

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OCTOBER 30, 2012

Item 1, Report No. 41, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on October 30, 2012.

1

**DRAFT PLAN OF SUBDIVISION FILE 19T-12V004
WOODBRIDGE CROSSINGS LTD.
WARD 2 – VICINITY OF KIPLING AVENUE AND PORTER AVENUE**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated October 16, 2012, be approved; and
- 2) That the following deputations be received:
 1. Mr. Don Given, Malone Given Parsons Ltd., Renfrew Drive, Markham, on behalf of the applicant; and
 2. Mr. Nick Pinto, West Woodbridge Homeowners' Association, Mapes Avenue, Woodbridge.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File 19T-12V004 (Woodbridge Crossings Ltd.) 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 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 Meeting was circulated: September 21, 2012
- b) Circulation Area: 150 m and to those individuals that requested notification and to the West Woodbridge Homeowners Association
- c) Comments received as of October 2, 2012: None

Purpose

The Owner has submitted Draft Plan of Subdivision File 19T-12V004 to create a 1.65 ha block of land under a Plan of Subdivision, as shown on Attachment #3, to facilitate the proposed residential development of the property with 53, 3-storey residential freehold townhouse dwellings and visitor parking served by a common element condominium road as shown on the conceptual site plan on Attachment #4. The proposal also includes a public square and a buffer block abutting the rail line. The northerly portion of the site, shown as "Future Development" on Attachment #4, will remain undeveloped at this time.

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Analysis and Options

Location	<ul style="list-style-type: none">West side of Kipling Avenue and south of the Canadian Pacific Railway line, opposite of Porter Avenue, City of Vaughan, known municipally as 8100 Kipling Avenue as shown on Attachments #1 and #2.The 1.65 ha property has 37.0 m frontage on Kipling Avenue. The parcel is triangular in shape with the southern lot line having a length of 112 m and narrowing to 0 m at the north limit of the site. The parcel is currently developed with a brick and frame storage building and a frame shed, which are proposed to be demolished.
Official Plan Designation	<ul style="list-style-type: none">The subject lands are designated “High Density Residential Neighbourhood”, “Mid Density Residential Neighbourhood” and “Public Square” by in-effect OPA #240 (Woodbridge Community Plan) as amended by OPA #695 (Kipling Avenue Corridor Study), which permits the proposed freehold townhouse dwelling units with a maximum lot coverage of 80% and a Floor Space Index (FSI) of 2.0 to 2.5. The proposed development yields an FSI of 0.51. The minimum building setback under these designations range from 3.0 m to 4.5 m. The proposed site plan includes a 3.0 m building setback adjacent to Porter Avenue West which must be increased to a minimum of 4.5m in order to conform to the Official Plan.The subject lands are designated “Low-Rise Residential C”, “Mid Rise Residential” and “Parks and Public Squares” by City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 23, 2012, and April 17, 2012) and is pending approval from the Ontario Municipal Board. The minimum building setback under these designations range from 3.0 m to 4.5 m and the FSI from 2.0 to 2.5.
Zoning	<ul style="list-style-type: none">The subject lands are zoned M2 General Industrial Zone and M3 Transportation Industrial Zone by Zoning By-law 1-88, as shown on Attachment #2. The applicant is proposing to rezone the site to RM2 Multiple Residential Zone and OS2 Open Space Park Zone in the manner shown on Attachment #4, together with site-specific zoning exceptions to facilitate the proposed townhouse development. The M2 General Industrial Zone and M3 Transportation Industrial Zone do not permit townhouse dwelling units, a public square and the site-specific zoning exceptions that are required to implement the proposed plan. The proposal does not conform to Zoning By-law 1-88, as amended, and therefore, an amendment to the Zoning By-law is required.
Surrounding Land Uses	<ul style="list-style-type: none">Shown on Attachment #2.

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Background

The Owner has submitted related Zoning Amendment File Z.12.014 and Site Development File DA.12.060 to facilitate the proposed development. The Statutory Public Hearing for Zoning By-law Amendment File Z.12.014 (Woodbridge Crossings Ltd.) was held on June 5, 2012, at which time the Committee approved the following recommendation that was subsequently adopted by Vaughan Council on June 26, 2012:

“That the Public Hearing report for File Z.12.014 (Woodbridge Crossings Ltd) BE RECEIVED; and that, any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.”

