

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014

Item 4, Report No. 43, of the Committee the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on December 9, 2014, as follows:

By receiving the following Communications:

- C2. Ms. Bettina Palmieri, William Street, Woodbridge, dated December 2, 2014;**
- C3. Mr. Lou DeBellis, dated December 2, 2014;**
- C5. Ms. Leslie Ann Coles, Wallace Street, Woodbridge, dated December 3, 2014; and**
- C6. Mr. Henry Weilenmann, Wallace Street, Woodbridge dated December 3, 2014.**

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**OFFICIAL PLAN AMENDMENT FILE OP.14.006
ZONING BY-LAW AMENDMENT FILE Z.14.026
FCF OLD MARKET LANE 2013 INC.
WARD 2 – VICINITY OF WOODBRIDGE AVENUE AND WALLACE STREET**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated December 2, 2014, be approved;**
- 2) That a community meeting be organized by the local Ward Councillor with Regional Councillors, the applicant, a selection of the ratepayers who spoke at the December 2, 2014, Public Hearing and appropriate City staff to address issues raised;**
- 3) That the following deputations and Communications be received:**
 - 1. Mr. Christopher Tanzola, Overland LLP, Yonge Street, Toronto, on behalf of the applicant;**
 - 2. Mr. Henry Weilenmann, Wallace Street, Woodbridge;**
 - 3. Ms. Liana Vohaitis, Norton Place, Woodbridge;**
 - 4. Ms. Gina Pietrangelo, James Street, Woodbridge;**
 - 5. Ms. Tricia Santaguida, Woodbridge Avenue, Woodbridge;**
 - 6. Ms. Joanna Farrugia, Old Firehall Lane, Woodbridge;**
 - 7. Ms. Sophie Cogliano, Wallace Street, Woodbridge;**
 - 8. Mr. Enzo Iannarelli, Kipling Avenue, Woodbridge;**
 - 9. Mr. Louis De Bellis, Woodbridge Avenue, Woodbridge;**
 - 10. Ms. Pina Sacco, Amos Maynard Circle, Woodbridge;**
 - 11. Mr. Edward Uchimar, James Street, Woodbridge;**
 - 12. Ms. Maria Verna, President, Village of Woodbridge Ratepayers' Association, Woodbridge Avenue, Woodbridge, and C23, petition submitted at the meeting;**
 - 13. Ms. Maria D'Agostino, Old Firehall Lane, Woodbridge, representing the York Region Condominium Corporation 848;**
 - 14. Ms. Josie Fedele, Albany Drive, Woodbridge, representing the West Woodbridge Homeowners Association Inc.;**
 - 15. Mr. Jamie Maynard, William Street, Woodbridge;**
 - 16. Ms. Linda Mae Maxey, Cheltenham Avenue, Woodbridge;**
 - 17. Ms. Deb Schulte, Mira Vista Place, Woodbridge;**
 - 18. Mr. Clarke Wallace, Clarence Street, Woodbridge; and**
 - 19. Ms. Elisa Tortola, Woodbridge Avenue, Woodbridge; and**
- 4) That the following communications be received:**
 - C3. Mr. Jeff Semper, Wallace Street, dated November 27, 2014;**
 - C4. Ms. Sarah E. Prospero, Clarence Street, Woodbridge, dated November 30, 2014;**

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- C5. Derek and Antoinette Steede, Fairground Lane, Woodbridge, dated November 30, 2014;**
- C6. Ms. Mary Cicchirillo, dated December 1, 2014;**
- C8. Yan de Thieulloy, James Street, Woodbridge, dated November 30, 2014;**
- C9. Mr. Steve Woodhall, Fairground Lane, Woodbridge, dated December 1, 2014;**
- C10. Ms. Heather Semper, Wallace Street, Woodbridge, dated December 2, 2014;**
- C11. Mr. William E. Wallis, Woodbridge, dated December 2, 2014;**
- C12. Elizabeth Langenberger and Mace Blundell, Park Drive, Woodbridge, dated December 2, 2014;**
- C13. Ms. Rita Cacciola, dated December 1, 2014;**
- C14. Ms. Martha Bell, dated December 2, 2014;**
- C15. Mr. David Gilfillan, Park Drive, Woodbridge, dated December 2, 2014 and;**
- C17. Ms. Doreen Smith, Wallace Street, Woodbridge, dated December 2, 2014.**

