

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016

5 ZONING BY-LAW AMENDMENT FILE Z.15.041
HOUSING YORK INC./ REGIONAL MUNICIPALITY OF YORK
WARD 2 - VICINITY OF KIPLING AVENUE AND WOODBRIDGE AVENUE

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated May 31, 2016, be approved;
- 2) That prior to its return to the Committee of the Whole, this application be the subject of further discussions as moderated by the local councillor, such discussions to include but not be limited to the applicant, the local ratepayers' association, appropriate staff (including planning, cultural, heritage, legal and urban design) for the purpose of refining the application to better meet the concerns of area residents;
- 3) That any deputant or correspondent as registered by staff in respect of the application be informed of any such discussions by staff;
- 4) That the following deputations and Communication, be received:
 - 1) Ms. Lauren Capilongo, Malone Given Parsons Ltd., Renfrew Drive, Markham, on behalf of the applicant;
 - 2) Mr. Joshua Scholten, York Region, Housing Services Branch, Yonge Street, 3rd floor, Newmarket;
 - 3) Ms. Maria Verna, Village of Woodbridge Ratepayers' Association, Woodbridge Avenue, Woodbridge and Communication C1, dated April 1;
 - 4) Mr. Tony Ambrose, Woodbridge Avenue, Woodbridge;
 - 5) Ms. Vita Ferrari, Woodbridge Avenue, Woodbridge;
 - 6) Ms. Yolanda Morcella, Woodbridge Avenue, Woodbridge;
 - 7) Ms. Gina Pietrangelo, Village of Woodbridge Ratepayers' Association, James Street, Woodbridge; and
 - 8) Mr. Richard Lorello, Treelawn Boulevard, Kleinburg; and
- 5) That the following Communications be received:
 - C2. Ms. Rina Lombardi, dated May 4, 2016;
 - C3 and C5. Ms. Candace Marston-Browaty, York Region, Housing Services Branch, Yonge Street, 3rd floor, Newmarket, dated May 5, 2016; and
 - C4. Ms. Irina Tereshenko, Woodbridge Avenue, Woodbridge, dated May 5, 2016.

1. THAT the Public Hearing report for File Z.15.041 (Housing York Inc./Regional Municipality of York) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

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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 Public Hearing was circulated: May 6, 2016. The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area: 150 m and to the Village of Woodbridge Ratepayers Association
- c) Comments Received:

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole for the subject Zoning By-law Amendment Application, for the lands shown on Attachments #1 and #2, to facilitate the development of the subject lands with a 6-storey residential building containing 160 affordable housing units and 322 m² of ground floor commercial uses. The proposed development will be serviced by 195 parking spaces (26 surface and 169 internal spaces) and a private driveway having access from Woodbridge Avenue, as shown on Attachments #3 to #6. Zoning By-law Amendment File Z.15.041 seeks to rezone the subject lands from RM1 Multiple Residential Zone, subject to site-specific Exception 9(1), RM2 Multiple Residential Zone, subject to site-specific Exception 9(820), R3 Residential Zone and M3 Transportation Industrial Zone to RA2 Apartment Residential Zone, together with the site-specific zoning exceptions identified in Table 1 of this report, in the manner shown on Attachment #3.

Table 1:

	By-law Standard	By-law 1-88, RA2 Apartment Residential Zone	Proposed Exceptions to the RA2 Apartment Residential Zone
a.	Permitted Uses	Apartment Dwelling Day Nursery	Permit the following additional uses: - Art Gallery - Club - Community Use

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			<ul style="list-style-type: none"> - Eating Establishment - Eating Establishment, - Convenience - Eating Establishment, Take-out - Health Centre - Office, Business or Professional - Store, Convenience Retail - Store, Retail
b.	Minimum Lot Area/Unit	80 m ²	48 m ²
c.	Minimum Yard Requirements	i) Front - 7.5 m (Woodbridge Avenue) ii) Interior Side Yard - 4.2 m (to exterior stairways)	i) Front - 2 m (Woodbridge Avenue) ii) Interior Side Yard - 0 m (to exterior stairways)
d.	Minimum Parking Requirements	160 apartment dwellings @ 1.5 spaces/unit = 240 spaces + 160 apartment dwellings @ 0.25 visitor spaces/unit = 40 spaces + 322 m ² commercial @ 6 spaces/100m ² GFA = 20 spaces Total Parking Required = 300 spaces	160 apartment dwellings @ 0.925 spaces/unit = 148 spaces + 160 apartment dwellings @ 0.168 visitor spaces = 27 spaces + 322 m ² commercial @ 6 spaces/100 m ² = 20 spaces Total Parking Proposed = 195 spaces
e.	Minimum Parking Space Dimension	2.7 m x 6.0 m	2.6 m x 5.7 m
f.	Minimum Amenity Area	91, 1-bedroom units @ 20 m ² = 1,820 m ² + 39, 2-bedroom units @ 55 m ² = 2,145 m ² + 28, 3-bedroom units @ 90 m ² = 2,520 m ² + 2, 4-bedroom units @ 110 m ² = 220 m ² Total = 6,705 m ²	2,217.42 m ² for the entire development

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g.	Minimum Landscaping Requirements	i) 6 m - Woodbridge Avenue ii) A strip of land not less than 3.0 m is required around the periphery of an outdoor parking area	i) 2 m - Woodbridge Avenue ii) A strip of land not less than 1.0 m is required around the periphery of an outdoor parking area
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Additional zoning exceptions may be identified through the detailed review of the application and will be considered in a technical report to a future Committee of the Whole meeting.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ East of Kipling Avenue, on the south side of Woodbridge Avenue, known municipally as 259, 275 Woodbridge Avenue and 64 Abell Avenue, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “Low Rise Mixed-Use” by Vaughan Official Plan (VOP) 2010, specifically Volume 2 - Woodbridge Core Secondary Plan. This designation permits a multi-unit mixed-use building with a maximum building height of 6-storeys and an FSI of 1.7 on the subject lands. ▪ The proposal to develop these lands with a 6-storey residential building containing 160 apartment dwellings, 322 m² of ground floor commercial uses and an FS1 of 1.61 conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ RM1 Multiple Residential Zone, subject to Exception 9(1), RM2 Multiple Residential Zone, subject to Exception 9(820), R3 Residential Zone and M3 Transportation Industrial Zone by Zoning By-law 1-88. ▪ The current zoning of the property does not permit the proposed 6-storey mixed-use building. The Owner has submitted Zoning By-law Amendment File Z.15.039 to facilitate the proposed development and zoning amendment, including the site-specific exceptions identified in Table 1 in order to conform with and implement the Official Plan.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

