of issues from review by other City Departments or external agencies (e.g. variance requirements, etc.) the Owner is required to contact Cultural Heritage Division in order to obtain approval of a revised Heritage Permit. The new submittal may require review by the Heritage Vaughan Committee and any previous approvals granted may be deemed invalid based on the new information provided.

A condition of approval is included in the recommendation of this report requiring the Owner to satisfy all requirements of the Urban Design and Cultural Heritage Division.

Vaughan Environmental Services Department

The Vaughan Environmental Services Department, Solid Waste Division has approved the Waste Collection Design Standard document for this development. The garbage and recycling will be stored indoors until ready to be picked-up and then rolled out onto the garbage pick-up pad as shown on Attachment #3.

School Boards

The York Catholic District School Board and the York Region District School Board have no comments or objections to the proposed development.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has reviewed the latest sets of drawings and technical material in support of the proposed development applications and have no objections, subject to the following conditions which shall be addressed to the TRCA's satisfaction:

1. All openings to the proposed building, door openings, underground parking structure (ramps), stairwells and ventilation openings shall be located above the regulatory Storm Flood Plain elevation plus freeboard as determined by TRCA.

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2. That all mechanical and electrical systems shall be located above the regulatory Storm Flood Plain elevation.
3. That the proposed structure including the underground parking garage structure be designed and constructed to withstand the depths, velocities and hydrostatic pressure associated with a Regulatory Flood Event.
4. That prior to the initiation of grading and prior to the registration of the Site Plan Agreement, the Owner shall submit a detailed engineering report for the review and approval of the TRCA that describes the storm drainage system (quantity and quality), in accordance with the Functional Servicing Report, prepared by Cole Engineering, dated January 2015. This report shall include:
 - a) plans illustrating how this drainage system will tie into surrounding drainage systems, (i.e., is it part of an overall drainage scheme?) How will external flows be accommodated? What is the design capacity of the receiving system?
 - b) stormwater management techniques which may be required to control minor or major flows;
 - c) appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, and to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat;
 - d) proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
 - e) location and description of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 166/06, the TRCA's (*Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*) Regulation;
 - f) overall grading plans for the subject lands; and,
 - g) supplementary measures including additional source and conveyance measures to enhance infiltration and reduce run-off volumes.
5. That the final site plan be red-line revised in order to meet TRCA requirements, if necessary.
6. That the Owner address flood proofing measures/comments to the satisfaction of the TRCA.
7. The Owner shall submit a detailed and comprehensive Erosion and Sediment Control Plan (ESC), which complies with the TRCA's Erosion and Sediment Control Guidelines for Urban Construction. The submitted ESC Plan will also satisfactorily address TRCA comments.
8. That the Owner address outstanding water quality issues as noted in the TRCA Letter of April 7, 2015, to their satisfaction.
9. That the Owner submit a complete water balance analysis for the subject property including the location and details of measures to meet water balance criteria (i.e. storage tank) to the satisfaction of the TRCA.

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10. That prior to occupancy, the Owner submit an Emergency Response/Management Plan to both TRCA and to the City of Vaughan's Emergency Manager, that will be included in the articles of the incorporation of the condominium declaration and within the Site Plan Agreement.
11. That all purchasers/tenants/leases be advised that portions of the subject property are located within the Regulatory Storm Flood Plain and that lands may be inundated during a storm.
12. Require that sustainable building features and site design features be incorporated into the development, to be reviewed and approved through the finalization of Site Development Application process.
13. The Owner shall implement all possible measures to mitigate the risk associated with flooding and provide the purchasers of these dwellings with flood proofing emergency plans and procedures and informing the purchasers of the surrounding hazard lands.
14. The Owner agrees to the satisfaction of the TRCA to:
 - i) carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical detailed engineering report;
 - ii) to maintain all stormwater management and erosion and sediment control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
 - iii) to obtain all necessary permits pursuant to the Ontario Regulation 166/06 from the TRCA; and,
 - iv) to submit final grading plans/documentation that the building/servicing structures conform to the Flood Plain Analysis Report, prepared by Water's Edge, revised February 7, 2014.

Vaughan Development Engineering and Infrastructure Planning Services Department

The Development Engineering Department and Infrastructure Planning Services Department (Vaughan Engineering Department) has indicated they are generally satisfied with the latest engineering plans and stormwater management report submission. The final detailed Site Grading and Servicing plans, Stormwater Management report, Functional Servicing report and Erosion Control plan prepared by Cole Engineering must be approved to the satisfaction of the Engineering Department.

i) Transportation Engineering Section

The Transportation Engineering Section supports the development, and provides the following comments:

- The Owner is proposing a parking space size of 2.6 m x 5.7 m, which is smaller than the required parking space size of 2.7 m x 6 m and 3.9 m x 6 m for a barrier-free parking space. The Owner has provided satisfactory justification for this reduction through the parking study.
- The final site plan should detail the Active Transportation requirement in accordance with the TDM comments.
- Additional comments have been red-lined on the drawings.