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.14.006 and Z.14.026 (FCF Market Lane 2013 Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Hearing was circulated: November 7, 2014
- b) Circulation Area: Extended polling area beyond the required 150 m as shown on Attachment #1. The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign installed on the property in accordance with the City's Sign Notification Protocol.
- c) Comments Received as of November 18, 2014: None

Purpose

To receive comments from the public and the Committee of the Whole on the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of an 8-storey apartment building with 143 residential apartment units, three 2-storey townhouse units, and 230 m² of ground floor commercial uses and to restore and retain two heritage dwellings (Thomas Frazier Wallace House and the Dr. Peter Mclean House), as shown on Attachments #3 and #4:

1. Official Plan Amendment File OP.14.006 to amend in-effect Official Plan Amendment #240 (Woodbridge Community Plan) as amended by OPA #440 (Woodbridge Core Plan) to redesignate the subject lands from "Medium Density Residential" and "Mixed Use Commercial" to "High Density Residential" and to amend the following official plan policies:

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OPA #440 (Woodbridge Core Plan)	Proposed Amendment to OPA #440
<ul style="list-style-type: none"> The maximum permitted density is 99 units per hectare, with a maximum building height of 4-storeys. 	<ul style="list-style-type: none"> Permit a residential apartment building with terracing ranging in height from 3 to 8-storeys, with a maximum density of 417 units per hectare (3.28 FSI).

2. Zoning By-law Amendment File Z.06.026 to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone and C1 Restricted Commercial Zone to RA2 Apartment Residential Zone, together with the following site-specific zoning exceptions:

Table 1:

	By-law Standard	By-law 1-88, RA2 Apartment Residential Zone Requirements	Proposed Exceptions to the RA2 Apartment Residential Zone Requirements
a.	Permitted Uses	<ul style="list-style-type: none"> Apartment Dwelling Day Nursery 	Permit the following uses: <ul style="list-style-type: none"> An 8-storey Residential Apartment Building with 143 Residential Apartment Dwelling units 3 Townhouse Dwelling units 2 existing Detached Heritage Dwelling units 230 m² of ground floor commercial area with the following permitted uses: <ul style="list-style-type: none"> Bank or Financial Institution Dry Cleaning Establishment Eating Establishment Eating Establishment, Convenience Eating Establishment, Take-out Office, Business or Professional Personal Service Shop Pharmacy Retail Store Retail Store, Convenience
b.	Minimum Lot Area/Unit	80 m ²	23.6 m ²
c.	Minimum Yard Setbacks	Front - 7.5 m Rear - 7.5 m Interior - 13.35 m Exterior - 7.5 m	Front - 1.5 m (Wallace Street) Rear - 2 m (West) Interior - 1 m (South) Exterior - 0 m (Woodbridge Ave.)