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	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the policies in VOP 2010, specifically Volume 2 - Woodbridge Core Secondary Plan.
b.	Appropriateness of Proposed Uses and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the proposed 6-storey residential building containing 160 affordable housing units and 322 m² of ground floor commercial uses on the subject lands will be reviewed in consideration of compatibility with the surrounding land use context.
c.	Woodbridge Heritage Conservation District	<ul style="list-style-type: none"> ▪ The property is located within the Woodbridge Heritage Conservation District and is located within the Woodbridge Avenue Character Area. ▪ The proposed development will require Heritage Vaughan Committee review and approval of a Heritage Permit. ▪ The proposed development will be reviewed for conformity with the Woodbridge Heritage Conservation District Plan.
d.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The related Site Development Application (File: DA.15.093) will be reviewed concurrently with the Zoning By-law Amendment application to ensure consideration of, but not limited to: appropriate building and site design, environmental sustainability, pedestrian and barrier free accessibility, vehicular access, internal traffic circulation, garbage pick-up area, parking, landscaping, snow storage, stormwater management, servicing and grading. ▪ All issues identified through the review of Site Development File DA.15.093 will be addressed together with the subject Zoning By-law Amendment application in a comprehensive technical report to a future Committee of the Whole meeting.
e.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.

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f.	Traffic Impact Study	<ul style="list-style-type: none">▪ The Traffic Impact Study submitted in support of the application must be reviewed and approved by the York Region Community Planning Department and Development Services and the Vaughan Development Engineering and Infrastructure Planning (DEIP) Department.
g.	Toronto and Region Conservation Authority	<ul style="list-style-type: none">▪ The subject lands are located within the Toronto and Region Conservation Authority (TRCA) Regulated Area, and therefore, the Owner must satisfy all requirements of the TRCA.
h.	The Woodbridge Core Streetscape Plan	<ul style="list-style-type: none">▪ The Owner shall incorporate any design works required to implement the Woodbridge Core Streetscape Plan (WCSP), which is currently in process, along Woodbridge Avenue to the satisfaction of the City of Vaughan.
i.	Studies and Reports	<ul style="list-style-type: none">▪ The Owner has submitted the following studies and reports in support of the development proposal, which must be approved to the satisfaction of the City and/or York Region:<ul style="list-style-type: none">- Functional Servicing and Stormwater Management Report- Traffic Impact Study- Urban Design and Sustainable Development Brief- Arborist Report- Community Services and Facilities Study- Noise and Vibration Feasibility Study
j.	Cash-in-Lieu of Parkland	<ul style="list-style-type: none">▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu Policy, should the Zoning and Site Development applications be approved. The final value of the cash-in-lieu of parkland dedication amount will be determined by the Office of the City Solicitor, Real Estate Department, when the Site Development application is approved.
k.	City of Vaughan Design Review Panel	<ul style="list-style-type: none">▪ The application will be reviewed in consideration of the recommendations of the City of Vaughan Design Review Panel of November 26, 2015.

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

The applicability of this application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

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Regional Implications

The application has 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 application will be considered in the technical review of the application, together with comments from the public and 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
2. Location Map
3. Proposed Site Plan
4. Landscape Plan
5. North and West Elevations
6. South and East Elevations

Report prepared by:

Carmela Marrelli, Senior Planner, ext. 8791

(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.)

Subject:

FW: PH MAY 31, 2016 COMMUNICATION - FW: 259,
File #DA.15.093 & File # Z15041

C I
COMMUNICATION
CW (PH) - May 31, 2016
ITEM - 5

From: Carella, Tony <Tony.Carella@vaughan.ca>
Sent: Sunday, April 17, 2016 11:15 PM
To: Maria Verna; Abrams, Jeffrey
Cc: Cardile, Lucy
Subject: Re: 259, 275 Woodbridge Ave. & 64 Abell Ave. File #DA.15.093 & File # Z15041

Maria, I am forwarding these comments to the Clerk, to ensure they become part of the public record.

Sent from my BlackBerry 10 smartphone on the Bell network.

From: Maria Verna
Sent: Sunday, April 17, 2016 22:52
To: Marrelli, Carmela; Carella, Tony; Rosati, Gino
Cc: Candace Marston-Browaty; info@villageofwoodbridge.ca
Subject: Re: 259, 275 Woodbridge Ave. & 64 Abell Ave. File #DA.15.093 & File # Z15041

Good Morning Ms Marrelli, Councillor Carella and Regional Councillor Rosati

Thank you for soliciting our comments regarding the above site application.

On April 6th 2016, the Village of Woodbridge Ratepayers Association organized a community meeting regarding the above application and invited Candace Marston-Browaty, Manager Development Services York Region; Regional Councillor Gina Rosati; and Ward 2 Councillor Tony Carella. Over 50 local residents attended this meeting and expressed the following concerns:

1. Density

The community is concerned with the increased density that this project will bring to the area. This density will further aggravate congestion along Woodbridge Ave as well as the local traffic along Woodbridge Ave and Abell Ave. Pedestrian safety is also a concern given the lack of sidewalk on the south side of Woodbridge Ave. Residents along Abell Ave are particularly concerned about the entrance of the site's visitors parking lot as the increase traffic will hinder the safety of the numerous children living on the street. Residents would like to see a response to issues regarding safety and mobility.

2. Design

The building fails to conform to the Woodbridge Heritage Conservation District Plan (WHCD). It is institutional looking and not sympathetic to the heritage context of the community as specified in the WHCD. Going forward the community expects that the proper planning process is following which includes a full review and recommendation by Heritage Vaughan, as this site application falls within the boundaries of the Woodbridge Heritage Conservation District. The community also expects to be consulted regarding the design review of the building.

3. Proximity to the Renaissance Condominium

Unit owners of the Renaissance Condominium have expressed concern regarding the close proximity of the parking entrance off of Woodbridge Ave. Ground level terraces at the Renaissance will be at eye level to the parking lot of the said building impeding on their privacy. As well, they will be constantly subjected to vehicle headlights. The community requests that a barrier be considered to address these concerns.

4. Demographics

Currently 275 Woodbridge Ave is designated as Senior Residence under the York Region Public Housing Program. The community expressed their desire to see the said building designated only as a residence for seniors since there is a growing number of seniors in Woodbridge. The Woodbridge Core has historically, and is currently attracting more seniors who lack affordable housing in the area.

