



File: 89137
April 29, 2014

City of Vaughan
Planning Department
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

By Email: john.mackenzie@vaughan.ca

Attention: Mr. John Mackenzie
Commissioner of Planning

C	2
Item #	35
Report No.	18 (CW)
Council - May 6/14	

Dear Sir:

Re: Comments re: Committee of the Whole April 29, 2014
Woodbridge Special Policy Area
Justification Report for the
Woodbridge Centre Secondary Plan
File 25.5.12.2, City of Vaughan

In response to the Recommendation Report to the Committee of the Whole meeting of April 29, 2014, and in relation to the Woodbridge Special Policy Area Justification Report for the Woodbridge Centre Secondary Plan we provide the following comments.

We represent the owner of the properties known as 56 Woodbridge Avenue, 15 Clarence Street and 23 Clarence Street located at the northeast corner of Woodbridge Avenue and Clarence Street.

The properties 56 Woodbridge Avenue and 15 Clarence Street are subject to site plan and rezoning applications (DA. 01.057 and Z.00.062) that date back to the year 2000, these files have been kept active by the owner with intentions of finalizing the development. The current proposal is for a four (4) storey mixed-use condo building including nineteen (19) residential units and ground floor commercial uses. The total GFA of the current plan is 4,477.3 sq. m (FSI 1.83). This development plan is based on the land use policies of the time, and under the in-effect Official Plan Amendment (OPA # 440) which also included density bonusing. The proposal includes 875.9 sq. m. of commercial space contributing to an FSI of 0.36. It is noted that OPA #440 did not restrict the densities in terms of area.

The property known as 23 Clarence Street was purchased by the owner in the early part of 2014 to be added to the existing site plan development application.

Concerns:

Our Client's concerns are regarding the densities as outlined in the Woodbridge Centre Secondary plan. The densities of the current plan, and as carried forward in the Justification Report are below what is required to make the existing site plan for a mixed-use building feasible. It is noted that 56 Woodbridge Avenue and 15 Clarence Street are designated as 0.7 FSI, while 23 Clarence is designated as 0.5 FSI.

Further, the conversion of densities from "units per hectare" calculation in OPA # 440, to the "Floor Space Index" (FSI) calculation in the Woodbridge Centre Secondary Plan, and the removal of density bonusing allowances have effectively decreased the land's potential.

The applicant is seeking an increase in densities on all three properties to an FSI similar to that of the properties on the north-west side of Clarence Street, being an average of 1.8 FSI which still falls below the allowable FSI under the previous policies of OPA 440 to which the application was based upon. One consistent FSI across the owner's holdings as well as the two properties north falling within the 0.5 FSI would allow for the maintenance of strong architectural detailing of the streetscape, while upholding the strong 'Village Character' as outlined in the Woodbridge Heritage Conservation District Plan guidelines that have been incorporated in the attached architectural elevation plans.

The owner would also like to request that consideration be given to eliminating the ground floor commercial component of the building from the overall FSI calculation. This would assist the owner in achieving the desired residential areas while maintaining the heritage attributes in the building design.

The owner has had preliminary discussions about these concerns with Planning Department staff in order to come to a solution that could best guide the development of this "Avenue" and designated 'Pedestrian Priority Node' and main focal point of social activity within the Woodbridge core.

Flood Risk:

When assessing the individual flood risk of the three development properties, Figure 6-5 outlines that both 15 and 23 Clarence are considered properties with safe access.

In terms of the property's potential for flood risk, Figure 6-6 and 6-7 indicate that the rear of 56 Woodbridge Avenue and 15 Clarence Street are considered high risk, while the majority of the two property's, specifically the access portion are considered to fall within a low flood risk area. The owners' newest property acquisition, 23 Clarence Street falls entirely within the low flood risk area. These findings demonstrate that the property is suitable for the proposed additional densities, as there are other high risk properties in the immediate area that have been approved and built up with up to 3.64 FSI's.

Our comments are being submitted in response to the report being presented at Committee of the Whole and we ask that Committee consider the owner's request for increased FSI to allow the owner to continue to develop the lands for a project that respects the character of the Woodbridge Core, in its design, scale and massing and builds on the supply of local commercial uses and encourages pedestrian connectivity to neighbouring park and other surrounding uses.

It is noted that our client's request for FSI of up to 1.8 is well within the current built form of the immediate and surrounding area.

We look forward to further discussions with staff regarding the foregoing requests in order to arrive at mutually acceptable densities for the project.

Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

EMC GROUP LIMITED



Nadia Zuccaro, MCIP, RPP
Planner

C: City Clerks Dept. (clerks@vaughan.ca)
Mr. Tony Iacobelli, Senior Environmental Planner (Tony.Iacobelli@vaughan.ca)
Mr. Cameron Balfour, Planning Dept. (Cameron.Balfour@vaughan.ca)
Mr. Eugene Fera, Planning Dept. (Eugene.Fera@vaughan.ca)
Ms. Anna Sicilia, Policy Planning Dept. (Anna.Sicilia@vaughan.ca>)

Subject: FW: Committee of the Whole - Justification Report for Woodbridge SPA- Woodbridge Centre Sec Plan
Attachments: StreetElevations.pdf; YardElevations.pdf; 89137 Letter to Planning- Woodbridge SPA.pdf

To: Planning Department
Attention: John Mackenzie

John,

As per our meeting with Tony Iacobelli, Eugene Fera and Cameron Balfour yesterday afternoon, please accept the attached letter in response to the Report on today's Committee of the Whole Agenda for the Woodbridge SPA, Justification Report for the Woodbridge Secondary Plan.

Should you have any questions or concerns, please do not hesitate to contact me.

Regards,

Nadia Zuccaro, MCIP, RPP
Planner



Engineers, Planners, Project Managers
7577 Keele Street, Suite 200
Concord, Ontario L4K 4X3
T.(905)738-3939
F.(905)738-6993
www.emcgroup.ca

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