

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016**

**ZONING BY-LAW AMENDMENT FILE Z.15.041  
SITE DEVELOPMENT FILE DA.15.093  
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, Interim Director of Development Planning and Senior Manager of Development Planning, dated December 6, 2016, be approved;
- 2) That the following deputations and communications be received:
  1. Ms. Lauren Capilongo, Malone Given Parsons Ltd., Renfrew Drive, Markham, on behalf of The Regional Municipality of York;
  2. Mr. Joshua Scholten, Director, Housing Development and Asset Strategy, Housing Services, Community and Health Services, The Regional Municipality of York, Yonge Street, Newmarket;
  3. Mr. Clifford Korman, Kirkor Architects, Martin Ross Avenue, Toronto, on behalf of Housing York Inc. and The Regional Municipality of York;
  4. Mr. Pedro Barata, United Way of Toronto and York Region, Centurian Drive, Markham;
  5. Ms. Isabel Araya, Executive Director, Vaughan Community Health Centre, Jane Street, Vaughan;
  6. Mr. Frank Massara, Torran Road, Vaughan, and Communications C3, petition dated December 6, 2016, and C4, dated December 5, 2016; and
  7. Ms. Maria Verna, Village of Woodbridge Ratepayers Association, Woodbridge Avenue, Woodbridge;
- 3) That the following communications be received:
  - C5. Ms. Yolanda Mocella, Woodbridge Avenue, Vaughan, dated November 2, 2016;
  - C6. Ms. Gabrielle Bruno, Woodbridge Avenue, Vaughan; and
  - C7. Ms. Gabriella Giuliani, dated October 10, 2016; and
- 4) That the coloured elevation submitted by the applicant be received.

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

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2. THAT Site Development File DA.15.093 (Housing York Inc./Regional Municipality of York) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a 6-storey residential building containing 162 affordable housing units and 281.44 m<sup>2</sup> of ground floor commercial uses, served by a private driveway having access from Woodbridge Avenue and 198 parking spaces as shown on Attachments #3 to #6, subject to the following conditions:
- a) prior to the execution of the Site Plan Agreement:
    - i) the Vaughan Development Planning Department shall approve the final site plan, building elevations and landscape plan;
    - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, traffic impact study, functional servicing report and stormwater management report;
    - iii) the Owner shall satisfy all requirements of the Vaughan Environmental Services Department, Solid Waste Management Division;
    - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
    - v) the Owner shall satisfy all requirements of CP Rail;
  - b) the implementing Site Plan Agreement shall include the following clauses:
    - i) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.
    - ii) Prior to final approval, the Owner shall provide the City with a Letter of Credit for the development's proportionate share of the cost of the Woodbridge Avenue Sanitary Sewer Improvement Works Special Area Development Charge.
    - iii) The following warning clauses shall be registered on title and be included in all Offers of Purchase and Sale Lease or Rental, for each residential unit:
      - "Purchasers, Lessees or Tenants are advised that Canadian Pacific Railway Company (CPR) or its assigns or successors in interest has or have an operating right-of-way including the possibility that the Railway may expand its operations, which expansion may affect the living environment of residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuation for complaints measures in the design of the

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development and individual dwellings. CPR will not be responsible for complaints or claims arising from uses of its facilities and/or operations on, over or under the aforesaid right-of-ways.”

- “Purchasers, Lessees or Tenants are advised that any berm, fencing or vibration isolation features implemented are not to be tampered with or altered, and further that the Owner shall have the sole responsibility for and shall maintain these features.”
- “Purchasers, Lessees or Tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment and Climate Change.”
- “This dwelling unit has been supplied with a central air conditioning system which allows windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the noise criteria of the Municipality and the Ministry of the Environment and Climate Change.”
- “Purchasers, Lessees or Tenants are advised that due to the proximity of the adjacent institutional, retail and commercial lands, sound levels from these facilities may at times be audible.”

- iv) The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.

3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Site Development File DA.15.093 (Housing York Inc./Regional Municipality of York) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 241 persons equivalent”.

#### **Contribution to Sustainability**

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: To create a City with sustainable built form

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

- Objective 3.3: Reduce single occupant vehicle (SOV) trips by supporting active transportation, car pooling and public transit

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In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- multiple green roofs which will enhance the building's energy performance
- native and/or drought tolerant plant species
- permeable paving to reduce storm water runoff
- bicycle parking to promote an alternative mode of transportation
- a three-stream waste management system
- energy efficient lighting
- the use of Low E-glazing on all windows
- programmable thermostats and energy recovery ventilators (ERVs) provided in each unit
- construction waste management plan implemented to divert a minimum of 50% of waste from landfill
- low-VOC content in building materials such as adhesives, sealants, paints and coatings in building materials

#### **Economic Impact**

There are no requirements for new funding associated with this report.