5. Commercial Space

Residences are concerned that there is already too much commercial space in Woodbridge that sits vacant. Additional commercial space in a location that is removed from public view and local public transit, as well as lacking direct public parking will guarantee more vacant commercial space. The market for nail and hair salons is exhausted. The community would like the space to be used for community based programs for seniors.

We understand that the applicant will be tendering a revised application and we anticipate that community will be consulted. We look forward to working collaboratively with the York Region and the City of Vaughan to address and resolve the above concerns.

Sincerely

Maria Verna

President of the Village of Woodbridge Ratepayers Association

Subject: FW: Housing York Inc. Woodbridge Site Redevelopm

From: Rina Lombardi [mailto:rina_lombardi@hotmail.com]

Sent: Wednesday, May 04, 2016 9:47 PM

To: candace.marston-browaty@york.ca

Cc: irina@nadlan-harris.com; DevelopmentPlanning@vaughan.ca; Building@vaughan.ca; Policyplanning; Clerks@vaughan.ca

Subject: Housing York Inc. Woodbridge Site Redevelopment Open House

Attention Candace Marston-Browaty, Joshua Scholten and VanMar Constructors Inc.

RE: File Numbers: Z.15.041 and DA.15.093

I'm a resident of 281 Woodbridge Ave. and I am very disturbed with what is going on with this redevelopment. Many of the residents like myself feel blindsided with this. I have many concerns regarding this redevelopment and I have listed a few below. Please address them

We (as a neighboring property) were not informed of any type of construction plans or proposals. Rather, we received a "NOTICE TO THE PUBLIC OF COMPLETE APPLICATION" along with the Proposed Site Plan (Received early March). When (if any), was there a notice sent to all surrounding properties of the proposal of intent/plan to build? What about protests? questions? concerns? Why were we not given a chance to address our concerns? Upon receiving this letter, I had called to inquire. I had spoken with Carmela Marrelli (the Planner Working on the files) at 905-832-8585, Extension 8791. She told me there would be a Public Meeting May 31st but did not get a time. Through conversation with Residents of 281 Woodbridge Ave. many have expressed they're disappointment and disapproval of this re-development.

On May 3rd 2016, I then received a letter at my door sometime between 8am when I left for work and got home at 4:30pm regarding a Housing York Inc. Woodbridge Site Redevelopment Open House. Why was this letter delivered on the same day of the open house? Why were we not given at least 24 hours notice of this? The Open house was from 6:30-8:30pm which seemed to be presented as the project had already been approved... Why is that? The letter was dated April 21, 2016 and as mentioned was not delivered until the day of at my door, hand delivered and unit number written on it (there was an inaccurate address on the envelope).

Rina Lombardi

Subject: FW: Housing York Inc. Woodbridge Site Redevelopm

From: Marston-Browaty, Candace [<mailto:Candace.Marston-Browaty@york.ca>]
Sent: Thursday, May 05, 2016 10:09 AM
To: Rina Lombardi
Cc: irina@nadlan-harris.com; DevelopmentPlanning@vaughan.ca; Building@vaughan.ca; Policyplanning;
Clerks@vaughan.ca; Profitt, Randall; Reiss, Nicole
Subject: RE: Housing York Inc. Woodbridge Site Redevelopment Open House

Dear Rina,

Many thanks for taking the time to contact me regarding the redevelopment of our Woodbridge properties. Also, please accept our sincere apology for the delayed delivery of the invitation to the Region's Open House; the late notice was unintentional.

The invitation was originally mailed out to every household at 281 Woodbridge Avenue on Thursday, April 21, 2016 by VanMar Constructors, the design/build development partner retained by the Region to oversee construction of the new building. Regrettably, these letters were mislabeled and returned by Canada Post to VanMar on Friday, April 29, 2016. VanMar immediately responded by providing your property management company with notices, requesting they be posted around the building the same day. On Monday, May 2, 2016, new letters were also provided to the postal carrier for delivery to household mailboxes.

As you mention, the City of Vaughan will be holding a Statutory Public meeting to receive comments regarding this development on May 31st. We are assured that the City will send a formal notice to each household of your community advising of both the time and location.

At the time that this development was approved by York Regional Council to proceed, Housing York did contact your property management company and advised that we would be happy to attend a meeting of either the Board of Directors or the residents to provide information of our intended redevelopment. We will contact your management office again and reoffer this invitation.

For additional information, please visit york.ca/housing and select New Developments and Proposed Projects

Best regards,

Candace

Candace Marston-Browaty | Manager, Development Services
Housing Services Branch, Community and Health Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
O: 905-830-4444 ext. 72116 | candace.marston-browaty@york.ca | www.york.ca
Our Values: *Integrity, Commitment, Accountability, Respect, Excellence*



From: Rina Lombardi [mailto:rina_lombardi@hotmail.com]
Sent: Wednesday, May 04, 2016 9:47 PM
To: Marston-Browaty, Candace
Cc: irina@nadlan-harris.com; developmentplanning@vaughan.ca; building@vaughan.ca; policyplanning@vaughan.ca; clerks@vaughan.ca
Subject: Housing York Inc. Woodbridge Site Redevelopment Open House

Attention Candace Marston-Browaty, Joshua Scholten and VanMar Constructors Inc.
RE: File Numbers: Z.15.041 and DA.15.093

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Rina Lombardi

Subject: FW: Housing York Inc. Woodbridge Site Redevelopr

From: Irina Tereshenko [<mailto:irina@nadlan-harris.com>]

Sent: Thursday, May 05, 2016 10:23 AM

To: Marston-Browaty, Candace

Cc: Rina Lombardi; DevelopmentPlanning@vaughan.ca; Building@vaughan.ca; Policyplanning; Clerks@vaughan.ca; Profitf, Randall; Reiss, Nicole; Lina Poltinikov

Subject: Re: Housing York Inc. Woodbridge Site Redevelopment Open House

Hi Candace, my name is Irina Tereshenko and I work in the property management office of 281 Woodbridge Ave. I would like to let you know that we were not contacted by anyone in regards to this meeting until the last day of May 2. We were also not contacted upon the approval of this project nor did the management receive any letters from you in the mail. Going forward kindly advise us of any updates on this project. Our contact information is as follows:

Phone: (905)856-9609

email: irina@nadlan-harris.com

lina@nadlan-harris.com

mailing address: Management Office, 281 Woodbridge Ave., Woodbridge, ON, L4L 0C6.

Kind regards.