The parking study submitted in support of the applications concludes that the proposed parking supply is sufficient for the development's specific requirement since the proposed ratios are justified based on the IBI Parking Standard Review and detailed parking survey of the Market

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Lane Complex. Since VOP 2010 promotes a non-auto modal split to encourage more sustainable travel, the Engineering Department has no objection with the proposed parking supply recommended by the Study.

Prior to the final approval of the site plan, the red-line Vaughan Engineering Department comments must be addressed.

ii) Transportation Demand Management (TDM)

The Vaughan Engineering Department has indicated that they are satisfied with the latest site plan and TDM plan submitted, and can approve the TDM plan subject to the condition outlined in the recommendation section of this report, requiring the Owner to provide a Letter of Credit to guarantee the implementation of the TDM measures.

iii) Environmental

The Vaughan Engineering Department, Environmental Section has indicated that are satisfied with the Environmental Site Assessment (ESA) documents submitted in support of the proposed development. They have no objection to the development applications proceeding to a technical report for consideration by the Committee of the Whole.

The Holding Symbol “(H)” shall be applied in the implementing zoning by-law with a condition for removal of the Holding Symbol “(H)” requiring the Owner to verify the remediation through implementation of the accepted Remedial Action Plan (RAP) and submission of a Record of Site Condition (RSC) successfully on the Ministry of the Environment and Climate Change (MOECC) Environmental Site Registry.

iv) Sewage and Water Allocation

The City-wide Water and Wastewater Master Plan Class Environmental Assessment Study identifies the need for sanitary upgrades on Woodbridge Avenue at Clarence Street to service the planned growth in the Woodbridge Core Area. The applications are subject to a \$5,790.40 Special Service Area Development Charge (SAC) for the Woodbridge Avenue Sanitary Sewer Improvement works. A condition to this effect has been included in the recommendation of this report. The Site Specific Area Charge information was forwarded to the Owner.

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 over the next three years. Accordingly, servicing capacity for the subject development is available for 69 residential units. A Vaughan Council resolution to allocate capacity to the subject development is provided in the recommendation of this report.

Vaughan Legal Services Department, Real Estate Division

The Vaughan Legal Services Department, Real Estate Division has advised that for residential high density development, the Owner shall pay to 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 and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

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Canada Post

Canada Post has no objection the proposed development, subject to the Owner contacting Canada Post during the project's design stage and satisfying their conditions.

Enbridge Gas Distribution

Enbridge Gas Distribution (EGD) has reviewed the applications and has no objection to the proposal, and advises that in the event an easement is required to service this development it shall be provided to EGD at no cost.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i) **Lead and Promote Environmental Sustainability**

The Owner will be incorporating the sustainable site and building features identified in this report.

ii) **Plan and Manage Growth and Economic Well-being**

The development facilitates intensification within a neighbourhood of the Woodbridge Community that is described in the Woodbridge Centre Secondary Plan (WCSP) Section 3.1 (in part) as a vibrant local centre providing retail, business and commercial services to the surrounding community. This area was also identified as an area of intensification in the "Where and How to Grow" report for the City of Vaughan Official Plan Review, as it is considered beneficial to the vitality and economic health of the local centre.

iii) **Preserve Our Heritage and Support Diversity, Arts and Culture**

The Owner is proposing to develop the site and in a manner that incorporates the Gilmour Hallet House and provide a commemoration plan identifying the history of the Gilmour Hallet House and the milling industry in Woodbridge, to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

Regional Implications

York Region has advised that they have objection to the Zoning By-law Amendment and Site Development applications.

Conclusion

The Vaughan Planning Department has reviewed Zoning By-law Amendment File Z.06.079 to rezone a portion of the subject lands to facilitate Site Development Application DA.14.081, in consideration of the applicable Provincial policies, Regional and City Official Plan policies, including for the Woodbridge Special Policy Area, the Woodbridge Heritage District Plan, By-law 1-88, and the surrounding existing and planned land uses.

The Provincial Policy Statement (PPS) establishes policies for intensification within the Special Policy Area (SPA), which are intended to reduce the potential for public risk from natural hazards. The Woodbridge SPA Justification report recommended that the Woodbridge Centre Secondary

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Plan (WCSP) provide additional density for the SPA in the Woodbridge Commercial Core, including the subject lands as they have a low risk to life threshold.

The proposed development is considered appropriate given the surrounding land use context and will facilitate a development that is compatible with the adjacent properties and the Woodbridge Core Area. Furthermore, the vision of the Woodbridge Commercial Core provides for some level of residential intensification, a strong animated streetscape, and therefore, redevelopment must be supported to maintain the economic viability of the Core Area, in accordance with the Official Plan, which the proposed development conforms to.

Should the applications be approved, a corresponding Draft Plan of Condominium Application is required to be submitted in the future for Vaughan Council approval to implement the tenure of the proposed development. Accordingly, the Vaughan Planning Department can support the approval of the applications subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations - South and East
6. Elevations - North and West
7. Courtyard Plan and Elevations

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.)