#### **Communications Plan**

On May 6, 2016, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the Village of Woodbridge Ratepayers Association. A copy of the Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed on the property in accordance with the City's Notice Sign Procedures and Protocol.

The recommendation of the Committee of the Whole to receive the Public Hearing report of May 31, 2016, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on June 7, 2016, and included a resolution that a community meeting be organized by the local Ward Councillor to address the issues raised at the Public Hearing.

On June 20 and September 28, 2016, community meetings were held at the Woodbridge Library wherein local residents, the Woodbridge Ratepayers' Association, City staff, the Local Councillor and the Owner (York Region staff and their consultants) were in attendance. The following issues were raised, and are addressed throughout this report:

i) Proposed density will increase traffic:

The proposed density of 1.78 FSI conforms to Vaughan Official Plan 2010 (VOP 1010). The Owner has submitted a Traffic Impact Study prepared by GHD, which was reviewed by the Vaughan Development Engineering and Infrastructure Planning Department and was found to be acceptable.

ii) Design of the building is too modern and institutional looking; does not adhere to the Woodbridge Heritage District Conservation Plan; and setbacks are too close between the development and existing dwellings at the south of the site. The design must proceed to Heritage Vaughan Committee with a decision prior to a technical report proceeding to Committee of the Whole:

Discussions on building design did not take place at the first community meeting. However, as a result of comments/input received at the September 28 Community meeting, the building design was revised as discussed in the Vaughan Urban Design and

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Cultural Heritage Division section of this report. The proposed building elevations were approved by the Heritage Vaughan Committee on October 19, 2016, and the Committee's decision will be in front of the Committee of the Whole on November 1, 2016 and Vaughan Council on November 15, 2016.

- iii) Close proximity of driveway access to the Renaissance condominium building (to the west) impedes on privacy of residents; the ratepayer group and residents requested a landscape barrier be provided to mitigate views to this area:

The Owner has revised the site plan providing for additional landscaping areas between the Renaissance building and the proposed development, as shown on Attachment #4. A mix of trees and shrubs are proposed along the westerly lot line, including the addition of a landscape buffer between the driveway and commercial/outdoor amenity area along Woodbridge Avenue.

- iv) Demographics – the building should be for seniors only; the Owner should increase the number of single bedroom units and decrease the number of multi-bedroom units to allow for more seniors:

The development proposes 162 units in total, with 94 (58%) 1-bedroom units, 37 (23%) 2-bedroom units, 29 (18%) 3-bedroom units, and 2 (1%) 4-bedroom units.

- v) A lot of commercial space along Woodbridge Avenue sits vacant, not in public view and away from local transit and direct public parking:

The Owner has provided for a pedestrian-oriented, commercial area along the Woodbridge Avenue frontage, in keeping with the policies of the Official Plan. Commercial visitor parking is provided for inside the building, accessed from Woodbridge Avenue. The proposed commercial area on the site has decreased from 322 m<sup>2</sup> to 281.44 m<sup>2</sup>.

- vi) Landscape Design – In addition to the landscape features between the Renaissance residential building and site as discussed in iii) above, the Community requested additional landscaping be included: green sound barrier (trees) between the residents to the south and west of the development; and, lighting details in the visitor parking area to impede negative behaviour:

As requested, the revised landscape plan shown on Attachment #4 illustrates planting of large trees and shrubs along the south property line. The Owner has provided lighting within the visitor parking area. The final landscape plan and lighting design are subject to final approval by the Urban Design Division of the Development Planning Department.

- vii) Pedestrian Safety – A detailed contingency plan is requested to promote walkability on the south side of Woodbridge Avenue between the Renaissance building (to the west) and old Firehall Lane Property (to the east). Currently no sidewalk exists, and how will the City address safe passage for residents and the community at large:

The Owner will be constructing a sidewalk along the front of their property, connecting to the existing sidewalk at the Renaissance building. A crosswalk is also proposed at the east edge of their property on Woodbridge Avenue, to provide a pedestrian connection between the north and south sides of Woodbridge Avenue (Attachments #3 and #4). The final location of the crosswalk and construction material is subject to approval from the Development Engineering and Infrastructure Planning Department.