In addition to the proposed rezoning, the following site-specific zoning exceptions are required to implement the plan:

	By-law Standard	By-law 1-88, RM2 Multiple Residential Zone Requirements	Proposed Exceptions to RM2 Multiple Residential Zone
a.	Permitted Uses	<ul style="list-style-type: none">▪ Block Townhouse Dwelling▪ Apartment Dwellings▪ Multiple Family Dwellings	<ul style="list-style-type: none">▪ Permit 53, 3-storey Freehold Townhouse Units on a Private (Common Element) Condominium Road
b.	Minimum Front Yard (Porter Avenue West)	4.5 m Front Yard	3.0 m Front Yard
c.	Minimum Setback to a Garage	6.4 m setback to a garage	6.2 m setback to a garage
d.	Minimum amenity area per unit (3 bedroom units)	90 m ² per unit	14 m ² per unit
e.	Minimum Lot Frontage (on Kipling Avenue)	30.0 m	27.94 m (upon the disposition of Porter Avenue)

Other zoning exceptions may be identified through the detailed review of the applications.

At the Public Hearing, a representative of the West Woodbridge Homeowners Association expressed concern with the proposed site plan and building designs and indicated that the development should be more in keeping with the policies contained in OPA #695.

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It is noted that the conceptual site plan considered by the Committee of the Whole at the June 5, 2012, Public Hearing meeting proposed 49 residential units and a smaller public square and buffer area. The Owner has increased the number of townhouse dwellings to 53 units and slightly reconfigured the public square and open space block, as shown on Attachment #4.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Regional and City Official Plans	<ul style="list-style-type: none">▪ The application will be reviewed in consideration of the applicable Regional and City Official Plan policies.
b.	OPA 695 (Kipling Avenue Corridor Study)	<ul style="list-style-type: none">▪ The application will be reviewed in consideration of the policies of OPA #695, including but not limited to, the following:<ul style="list-style-type: none">▪ The existing private driveway (Porter Avenue West) is identified as a “Special Character Street” (Schedule 2.2 – Street Network), and should function as a major east/west pedestrian and bicycle link from Rainbow Creek, easterly to the Fairgrounds and beyond. Porter Avenue West is also a residential street, which is to terminate at the west end of the property. This street should be given high quality streetscape treatments such as a double row of street trees where the right-of-way allows;▪ OPA #695 states that along the special streets such as Porter Avenue West (existing private driveway), there should be a minimum 4.5 metre setback from the right-of-way to accommodate enhanced landscaping, special streetscape features and green connections to major open spaces (Schedule 3.11 – Minimum Front-Yard Building Setbacks); the proposed site plan illustrates a 3.0 m setback to Porter Avenue West, but it is recommended that it be increased to a minimum of 4.5 m, as required by OPA #695, to accommodate appropriate landscaping and special street features;▪ The junction of Kipling Avenue with the existing private driveway of Porter Avenue West and the C.P. Railway is identified as a Primary Gateway (“Kipling Avenue Junction Gateway” on Schedule 2.6: Landmark Sites and Gateways) to provide a new landscaped public square with flexible space to service the new neighbourhood and existing community;