On Thu, May 5, 2016 at 10:08 AM, Marston-Browaty, Candace <Candace.Marston-Browaty@york.ca> wrote:

Dear Rina,

Many thanks for taking the time to contact me regarding the redevelopment of our Woodbridge properties. Also, please accept our sincere apology for the delayed delivery of the invitation to the Region's Open House; the late notice was unintentional.

The invitation was originally mailed out to every household at 281 Woodbridge Avenue on Thursday, April 21, 2016 by VanMar Constructors, the design/build development partner retained by the Region to oversee construction of the new building. Regrettably, these letters were mislabeled and returned by Canada Post to VanMar on Friday, April 29, 2016. VanMar immediately responded by providing your property management company with notices, requesting they be posted around the building the same day. On Monday, May 2, 2016, new letters were also provided to the postal carrier for delivery to household mailboxes.

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For additional information, please visit york.ca/housing and select New Developments and Proposed Projects

Best regards,

Candace

Candace Marston-Browaty | Manager, Development Services

Housing Services Branch, Community and Health Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
O: 905-830-4444 ext. 72116 | candace.marston-browaty@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence



Please consider the environment before printing this email.

From: Rina Lombardi [mailto:rina_lombardi@hotmail.com]
Sent: Wednesday, May 04, 2016 9:47 PM
To: Marston-Browaty, Candace

Cc: irina@nadlan-harris.com; developmentplanning@vaughan.ca; building@vaughan.ca; policyplanning@vaughan.ca; clerks@vaughan.ca

Subject: Housing York Inc. Woodbridge Site Redevelopment Open House

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RE: File Numbers: Z.15.041 and DA.15.093

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Rina Lombardi

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*Irina Tereshenko
Nadlan-Harris Property Management Inc.
phone: (905)856-9609
fax: (905)856-3995*

Subject: FW: Housing York Inc. Woodbridge Site Redevelopme

From: Marston-Browaty, Candace [<mailto:Candace.Marston-Browaty@york.ca>]

Sent: Friday, May 06, 2016 3:20 PM

To: Rina Lombardi

Cc: Rina Lombardi; Profitt, Randall; Reiss, Nicole; Lina Poltinikov; Irina Tereshenko; DevelopmentPlanning@vaughan.ca; Building@vaughan.ca; Policyplanning; Clerks@vaughan.ca; Joshua Scholten (j_scholten@hotmail.com); Farrell, Rick

Subject: RE: Housing York Inc. Woodbridge Site Redevelopment Open House

Good Afternoon Rina

As a follow up from my email yesterday, I must correct the information regarding the process followed on Friday, April 29th to advise of the Region's Open House held on May 3rd.

Once VanMar received the posted notifications back from Canada Post, it was Van Mar's planner who posted the notices in your building on April 29th, and not your Property Management firm. I apologize for the misunderstanding.

As there are a few of your neighbours also interested in learning more about our redevelopment project, we will contact your Management firm to offer to attend a meeting of the residents and/or Board of Directors.

Please do not hesitate to contact me if you would like any additional information.

Best regards.

Candace

Candace Marston-Browaty | Manager, Development Services
Housing Services Branch, Community and Health Services Department

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O: 905-830-4444 ext. 72116 | candace.marston-browaty@york.ca | www.york.ca
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Dear Rina,

Many thanks for taking the time to contact me regarding the redevelopment of our Woodbridge properties. Also, please accept our sincere apology for the delayed delivery of the invitation to the Region's Open House; the late notice was unintentional.

The invitation was originally mailed out to every household at 281 Woodbridge Avenue on Thursday, April 21, 2016 by VanMar Constructors, the design/build development partner retained by the Region to oversee construction of the new building. Regrettably, these letters returned by Canada Post to VanMar on Friday, April 29, 2016. VanMar immediately responded by providing your property management company with notices, requesting they be posted around the building the same day. On Monday, May 2, 2016, new letters were also provided to the postal carrier for delivery to household mailboxes.

As you mention, the City of Vaughan will be holding a Statutory Public meeting to receive comments regarding this development on May 31st. We are assured that the City will send a formal notice to each household of your community advising of both the time and location.

At the time that this development was approved by York Regional Council to proceed, Housing York did contact your property management company and advised that we would be happy to attend a meeting of either the Board of Directors or the residents to provide information of our intended redevelopment. We will contact your management office again and reoffer this invitation.

For additional information, please visit york.ca/housing and select New Developments and Proposed Projects

Best regards,

Candace

Candace Marston-Browaty | Manager, Development Services

Housing Services Branch, Community and Health Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
O: [905-830-4444 ext. 72116](tel:905-830-4444) | candace.marston-browaty@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence



From: Rina Lombardi [mailto:rina_lombardi@hotmail.com]
Sent: Wednesday, May 04, 2016 9:47 PM
To: Marston-Browaty, Candace
Cc: irina@nadlan-harris.com; developmentplanning@vaughan.ca; building@vaughan.ca; policyplanning@vaughan.ca; clerks@vaughan.ca
Subject: Housing York Inc. Woodbridge Site Redevelopment Open House

Attention Candace Marston-Browaty, Joshua Scholten and VanMar Constructors Inc.

RE: File Numbers: Z.15.041 and DA.15.093

I'm a resident of 281 Woodbridge Ave. and I am very disturbed with what is going on with this redevelopment. Many of the residents like myself feel blindsided with this. I have many concerns regarding this redevelopment and I have listed a few below. Please address them

We (as a neighboring property) were not informed of any type of construction plans or proposals. Rather, we received a "NOTICE TO THE PUBLIC OF COMPLETE APPLICATION" along with the Proposed Site Plan (Received early March). When (if any), was there a notice sent to all surrounding properties of the proposal of intent/plan to build? What about protests? questions? concerns? Why were we not given a chance to address our concerns? Upon receiving this letter, I had called to inquire. I had spoken with Carmela Marrelli (the Planner Working on the files) at 905-832-8585, Extension 8791. She told me there would be a Public Meeting May 31st but did not get a time. Through conversation with Residents of 281 Woodbridge Ave. many have expressed they're disappointment and disapproval of this re-development.

On May 3rd 2016, I then received a letter at my door sometime between 8am when I left for work and got home at 4:30pm regarding a Housing York Inc. Woodbridge Site Redevelopment Open House. Why was this letter delivered on the same day of the open house? Why were we not given at least 24 hours notice of this? The Open house was from 6:30-8:30pm which seemed to be presented as the project had already been approved... Why is that? The letter was dated April 21, 2016 and as mentioned was not delivered until the day of at my door, hand delivered and unit number written on it (there was an inaccurate address on the envelope).

