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Item #	<u>35</u>
Report No.	<u>18 (cw)</u>
<u>Council - May 6 / 14</u>	

DATE: MAY 2, 2014
TO: MAYOR AND MEMBERS OF COUNCIL
FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING
SUBJECT: COMMUNICATION – COUNCIL MEETING – MAY 6, 2014

**ITEM #35 – REPORT #18 – COMMITTEE OF THE WHOLE – APRIL 29, 2014
WOODBIDGE SPECIAL POLICY AREA JUSTIFICATION REPORT FOR THE
WOODBIDGE CENTRE SECONDARY PLAN FURTHER MODIFICATIONS TO
THE WOODBRIDGE CENTRE SECONDARY PLAN
WARD 2
FILE 25.5.12.2**

As a result of ongoing consultation with the Ministry of Municipal Affairs and Housing, the Ministry of Natural Resources and the Toronto and Region Conservation Authority, it has been determined that Policy 7.3.2 c) of the Woodbridge Centre Secondary Plan, concerning safe access requirements, must provide greater clarity regarding safe pedestrian movement as it relates to residential and non-residential buildings in the Special Policy Area. Policy 7.3.2 c) has been revised to read as follows:

- i) For any new development or redevelopment, provide dry pedestrian access wherever possible.
- ii) At a minimum, *safe pedestrian movement* pursuant to the Provincial flood proofing standards shall be required for all new buildings that provide overnight accommodation and/or for any redevelopment where an increase in the number of units that provide overnight accommodation is proposed.
- iii) For matters not identified in sub-policy (ii), *safe pedestrian movement* and *safe vehicular access and egress* for all new buildings shall be provided pursuant to the Provincial flood proofing standards, or achieve the highest level of flood protection determined to be practical by the Toronto and Region Conservation Authority and the City.

In addition to the changes set out above, two aspects of Policy 7.3.3 have been identified for minor modification. The modification will ensure that any redevelopment on a given site meets the conditions of Policy 7.3.3, including alterations to the building structure. Therefore the phrase “additions or alterations” is reinstated into the Woodbridge Centre Secondary Plan. It has also been determined that the issue of safe access is described in sufficient detail in Policy 7.3.2 c) above. As a result, it is recommended that Policy 7.3.3 d), which contained a similar provision, be removed in its entirety. Policy 7.3.3 of the Woodbridge Centre Secondary Plan now reads as follows:

3. Notwithstanding the policies above, no new development, including additions and alterations, shall be permitted on any parcel of land in the Special Policy Area if the following conditions apply:

- a. The building or structure will be subject to a risk of flooding in excess of 25% over an assumed life of 100 years (approximately 1:350 year flood – a probability of occurrence once in every 350 years).
- b. The development will be subject to flows which due to their velocity and/or depth would be a hazard to life or susceptible to major structural damage as a result of a flood less than or equal to the Regulatory Flood.
- c. The necessary flood damage reduction measures would increase the risks associated with flooding and erosion on adjacent, up-stream or down-stream properties.

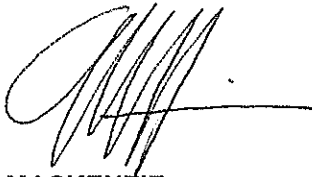
Recommendation

It is recommended:

- 1. That the Woodbridge Centre Secondary Plan be modified by:
 - a) Replacing Policy 7.3.2 c with the following:
 - i) For any new development or redevelopment, provide dry pedestrian access wherever possible.
 - ii) At a minimum, *safe pedestrian movement* pursuant to the Provincial flood proofing standards shall be required for all new buildings that provide overnight accommodation and/or for any redevelopment where an increase in the number of units that provide overnight accommodation is proposed.
 - iii) For matters not identified in sub-policy (ii), *safe pedestrian movement* and *safe vehicular access and egress* for all new buildings shall be provided pursuant to the Provincial flood proofing standards, or achieve the highest level of flood protection determined to be practical by the Toronto and Region Conservation Authority and the City.
 - b) Replacing Policy 7.3.3 with the following:
 - 3. Notwithstanding the policies above, no new development, including additions and alterations, shall be permitted on any parcel of land in the Special Policy Area if the following conditions apply:
 - a. The building or structure will be subject to a risk of flooding in excess of 25% over an assumed life of 100 years (approximately 1:350 year flood – a probability of occurrence once in every 350 years).
 - b. The development will be subject to flows which due to their velocity and/or depth would be a hazard to life or susceptible to major structural damage as a result of a flood less than or equal to the Regulatory Flood.
 - c. The necessary flood damage reduction measures would increase the risks associated with flooding and erosion on adjacent, up-stream or down-stream properties.

2. Staff make the subject modifications in the required reports in the Special Policy Area (SPA) package that will be sent to the Toronto and Region Conservation Authority for endorsement.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'JM', with a long horizontal line extending to the right.

JOHN MACKENZIE
Commissioner of Planning

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Copy To: Barbara Cribbitt, Interim City Manager
 Jeffrey A. Abrams, City Clerk
 Grant Uyeyama, Interim Director of Planning, and
 Director of Development Planning
 Roy McQuillin, Manager of Policy Planning
 Tony Iacobelli, Senior Environmental Planner