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	MATTERS TO BE REVIEWED	COMMENT(S)
		<p><u>Item 1, CW(PH) Report No. 41 – Page 5</u></p> <ul style="list-style-type: none"> ▪ Schedule 2.4 Proposed Parks, Parkettes and Public Squares identifies the public square on the subject lands as being 0.31 ha in size, whereas the size of the proposed public square is 0.26 ha; however, the size of the square public square is 0.26 ha; however, the size of the square can be increased and the configuration adjusted to be more in keeping with the requirements of OPA #695; ▪ Public squares are intended as formal spaces for passive recreation, in support of the adjacent development. These urban squares should address design guidelines such as: being planned as focal points; relationships with adjacent buildings should provide optimal sunlight penetration, skyview and wind conditions; streetscape and buildings that <p>about a public square should be designed to reinforce an interactive relationship between the open space and its adjacent land use; and buildings should front onto a public square to create built form edges to the public space; the applicant has provided a trail and some passive areas, but will need to demonstrate how this location can transform into a public square;</p>
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ The applicant is proposing to create a 1.65 ha block of land under a Plan of Subdivision (Attachment #3). The Draft Plan of Subdivision application will facilitate a future development comprised of 53 freehold townhouse units and visitor parking spaces served by a private common element condominium road, a public square and a buffer/berm block. The creation of the proposed block will be reviewed together with the related Zoning By-law Amendment and Site Development applications. ▪ The appropriateness of creating one block to facilitate the proposed plan including the public square, buffer areas and future development area will be reviewed, particularly in the context of the future ownership of these blocks and their maintenance.
d.	Appropriateness of Proposed Uses and Zoning Exceptions (Related Zoning Amendment File Z.12.014)	<ul style="list-style-type: none"> ▪ The Owner has submitted Zoning Amendment File Z.12.014 that was considered at a Public Hearing on June 5, 2012. The appropriateness of the proposed uses and site-specific zoning exceptions will be reviewed in the context of the surrounding existing and planned land uses, with particular consideration given to land use and built form compatibility. Setback requirements to Porter Avenue West will be reviewed in the context of the Official Plan requirements.

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e.	Conceptual Site Plan (Related Site Development Application File DA.12.060)	<ul style="list-style-type: none">▪ The Owner has submitted related Site Development File DA.12.060, which includes the proposed concept site plan and typical building elevations that are shown on Attachments #4 and #5:▪ The Site Development Application will be reviewed in consideration of the matters identified in the June 5, 2012, report and include the design treatment for Porter Avenue West and the public square, pedestrian accessibility, on-site vehicular and servicing movements, the proposed built form and, the disposition of the “Future Development” area shown on the conceptual site plan.
f.	Traffic, Road Widening	<ul style="list-style-type: none">▪ Access improvements and any required road widening along Kipling Avenue must be identified by the Vaughan Development/Transportation Engineering Department.▪ The location and number of driveways (2) proposed onto the existing private driveway (Porter Avenue West) must be reviewed and approved by the Vaughan Development/Transportation Engineering Department.▪ The disposition of the existing private driveway as a private or public road will need to be identified.
g.	Additional Studies	<ul style="list-style-type: none">▪ Review will be given to determine if additional studies are required to support the proposed development, including but not limited to, a Phase 2 Environmental Site Assessment Reports, and an Access Report which is required for review and approval by the appropriate agencies/departments. The Environmental Site Assessment reports must be approved by the Vaughan Development/Transportation Engineering Department prior to consideration of a technical report by the Committee of the Whole.
h.	Canadian Pacific Railway	<ul style="list-style-type: none">▪ The site abuts the Canadian Pacific Railway and a major industrial use (Woodbridge Foam); the appropriate setbacks and noise and odour attenuation measures must be implemented as part of the development. Canadian Pacific Railway approval is required.

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i.	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 application is approved. If servicing capacity is not available, the lands may be zoned with the Holding Symbol "(H)", which will be removed upon servicing being identified and allocated to the subject lands by Vaughan Council.
j.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none">▪ A Draft Plan of Condominium Application will be required to facilitate the creation of the proposed common elements (e.g. road, visitor parking and landscaping areas).

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application has been circulated to the Region of York 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. Draft Plan of Subdivision 19T-12V004
4. Conceptual Site Plan
5. Typical Elevations – Block 'B'

Report prepared by:

Eugene Fera, Planner, ext. 8064
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

(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.)

**1. DRAFT PLAN OF SUBDIVISION FILE 19T-12V004
WOODBRIDGE CROSSINGS LTD.
WARD 2 – VICINITY OF KIPLING AVENUE AND PORTER AVENUE**

P.2012.28

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File 19T-12V004 (Woodbridge Crossings Ltd.) 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 will be determined when the technical report is considered.