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#### **Purpose**

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of a 162 unit, mixed-use residential building with 281.44 m<sup>2</sup> of at-grade commercial area on Woodbridge Avenue, as shown on Attachments #3 to #6:

1. Zoning By-law Amendment File Z.15.041, to amend Zoning By-law 1-88, specifically 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 exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. Site Development File DA.15.093 to permit the development of the subject lands with a mixed-use residential building containing 162 affordable housing units and 281.44 m<sup>2</sup> of ground floor commercial uses, serviced by a private driveway having access from Woodbridge Avenue and 198 parking spaces (25 surface and 173 internal spaces) as shown on Attachments #3 to #6.

#### **Background - Analysis and Options**

##### *Synopsis:*

*The Owner proposes to develop the subject lands with a 6-storey residential building containing 162 affordable housing units and 281.44 m<sup>2</sup> of ground floor commercial uses. The Vaughan Development Planning Department supports the proposed development since it implements Vaughan Official Plan 2010 (VOP 2010) and is compatible with the surrounding existing and planned land uses, provides an important affordable housing supply for the community, and supports the Term of Council Service Excellence Strategy Map (2014-2018) priority to “create and manage affordable housing options”.*

##### Location

The subject lands shown on Attachments #1 and #2 are located east of Kipling Avenue, on the south side of Woodbridge Avenue, known municipally as 259 and 275 Woodbridge Avenue and 64 Abell Avenue. The surrounding land uses are shown on Attachment #2.

The subject lands are currently developed with 1 single-detached dwelling unit, a 32 unit seniors residence, and 14 stacked townhouse units.

##### Official Plan and Woodbridge Heritage Conservation District

The subject lands are designated “Low Rise Mixed-Use” by Vaughan Official Plan 2010 (VOP 2010), specifically Volume 2 – Woodbridge Core Secondary Plan, which permits a multi-unit mixed-use building with a maximum building height of 19 m and a FSI of 1.70 on the subject lands, with a 5% numerical variance (19.95 m in height and a FSI of 1.785). The subject lands are also located within the Woodbridge Heritage Conservation District, of which the Conservation Plan permits a maximum height of 20 m on the subject lands, and prevails over the Official Plan. The proposed 19.5 m high residential building with 162 apartment dwellings, 281.44 m<sup>2</sup> of ground floor commercial uses and a FSI of 1.78 conforms to VOP 2010 and the Woodbridge Heritage Conservation District Plan.

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Zoning

The subject lands are zoned 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. A Zoning By-law amendment is required to rezone the subject lands to RA2 Apartment Residential Zone to facilitate the development of the residential building, along with the following site-specific zoning exceptions:

Table 1:

	<b>By-law Standard</b>	<b>By-law 1-88, RA2 Apartment Residential Zone Requirements</b>	<b>Proposed Exceptions to the RA2 Apartment Residential Zone Requirements</b>
a.	Permitted Uses	Apartment Dwelling Day Nursery	Permit a maximum of 281.44 m <sup>2</sup> (combined gross floor area) of the following commercial uses on the ground floor:  <ul style="list-style-type: none"> <li>- Art Gallery</li> <li>- Club (non-profit, social use)</li> <li>- Dry Cleaning Depot</li> <li>- Eating Establishment</li> <li>- Eating Establishment, - Convenience</li> <li>- Eating Establishment, Take-out</li> <li>- Health Centre</li> <li>- Office, Business or Professional</li> <li>- Store, Convenience Retail</li> <li>- Store, Retail</li> <li>- Studio</li> </ul>
b.	Minimum Lot Area/Unit	80 m <sup>2</sup>	48 m <sup>2</sup>
c.	Minimum Yard Requirements	i) Front - 7.5 m (Woodbridge Avenue)  ii) Interior Side Yard (East) - 9.9 m	i) Front - 3 m (Woodbridge Avenue)  ii) Interior Side Yard (East) - 3.0 m
d.	Minimum Parking Requirements	162 apartment dwellings @ 1.5 spaces/unit = 243 spaces + 162 apartment dwellings @ 0.25 visitor spaces/unit = 41 spaces + 281.44 m <sup>2</sup> commercial @ 6 spaces/100m <sup>2</sup> GFA = 17 spaces  Total Parking Required = 301 spaces	162 apartment dwellings @ 0.913 spaces/unit = 148 spaces + 162 apartment dwellings @ 0.20 visitor spaces = 33 spaces + 281.44 m <sup>2</sup> commercial @ 6 spaces/100 m <sup>2</sup> = 17 spaces  Total Parking Proposed = 198 spaces