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d.	Minimum Setbacks to Underground Garage	Front - 1.8 m Rear - 0 m Interior - 0 m Exterior - 1.8 m	Front - 1.5 m (Wallace Street) Rear - 0.5 m (West) Interior - 0.3 m (South) Exterior - 0 m (Woodbridge Ave.)
e.	Minimum Parking Requirements	143 apartment units @ 1.5 spaces/unit = 215 spaces + 3 townhouse units @ 2.0 spaces/unit = 6 spaces + 143 apartment units @ 0.25 visitor spaces/unit = 36 spaces + 230 m ² Commercial @ 6 spaces/100 m ² GFA = 14 spaces Total Parking Required = 271 spaces	76, one bedroom apartment units @ 0.8 spaces/unit = 61 spaces + 67, two bedroom apartment units = 67 spaces + 146 units (apartment and townhouse) @ 0.2 visitor spaces/unit = 30 spaces + 3 townhouse units @ 1 space/unit = 3 spaces + 230m ² Commercial GFA @ 3 spaces/100 m ² = 7 spaces Total Parking Proposed = 168 spaces
f.	Barrier-Free Parking Spaces	3	0
g.	Definition of Accessory Building	Accessory Building - Means a subordinate building or structure, whether separate or attached, located on the same lot as the main building, the use of which is clearly incidental to that of the main building, not used for human habitation, and includes a private garage or carport.	For the existing Heritage Homes located at 185 and 197 Woodbridge Avenue, an Accessory Building - Means a subordinate building or structure, whether separate or attached, located on the same lot as the main building, the use of which is clearly incidental to that of the main building, not used for human habitation, and without a private garage or carport.
h.	Minimum Amenity Area	76 one-bedroom unit @ 20m ² = 1,520 m ² + 67 two-bedroom units @ 55m ² = 3,685 m ² + 3 three-bedroom units @ 90m ² = 270 m ² Total = 5,475 m ²	2,520 m ² for the entire development

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Additional zoning exceptions may be identified through the detailed review of the applications and will be considered in a technical report to a future Committee of the Whole meeting.

Analysis and Options

Location	<ul style="list-style-type: none">▪ Southwest corner of Woodbridge Avenue and Wallace Street known municipally as 177, 185 and 197 Woodbridge Avenue, City of Vaughan, as shown on Attachments #1 and #2.▪ The 0.35 ha site is comprised of an assembly of 3 parcels with frontage on Woodbridge Avenue and Wallace Street. The subject lands are currently developed with 3 residential dwellings, two of which (185 and 197 Woodbridge Avenue, the Thomas Frazier Wallace House and the Dr. Peter Mclean house respectively) are proposed to be restored and incorporated within the development. The third dwelling (177 Woodbridge Avenue) is proposed to be demolished to facilitate the proposed development.
Official Plan Designation a) OPA #600 (In-effect) b) VOP 2010	<ul style="list-style-type: none">▪ The subject lands are designated 'Medium Density Residential' and "Mixed Use Commercial" by the in-effect OPA #240 (Woodbridge Community Plan) as amended by OPA #440 (Woodbridge Core Plan), which permits low rise residential and mixed-use buildings with a maximum building height of 3-storeys and density of 35 units per hectare. The "Mixed Use Commercial" designation does not prescribe a maximum density. The opportunity for a 4th storey in the roofline is permitted within the "Mixed Use Commercial" designation depending on the adjacent development. The proposal to redesignate the subject lands to "High Density Residential" to permit an 8-storey mixed-use building with a residential density of 417 units per hectare does not conform to the in-effect Official Plan.▪ 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 Secondary Plan, which was adopted by Vaughan Council on September 7, 2010, however, subject to appeal before the Ontario Municipal Board (OMB). This designation permits multi-unit mixed-use buildings with a maximum building height of 4-storeys and a Floor Space Index (FSI) of 1.0. The proposed 8-storey building with an FSI of 3.82 does not conform to VOP 2010.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned R2 Residential Zone and C1 Restricted Commercial Zone, which do not permit the proposed development. In order to implement the proposed development shown on Attachment #3 and the site-specific zoning standards proposed in Table 1, an amendment to Zoning By-law 1-88 is required.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