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Analysis and Options

Location	<ul style="list-style-type: none">▪ West side of Kipling Avenue and south of the Canadian Pacific Railway line, opposite of Porter Avenue, City of Vaughan, known municipally as 8100 Kipling Avenue as shown on Attachments #1 and #2.▪ The 1.65 ha property has 37.0 m frontage on Kipling Avenue. The parcel is triangular in shape with the southern lot line having a length of 112 m and narrowing to 0 m at the north limit of the site. The parcel is currently developed with a brick and frame storage building and a frame shed, which are proposed to be demolished.
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Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Background

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b.	OPA 695 (Kipling Avenue Corridor Study)	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the policies of OPA #695, including but not limited to, the following: <ul style="list-style-type: none"> ▪ The existing private driveway (Porter Avenue West) is identified as a "Special Character Street" (Schedule 2.2 – Street Network), and should function as a major east/west pedestrian and bicycle link from Rainbow Creek, easterly to the Fairgrounds and beyond. Porter Avenue West is also a residential street, which is to terminate at the west end of the property. This street should be given high quality streetscape treatments such as a double row of street trees where the right-of-way allows; ▪ OPA #695 states that along the special streets such as Porter Avenue West (existing private driveway), there should be a minimum 4.5 metre setback from the right-of-way to accommodate enhanced landscaping, special streetscape features and green connections to major open spaces (Schedule 3.11 – Minimum Front-Yard Building Setbacks); the proposed site plan illustrates a 3.0 m setback to Porter Avenue West, but it is recommended that it be increased to a minimum of 4.5 m, as required by OPA #695, to accommodate appropriate landscaping and special street features; ▪ The junction of Kipling Avenue with the existing private driveway of Porter Avenue West and the C.P. Railway is identified as a Primary Gateway ("Kipling Avenue Junction Gateway" on Schedule 2.6: Landmark Sites and Gateways) to provide a new landscaped public square with flexible space to service the new neighbourhood and existing community; ▪ Schedule 2.4 Proposed Parks, Parkettes and Public Squares identifies the public square on the subject lands as being 0.31 ha in size, whereas the size of the proposed public square is 0.26 ha; however, the size of the square can be increased and the configuration adjusted to be more in keeping with the requirements of OPA #695; ▪ Public squares are intended as formal spaces for passive recreation, in support of the adjacent development. These urban squares should address design guidelines such as: being planned as focal points; relationships with adjacent buildings should provide optimal sunlight penetration, skyview and wind conditions; streetscape and buildings that

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>about a public square should be designed to reinforce an interactive relationship between the open space and its adjacent land use; and buildings should front onto a public square to create built form edges to the public space; the applicant has provided a trail and some passive areas, but will need to demonstrate how this location can transform into a public square;</p>
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ The applicant is proposing to create a 1.65 ha block of land under a Plan of Subdivision (Attachment #3). The Draft Plan of Subdivision application will facilitate a future development comprised of 53 freehold townhouse units and visitor parking spaces served by a private common element condominium road, a public square and a buffer/berm block. The creation of the proposed block will be reviewed together with the related Zoning By-law Amendment and Site Development applications. ▪ The appropriateness of creating one block to facilitate the proposed plan including the public square, buffer areas and future development area will be reviewed, particularly in the context of the future ownership of these blocks and their maintenance.
d.	Appropriateness of Proposed Uses and Zoning Exceptions (Related Zoning Amendment File Z.12.014)	<ul style="list-style-type: none"> ▪ The Owner has submitted Zoning Amendment File Z.12.014 that was considered at a Public Hearing on June 5, 2012. The appropriateness of the proposed uses and site-specific zoning exceptions will be reviewed in the context of the surrounding existing and planned land uses, with particular consideration given to land use and built form compatibility. Setback requirements to Porter Avenue West will be reviewed in the context of the Official Plan requirements.
e.	Conceptual Site Plan (Related Site Development Application File DA.12.060)	<ul style="list-style-type: none"> ▪ The Owner has submitted related Site Development File DA.12.060, which includes the proposed concept site plan and typical building elevations that are shown on Attachments #4 and #5: ▪ The Site Development Application will be reviewed in consideration of the matters identified in the June 5, 2012, report and include the design treatment for Porter Avenue West and the public square, pedestrian accessibility, on-site vehicular and servicing movements, the proposed built form and, the disposition of the "Future Development" area shown on the conceptual site plan.