Rina Lombardi

Irina Tereshenko

Nadlan-Harris Property Management Inc.

phone: (905)856-9609

fax: (905)856-3995

**5. ZONING BY-LAW AMENDMENT FILE Z.15.041
HOUSING YORK INC./ REGIONAL MUNICIPALITY OF YORK
WARD 2 - VICINITY OF KIPLING AVENUE AND WOODBRIDGE AVENUE**

P.2016.23

Recommendation

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

1. THAT the Public Hearing report for File Z.15.041 (Housing York Inc./Regional Municipality of York) BE RECEIVED; and, that any issues identified be addressed by the Development 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 Public Hearing was circulated: May 6, 2016. The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area: 150 m and to the Village of Woodbridge Ratepayers Association
- c) Comments Received:

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole for the subject Zoning By-law Amendment Application, for the lands shown on Attachments #1 and #2, to facilitate the development of the subject lands with a 6-storey residential building containing 160 affordable housing units and 322 m² of ground floor commercial uses. The proposed development will be serviced by 195 parking spaces (26 surface and 169 internal spaces) and a private driveway having access from Woodbridge Avenue, as shown on Attachments #3 to #6. Zoning By-law Amendment File Z.15.041 seeks to rezone the subject lands from RM1 Multiple Residential Zone, subject to site-specific Exception 9(1), RM2 Multiple Residential Zone, subject to site-specific Exception 9(820), R3 Residential Zone and M3 Transportation Industrial Zone to RA2 Apartment Residential Zone, together with the site-specific zoning exceptions identified in Table 1 of this report, in the manner shown on Attachment #3.

Table 1:

	By-law Standard	By-law 1-88, RA2 Apartment Residential Zone	Proposed Exceptions to the RA2 Apartment Residential Zone
a.	Permitted Uses	Apartment Dwelling Day Nursery	Permit the following additional uses: <ul style="list-style-type: none"> - Art Gallery - Club - Community Use - Eating Establishment - Eating Establishment, - Convenience - Eating Establishment, Take-out - Health Centre - Office, Business or Professional - Store, Convenience Retail - Store, Retail
b.	Minimum Lot Area/Unit	80 m ²	48 m ²
c.	Minimum Yard Requirements	i) Front - 7.5 m (Woodbridge Avenue) ii) Interior Side Yard - 4.2 m (to exterior stairways)	i) Front - 2 m (Woodbridge Avenue) ii) Interior Side Yard - 0 m (to exterior stairways)
d.	Minimum Parking Requirements	160 apartment dwellings @ 1.5 spaces/unit = 240 spaces + 160 apartment dwellings @ 0.25 visitor spaces/unit = 40 spaces + 322 m ² commercial @ 6 spaces/100m ² GFA = 20 spaces Total Parking Required = 300 spaces	160 apartment dwellings @ 0.925 spaces/unit = 148 spaces + 160 apartment dwellings @ 0.168 visitor spaces = 27 spaces + 322 m ² commercial @ 6 spaces/100 m ² = 20 spaces Total Parking Proposed = 195 spaces
e.	Minimum Parking Space Dimension	2.7 m x 6.0 m	2.6 m x 5.7 m
f.	Minimum Amenity Area	91, 1-bedroom units @ 20 m ² = 1,820 m ² + 39, 2-bedroom units @ 55 m ² = 2,145 m ² +	2,217.42 m ² for the entire development

	By-law Standard	By-law 1-88, RA2 Apartment Residential Zone	Proposed Exceptions to the RA2 Apartment Residential Zone
		28, 3-bedroom units @ 90 m ² = 2,520 m ² + 2, 4-bedroom units @ 110 m ² = 220 m ² Total = 6,705 m ²	
g.	Minimum Landscaping Requirements	i) 6 m - Woodbridge Avenue ii) A strip of land not less than 3.0 m is required around the periphery of an outdoor parking area	i) 2 m - Woodbridge Avenue ii) A strip of land not less than 1.0 m is required around the periphery of an outdoor parking area

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

Background - Analysis and Options

Location	<ul style="list-style-type: none"> East of Kipling Avenue, on the south side of Woodbridge Avenue, known municipally as 259, 275 Woodbridge Avenue and 64 Abell Avenue, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> "Low Rise Mixed-Use" by Vaughan Official Plan (VOP) 2010, specifically Volume 2 - Woodbridge Core Secondary Plan. This designation permits a multi-unit mixed-use building with a maximum building height of 6-storeys and an FSI of 1.7 on the subject lands. The proposal to develop these lands with a 6-storey residential building containing 160 apartment dwellings, 322 m² of ground floor commercial uses and an FS1 of 1.61 conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> RM1 Multiple Residential Zone, subject to Exception 9(1), RM2 Multiple Residential Zone, subject to Exception 9(820), R3 Residential Zone and M3 Transportation Industrial Zone by Zoning By-law 1-88. The current zoning of the property does not permit the proposed 6-storey mixed-use building. The Owner has submitted Zoning By-law Amendment File Z.15.039 to facilitate the proposed development and zoning amendment, including the site-specific exceptions identified in Table 1 in order to conform with and implement the Official Plan.