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e.	Minimum Parking Space Dimensions	2.7 m x 6.0 m	2.6 m x 5.7 m
f.	Minimum Amenity Area	<p>94, 1-bedroom units @ 20 m<sup>2</sup> = 1,880 m<sup>2</sup></p> <p>+ 37, 2-bedroom units @ 55 m<sup>2</sup> = 2,035 m<sup>2</sup></p> <p>+ 29, 3-bedroom units @ 90 m<sup>2</sup> = 2,610 m<sup>2</sup></p> <p>+ 2, 4-bedroom units @ 110 m<sup>2</sup> = 220 m<sup>2</sup></p> <p>Total = 6,745 m<sup>2</sup></p>	2,137.78 m <sup>2</sup> for the entire development
g.	Minimum Landscaping Requirements	<p>i) 6 m - Woodbridge Avenue</p> <p>ii) A strip of land not less than 3 m is required around the periphery of an outdoor parking area.</p>	<p>i) 3 m - Woodbridge Avenue</p> <p>ii) A strip of land not less than 1 m is required around the periphery of an outdoor parking area. 0 m is permitted between Parking Space #15 and abutting property to the north (Attachment #3).</p>
h.	Permitted Yard Encroachments and Restrictions	<p>i) Proposed canopy shall not project more than 0.5 m into the required front yard.</p> <p>ii) Setback to interior side yard (west side) stairway shall be 9.6 m.</p>	<p>i) The proposed canopy shall project no more than 1.1 m into the front yard.</p> <p>ii) 0 m setback to interior side yard stairway.</p>
i.	Setback to a Retaining Wall (east – along Woodbridge Avenue)	The maximum height of any retaining wall constructed on a property line between two (2) residential lots shall be one (1) metre. Height shall be measured from the finished ground level to the highest point of the wall. A retaining wall which exceeds one (1) metre in height must be set back from the nearest property line a distance equal to its height.	Shall not apply

The Vaughan Development Planning Department has reviewed and supports the proposed site-specific zoning exceptions. The 162 unit, residential building with ground floor commercial uses

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implements the policies of VOP 2010, providing for at-grade, active retail opportunities within walking distance for future residences, reducing the need to use a private automobile and encouraging pedestrian activity on the street. The proposed building setbacks will provide for a building aligned with other redevelopments along Woodbridge Avenue, providing a strong urban edge and public realm. The retaining wall located at the northeast corner of the site at the front of the property is proposed to address the lower grade at Woodbridge Avenue. The DEIP Department has no concerns with the retaining wall, and advises that an Encroachment agreement is required as it is proposed within the City's right-of-way. The Owner submitted a parking study prepared by GHD, dated October 11, 2016, in support of 198 parking spaces for the proposed development. The Vaughan DEIP Department has no objection to the parking study and can therefore support the application as proposed.

#### Vaughan Design Review Panel DRP

The original development concept was considered by the Vaughan Design Review Panel (DRP) on November 26, 2015. The following comments relating to the development included:

- the institutional look of the building should be reduced
- the vertical elements of the retail component should reference the heritage character of the area
- the architecture of the courtyard needs to be more inviting and less opaque

The Owner revised the application to respond to the issues and concerns raised by the DRP. The revised development proposal was further considered by the DRP on August 25, 2016, and the Panel was generally satisfied with the modified proposal. The following comments were provided by the DRP:

- the architecture should reflect its own time, and the heritage character is more appropriate for the base of the building
- additional pedestrian connectivity should be provided through the rail lands, located to the east

The applicant has addressed the comments of the DRP.

#### Site Plan, Building Elevations and Landscaping

The Owner has submitted Site Development File DA.15.093 to permit the proposed development as shown on Attachments #3 to #6. The site plan (Attachment #3) illustrates a mixed use development consisting of a 6-storey residential building with 162 units, serviced with a main driveway access from Woodbridge Avenue that leads to an indoor parking area with 173 parking spaces. The front (south) elevation along Woodbridge Avenue is approximately 4.0 m below finished grade with the rest of the property, which has the effect of an additional storey at this location, accommodating the at-grade 281.44 m<sup>2</sup> commercial uses. The remainder of the building is 6-storeys in height on the east, west and south elevations as shown on Attachments #5 and #6. Green roofs (roof gardens) are provided on the 2<sup>nd</sup> level at the rear (south) elevation and on the roof top. Outdoor amenity areas are provided above the commercial space (level 3) along the Woodbridge Avenue frontage and at grade at the rear of the building. The proposed landscaping plan (Attachment #4) provides a mix of coniferous/deciduous trees and shrubs around the site, as well as within the outdoor amenity areas and green roofs. A second access from Abell Avenue provides access to the loading area, 25 parking spaces and pick-up and drop-off areas.