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	Traffic, Road Widening	<ul style="list-style-type: none"> Access improvements and any required road widening along Kipling Avenue must be identified by the Vaughan Development/Transportation Engineering Department. The location and number of driveways (2) proposed onto the existing private driveway (Porter Avenue West) must be reviewed and approved by the Vaughan Development/Transportation Engineering Department. The disposition of the existing private driveway as a private or public road will need to be identified.
g.	Additional Studies	<ul style="list-style-type: none"> Review will be given to determine if additional studies are required to support the proposed development, including but not limited to, a Phase 2 Environmental Site Assessment Reports, and an Access Report which is required for review and approval by the appropriate agencies/departments. The Environmental Site Assessment reports must be approved by the Vaughan Development/Transportation Engineering Department prior to consideration of a technical report by the Committee of the Whole.
h.	Canadian Pacific Railway	<ul style="list-style-type: none"> The site abuts the Canadian Pacific Railway and a major industrial use (Woodbridge Foam); the appropriate setbacks and noise and odour attenuation measures must be implemented as part of the development. Canadian Pacific Railway approval is required.
i.	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 application is approved. If servicing capacity is not available, the lands may be zoned with the Holding Symbol "(H)", which will be removed upon servicing being identified and allocated to the subject lands by Vaughan Council.
j.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> A Draft Plan of Condominium Application will be required to facilitate the creation of the proposed common elements (e.g. road, visitor parking and landscaping areas).

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application has been circulated to the Region of York 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. Draft Plan of Subdivision 19T-12V004
4. Conceptual Site Plan
5. Typical Elevations – Block 'B'

Report prepared by:

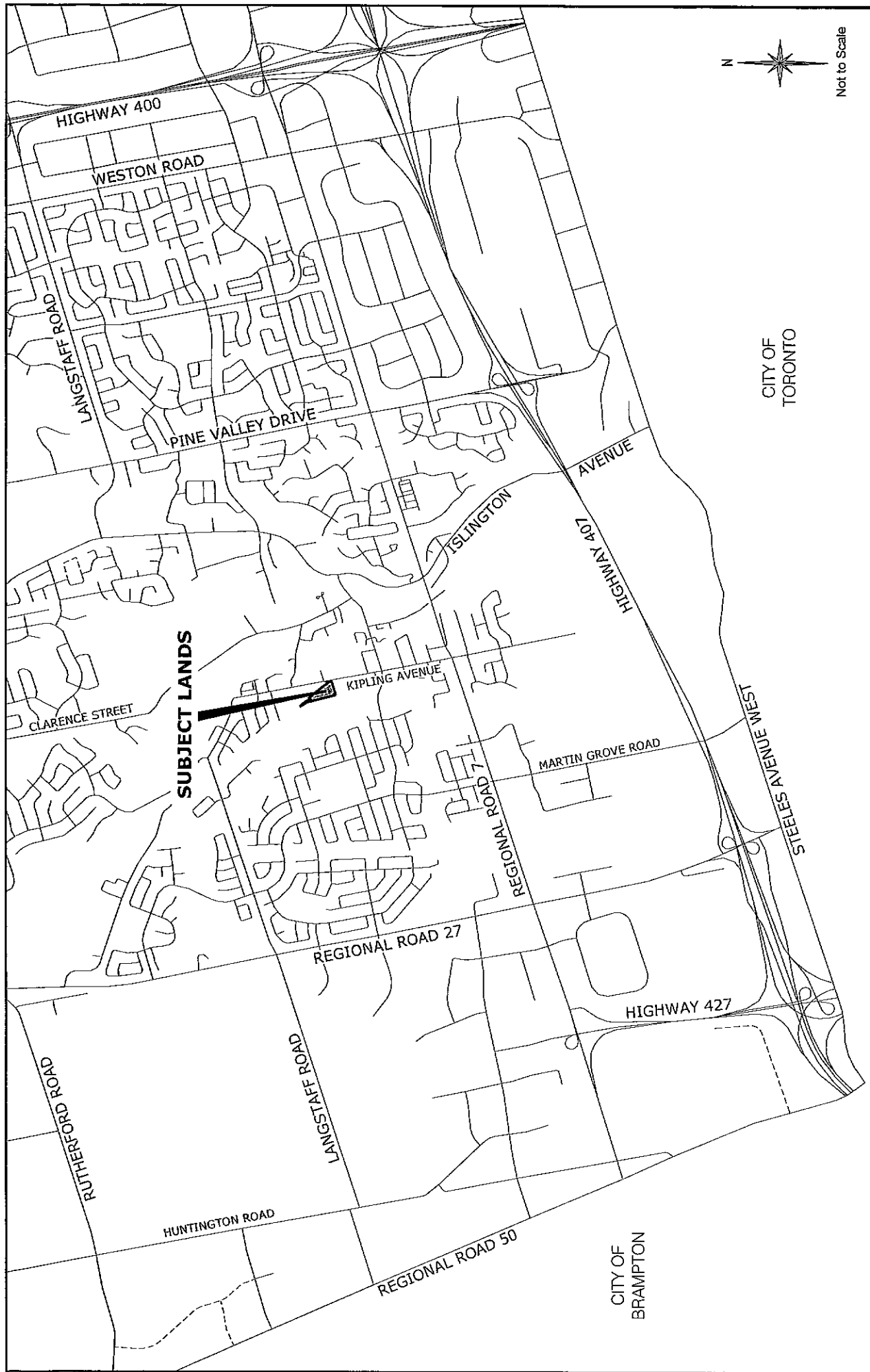
Eugene Fera, Planner, ext. 8064
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM