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 application, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none"> The application will be reviewed in consideration of the policies in VOP 2010, specifically Volume 2 - Woodbridge Core Secondary Plan.
b.	Appropriateness of Proposed Uses and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> The appropriateness of permitting the proposed 6-storey residential building containing 160 affordable housing units and 322 m² of ground floor commercial uses on the subject lands will be reviewed in consideration of compatibility with the surrounding land use context.
c.	Woodbridge Heritage Conservation District	<ul style="list-style-type: none"> The property is located within the Woodbridge Heritage Conservation District and is located within the Woodbridge Avenue Character Area. The proposed development will require Heritage Vaughan Committee review and approval of a Heritage Permit. The proposed development will be reviewed for conformity with the Woodbridge Heritage Conservation District Plan.
d.	Related Site Development Application	<ul style="list-style-type: none"> The related Site Development Application (File: DA.15.093) will be reviewed concurrently with the Zoning By-law Amendment application to ensure consideration of, but not limited to: appropriate building and site design, environmental sustainability, pedestrian and barrier free accessibility, vehicular access, internal traffic circulation, garbage pick-up area, parking, landscaping, snow storage, stormwater management, servicing and grading. All issues identified through the review of Site Development File DA.15.093 will be addressed together with the subject Zoning By-law Amendment application in a comprehensive technical report to a future Committee of the Whole meeting.
e.	Sustainable Development	<ul style="list-style-type: none"> Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	Traffic Impact Study	<ul style="list-style-type: none"> The Traffic Impact Study submitted in support of the application must be reviewed and approved by the York Region Community Planning Department and Development Services and the Vaughan Development Engineering and Infrastructure Planning (DEIP) Department.
g.	Toronto and Region Conservation Authority	<ul style="list-style-type: none"> The subject lands are located within the Toronto and Region Conservation Authority (TRCA) Regulated Area, and therefore, the Owner must satisfy all requirements of the TRCA.
h.	The Woodbridge Core Streetscape Plan	<ul style="list-style-type: none"> The Owner shall incorporate any design works required to implement the Woodbridge Core Streetscape Plan (WCSP), which is currently in process, along Woodbridge Avenue to the satisfaction of the City of Vaughan.
i.	Studies and Reports	<ul style="list-style-type: none"> The Owner has submitted the following studies and reports in support of the development proposal, which must be approved to the satisfaction of the City and/or York Region: <ul style="list-style-type: none"> - Functional Servicing and Stormwater Management Report - Traffic Impact Study - Urban Design and Sustainable Development Brief - Arborist Report - Community Services and Facilities Study - Noise and Vibration Feasibility Study
j.	Cash-in-Lieu of Parkland	<ul style="list-style-type: none"> The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu Policy, should the Zoning and Site Development applications be approved. The final value of the cash-in-lieu of parkland dedication amount will be determined by the Office of the City Solicitor, Real Estate Department, when the Site Development application is approved.
k.	City of Vaughan Design Review Panel	<ul style="list-style-type: none"> The application will be reviewed in consideration of the recommendations of the City of Vaughan Design Review Panel of November 26, 2015.

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

The applicability of this application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The application has 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 application will be considered in the technical review of the application, together with comments from the public and 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
2. Location Map
3. Proposed Site Plan
4. Landscape Plan
5. North and West Elevations
6. South and East Elevations

Report prepared by:

Carmela Marrelli, Senior Planner, ext. 8791

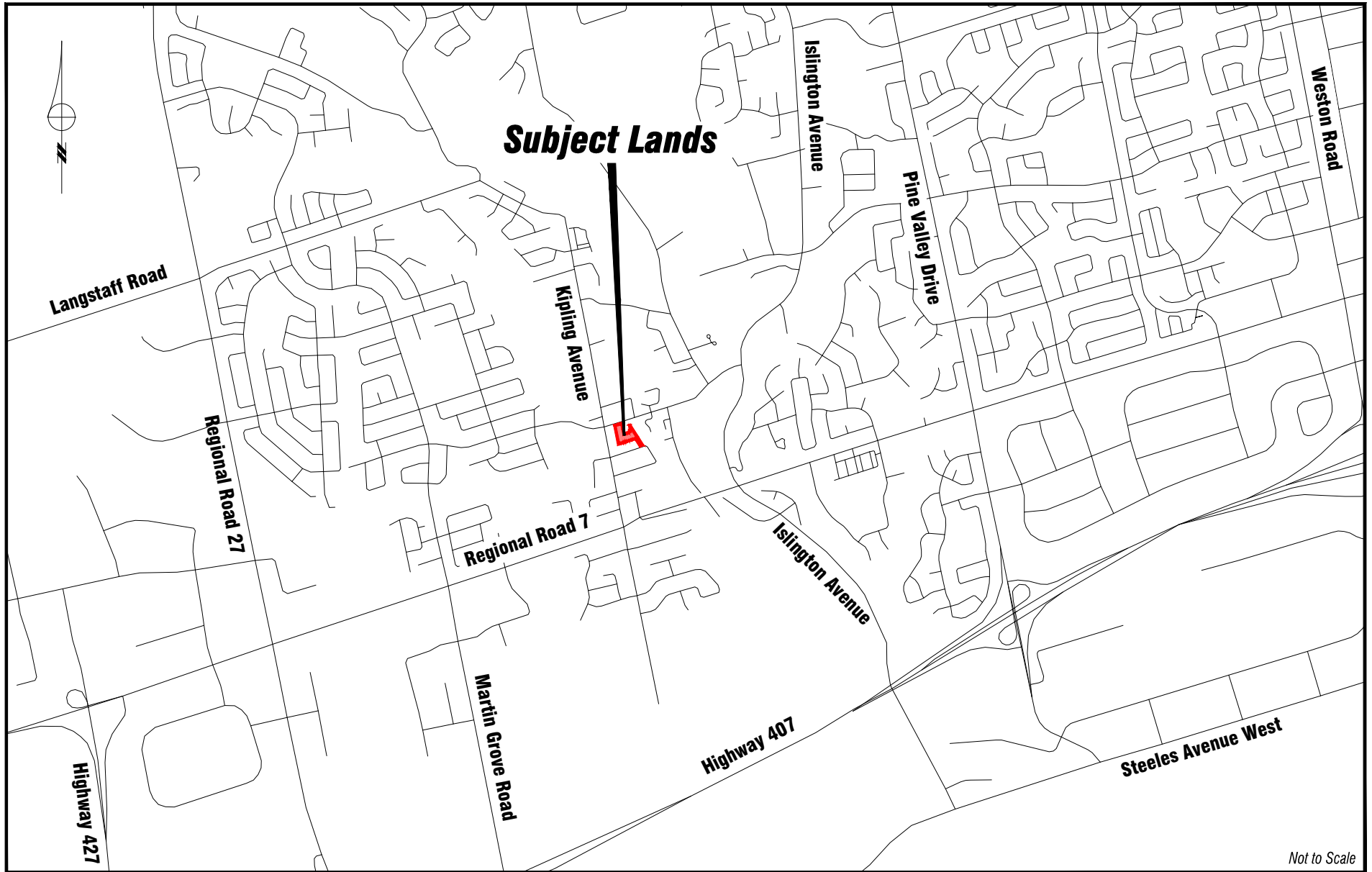
Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

GRANT UYEYAMA
Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/LG



Not to Scale

Context Location Map

LOCATION:
Part of Lot 7, Concession 7

APPLICANT:
Housing York Inc.