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Preliminary Review

Following a preliminary review of the applications, the Vaughan Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial Policies, Regional and City Official Plan Policies	<ul style="list-style-type: none">▪ The applications will be reviewed in consideration of the applicable Provincial policies and Regional and City Official Plan policies.▪ The appropriateness of the proposed redesignation, density and height, among other matters, will be reviewed.
b.	Appropriateness of the Proposed Uses and Site-Specific Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed rezoning of the subject lands to permit the proposed residential and commercial uses and built form, together with the site-specific exceptions to implement the plan, will be reviewed in consideration of the surrounding existing and planned land uses, with particular consideration given to land use compatibility, built-form, height, building setbacks, parking adequacy, accessibility, and appropriate development standards.
c.	Impact on Heritage Conservation District	<ul style="list-style-type: none">▪ The property is subject to the Woodbridge Heritage Conservation District Plan and is located within the Woodbridge Avenue Character Area, containing two buildings identified as significant heritage dwellings as shown on Attachment #3. The Owner is proposing to restore and incorporate 185 and 197 Woodbridge Avenue, the Thomas Frazier Wallace House and Dr. Peter Mclean House, respectively, into the development as additional amenity space.▪ The proposed development will be reviewed in consideration of compatibility and the appropriateness of incorporating the existing heritage dwellings into the proposed development. The proposed development must be reviewed by the Heritage Vaughan Committee.▪ A Cultural Heritage Resource Impact Assessment was submitted in support of the proposed development and must be reviewed by Cultural Heritage staff in the Vaughan Planning Department.▪ The proposed development will be reviewed for conformity with the applicable Heritage Conservation District policies respecting, but not limited to, building use, design, height and setbacks.

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d.	Urban Design Review Panel	<ul style="list-style-type: none"> A preliminary design concept was considered by the Vaughan Design Review Panel (DRP) on February 27, 2014. After the Public Hearing and once all comments have been satisfactorily addressed, it will be necessary to take a revised proposal for consideration at a future DRP meeting.
e.	Water and Servicing Allocation	<ul style="list-style-type: none"> The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the applications are approved. Should servicing capacity not be available, the use of the Holding Symbol "(H)" will be considered for the subject lands.
f.	Transportation/Roads	<ul style="list-style-type: none"> The Owner has submitted a Traffic Impact/Parking Study, prepared by Cole Engineering in support of the proposed development, which has been circulated for review. Access improvements and any required road widening or sight triangles must be identified and approved by the Vaughan Development/Transportation Engineering Department.
g.	Additional Studies and reports	<ul style="list-style-type: none"> The following additional studies have been submitted in support of the proposed development, which must be reviewed by the appropriate City Departments. <ul style="list-style-type: none"> Preliminary Pedestrian Level Wind Study Noise Feasibility Study Phase 1 Environmental Study Arborist Report Planning Rationale including Sun/Shadow Study <p>These reports and any additional reports, as required, as identified through the development process must be reviewed by the City.</p>
h.	Sustainable Development	<ul style="list-style-type: none"> Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, drought tolerant landscaping, alternatives to vehicular modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment (e.g. green roofs) to address the "heat island" effect, etc, will be reviewed through the Site Development process.

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i.	Future Site Development Application/Condominium Approval	<ul style="list-style-type: none">Future Site Development and Draft Plan of Condominium Applications will be required to facilitate the proposed development, should the subject applications be approved. The development will be reviewed to ensure, but not be limited to, appropriate site design, details, and materials and colours in keeping with heritage policies, the incorporation of the heritage dwellings and the transition between the proposed development and surrounding land uses, pedestrian connectivity, access, internal traffic movement, parking adequacy, landscaping, servicing and grading, appropriate amenity area and barrier-free accessibility.
j.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none">The subject lands are located within the Toronto and Region Conservation Authority Regulated Area, and therefore, the Owner must satisfy all requirements of the Toronto and Region Conservation Authority.
k.	The Woodbridge Core Streetscape Plan (WCSP)	<ul style="list-style-type: none">The Owner shall incorporate any design works required to implement the WCSP along Woodbridge Avenue and Wallace Street to the satisfaction of the City of Vaughan. The WCSP study is scheduled to commence in the first quarter of 2015.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to York Region for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map/Extended Polling Area Map
2. Location Map
3. Site Plan
4. Elevation Plan

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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.)