Context Location Map

Location:
Part of Lots 8 & 9, Concession 8

Applicant:
Woodbridge Crossings Ltd.

N:\DFT\1 ATTACHMENTS\19\19-12\0446\12.060.dwg



Attachment

File: 19T-12V004
Related Files: Z.12.014 & DA.12.060

Date: September 10, 2012

1



LEGEND

- R3 - RESIDENTIAL ZONE
- RM2 - MULTIPLE RESIDENTIAL ZONE
- RA2 - APARTMENT RESIDENTIAL ZONE
- C1 - RESTRICTED COMMERCIAL ZONE
- M1 - RESTRICTED INDUSTRIAL ZONE
- M2 - GENERAL INDUSTRIAL ZONE
- M3 - TRANSPORTATION INDUSTRIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS3 - OPEN SPACE CONSERVATION ZONE

SUBJECT LANDS

Not to Scale

Location Map

Location:
Part of Lots 8 & 9, Concession 8

Applicant:
Woodbridge Crossing Ltd.

N:\DFT\1 ATTACHMENTS\19\18-12-0004da.12.060.dwg



Attachment

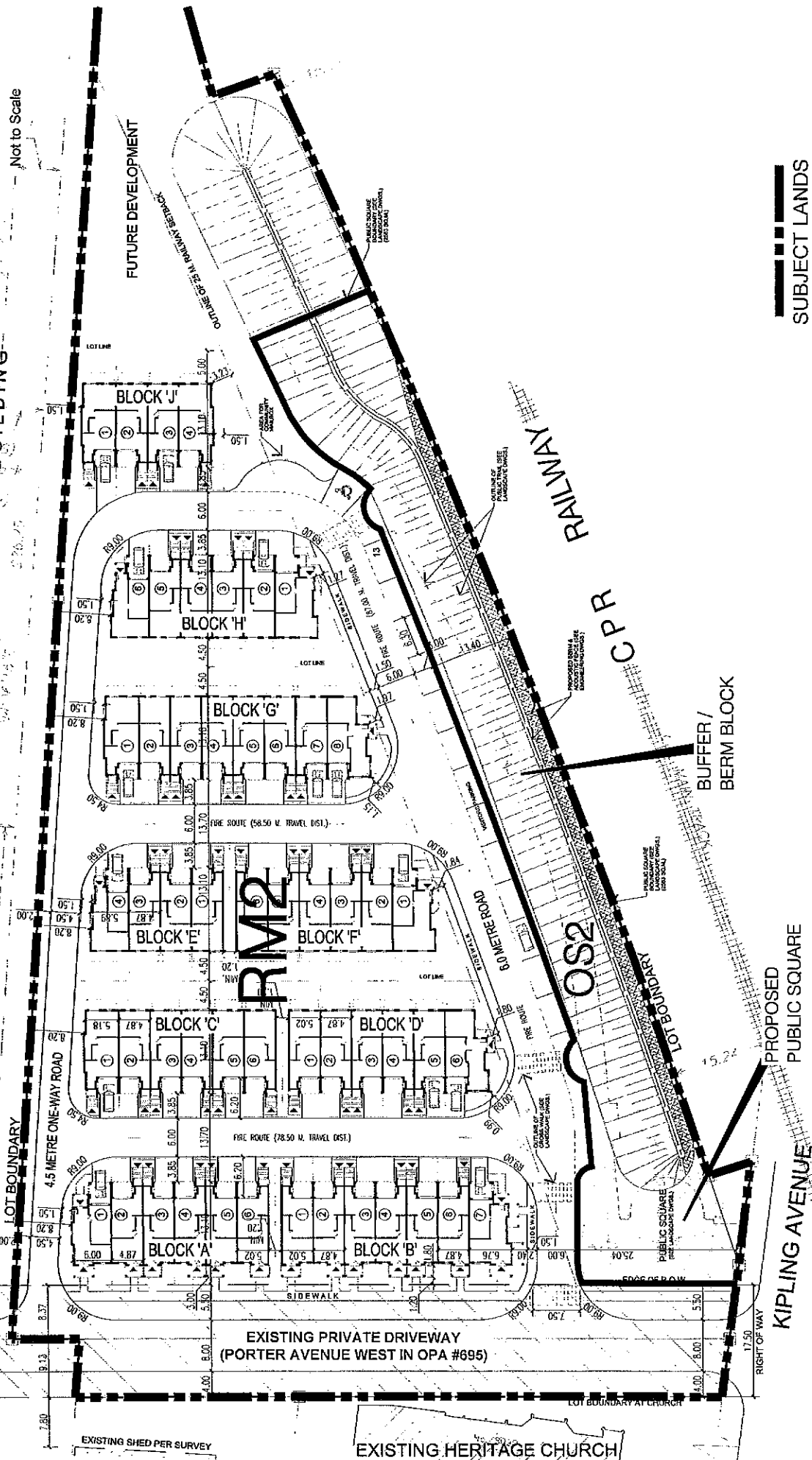
File: 19T-12V004
Related Files: Z.12.014 & DA.12.060
Date: September 10, 2012