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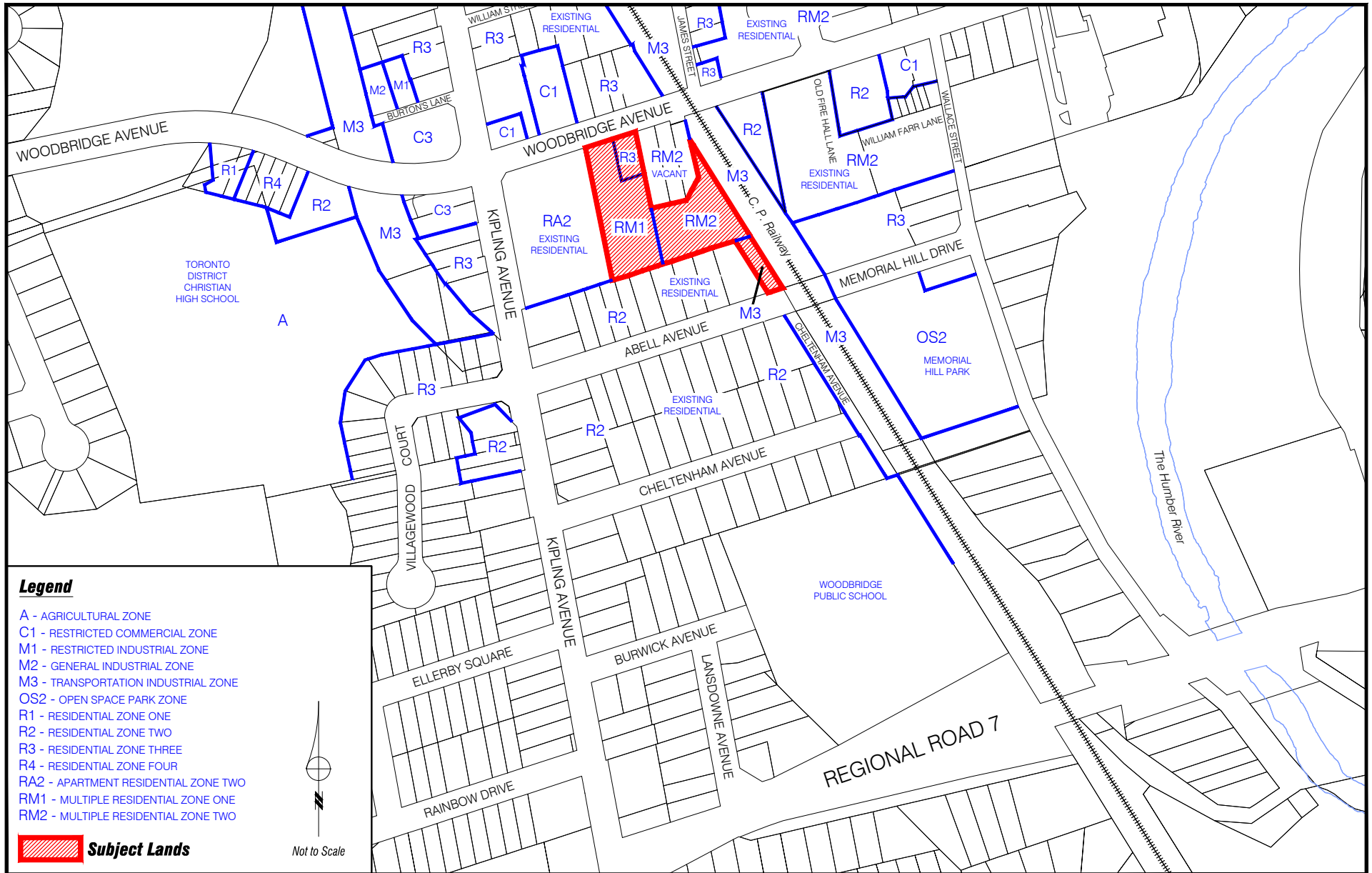


Attachment

FILE(S):
DA.15.093, Z.15.041

DATE:
May 31, 2016

1



Location Map

LOCATION:
Part of Lot 7, Concession 7

APPLICANT:
Housing York Inc.

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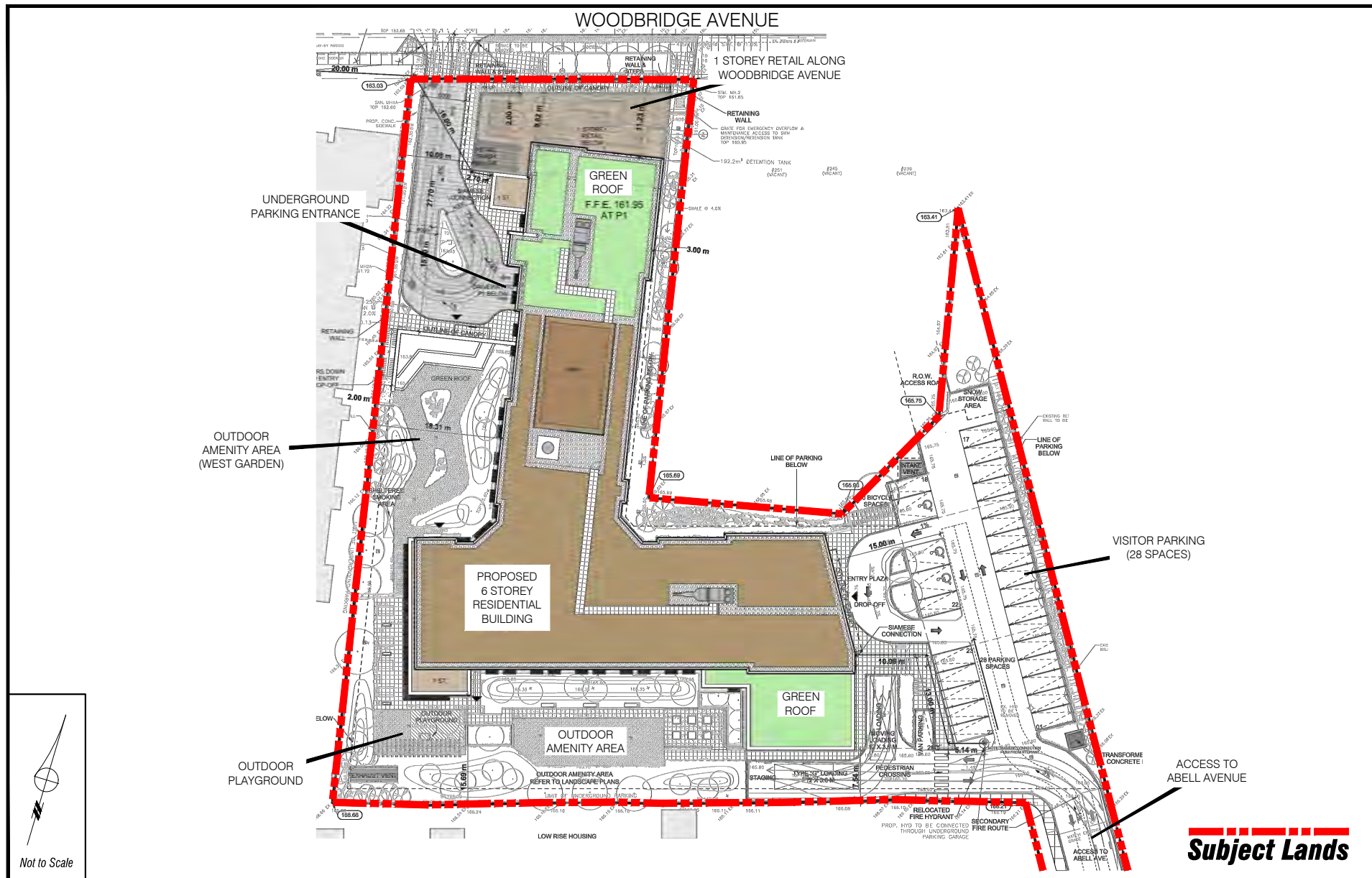


Attachment

FILE(S):
DA.15.093, Z.15.041

DATE:
May 31, 2016

2



Proposed Site Plan

LOCATION:
Part of Lot 7, Concession 7

APPLICANT:
Housing York Inc.

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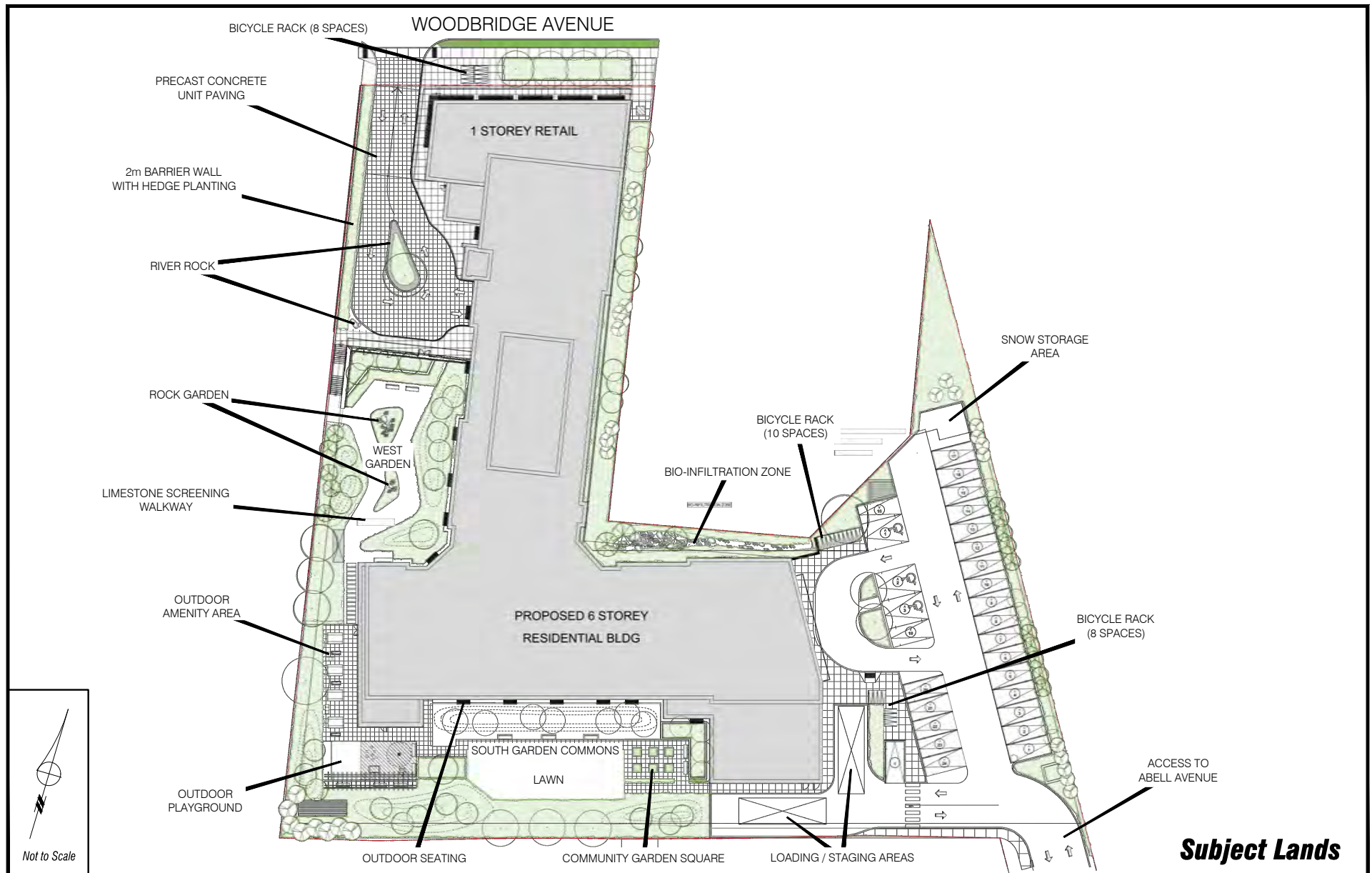


Attachment

FILE(S):
DA.15.093, Z.15.041

DATE:
May 31, 2016

3



Subject Lands

Landscape Plan

LOCATION:
Part of Lot 7, Concession 7

APPLICANT:
Housing York Inc.

N:\GIS_Archive\Attachments\DA\da.15.093.dwg



Attachment

FILE(S):
DA.15.093, Z.15.041

DATE:
May 31, 2016

4



North and West Elevations

LOCATION:
Part of Lot 7, Concession 7

APPLICANT:
Housing York Inc.

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Attachment

FILE(S):
DA.15.093, Z.15.041

DATE:
May 31, 2016

5



SOUTH ELEVATION



EAST ELEVATION

South and East Elevations

LOCATION:
Part of Lot 7, Concession 7

APPLICANT:
Housing York Inc.

N:\GIS_Archive\Attachments\DA\da.15.093.dwg



Attachment

FILE(S):
DA.15.093, Z.15.041

DATE:
May 31, 2016

6