2



Not to Scale

EXISTING INDUSTRIAL BUILDING



Conceptual Site Plan With Proposed Zoning

Applicant: Woodbridge Crossing Ltd.
Location: Part of Lots 8 & 9, Concession 8

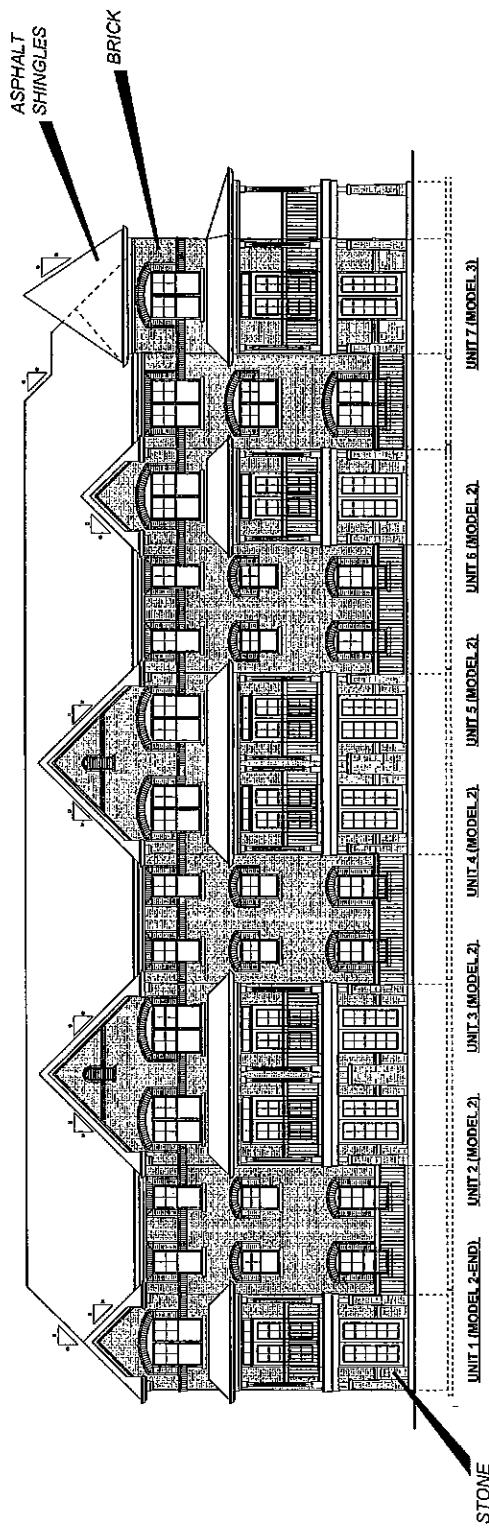


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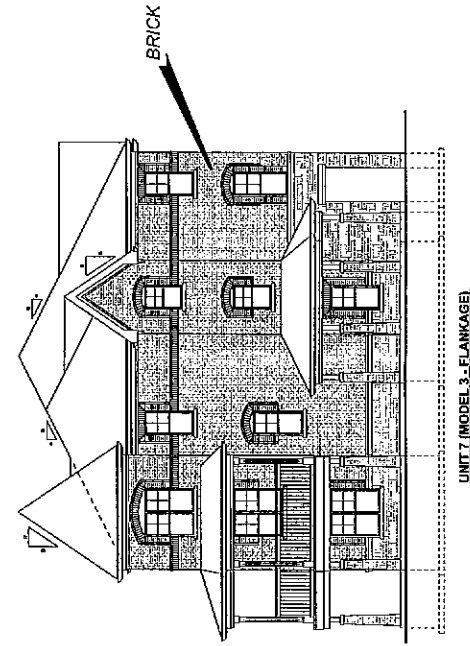
Date: September 10, 2012

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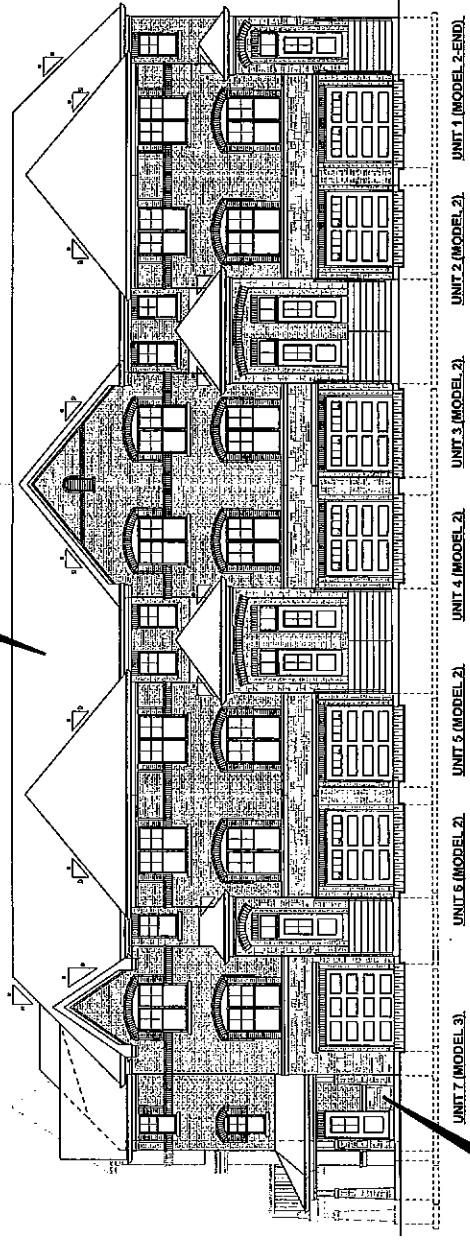


BLOCK 'B' ELEVATION - FACING PORTER AVE W

ASPHALT
SHINGLES



BLOCK 'B' ELEVATION - FLANKAGE



STONE

BLOCK 'B' ELEVATION - FACING LANEWAY

Not to Scale

Typical Elevations - Block 'B'

Location:
Part of Lots 8 & 9, Concession 8

Applicant:
Woodbridge Crossing Ltd.

N:\UPT\1 ATTACHMENTS\18\18-12\004db-12.050.dwg



Development Planning Department

Attachment

File: 19T-12V004
Related Files: Z.12.014 & DA.12.060

Date: September 10, 2012

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