The proposed elevations illustrate a 6-storey mixed use building with a 3-storey podium fronting on Woodbridge Avenue with upper storeys stepped-back from the street and the neighbouring properties. Massing and materials relate to historical commercial building precedents while

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accommodating contemporary uses. The ground floor of the 3-storey podium contains commercial uses and a lobby entrance to the residential units. Pedestrian walkways will connect Woodbridge Avenue to the rear of the property and Abell Avenue.

The Vaughan Development Planning Department is generally satisfied with the proposed site layout, building elevations and landscaping for the development proposal shown on Attachments #3 to #6, subject to the conditions outlined in the recommendation of this report.

Vaughan Development Planning Department

a) Urban Design Division

The Urban Design Division has reviewed the site plan, building elevations, landscape plans and details as well as the lighting plan, submitted in support of the applications and is satisfied with the proposal, subject to modifications. Additional landscape screening along the south property line between the proposed loading area and the residential rear yards located to the south of the site is required. The Urban Design Division is also requesting additional details for the sheltered smoking area, and the outdoor playground area, including the paving material and type of playground equipment to be used. All final landscape plans, landscape cost estimates, building elevations and the lighting plan are subject to final approval of the Development Planning Department.

b) Cultural Heritage Division

The subject property is located in the Woodbridge Heritage Conservation District (HCD) and is Designated Part V under the Ontario Heritage Act. Policies and guidelines within the Woodbridge HCD Plan apply to all new construction and aspects of the development which include, but are not limited to height, angular planes, massing, design, pedestrian and vehicular circulation, and landscape.

The proposal was originally presented to the Heritage Vaughan Committee on September 21, 2016 and was deferred to a later Heritage Vaughan meeting, to allow the Owner to consider comments and input from a second Community meeting on September 28, 2016 at the Woodbridge Public Library. Several presentations were given by the Owner who provided an overview of how the application evolved and planned next steps. As a result of the comments received at the September 28, 2016 community meeting, the following revisions were made:

- i) Red brick masonry has been introduced throughout the higher levels of the rear of the building to give the building a residential appearance
- ii) The parapet has been more clearly defined and articulated
- iii) Enhanced landscaping has been provided for the rear Abell Avenue entrance
- iv) Additional 3D rendering drawings were prepared to clearly demonstrate the height, scale, and massing of the proposed building from several viewpoints along Woodbridge Avenue.

On October 19, 2016, Heritage Vaughan Committee approved the following recommendation:

- “1. THAT Heritage Vaughan recommend that Council approve the proposed demolition of the existing buildings at 259 and 275 Woodbridge Avenue and 64 Abell Avenue and new construction of a multi-storey building on the same property under Section 42 of the *Ontario Heritage Act*, subject to the following conditions:

- a) any significant changes to the proposal by the Owner, may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;

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- b) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits/requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application;
- c) the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.”

The Heritage Vaughan report proceeded to the November 1, 2016 Committee of the Whole meeting for their consideration and approval, and for ratification by Vaughan Council on November 15, 2016.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan Development Engineering and Infrastructure Planning Department has provided the following comments:

a) Municipal Servicing and Site Grading

- Water and sanitary servicing connections (i.e. decommissioning existing/installation of proposed) within the City’s right-of-way must be completed by City contractor. The Owner is required to contact the Development Inspection and Lot Grading Division directly, upon receipt of Site Plan Approval, to coordinate the proposed works.
- The Owner shall obtain any applicable permits and coordinate all inspections directly through the City’s Development Inspection and Lot Grading Division upon receipt of Site Plan Approval for all proposed works within the City’s right-of-way (i.e. curb cuts/fills, sidewalk installation, boulevard rehabilitation).
- The Owner shall obtain all necessary approvals/permits from the Toronto and Region Conservation Authority, to their sole satisfaction, prior to issuance of Site Plan Approval as the subject property is under the Conservation Authority’s jurisdiction.
- Above grade permanent structures are typically not permitted within the City’s right-of-way. As such, the proposed planter fronting the site on Woodbridge Avenue will require an encroachment agreement, if approved.
- The proposed retaining wall within the City’s right-of-way along the eastern property line may also require, if approved, an encroachment agreement. Alternatively, if the existing slope east of the retaining wall is re-graded to a maximum 3:1 slope, then it may be feasible to eliminate the wall and lowering the existing hydrant to ensure adequate frost protection cover is maintained. Clarification must be provided to enable staff to provide final comments.
- All proposed retaining walls in excess of 1.0 metre in exposed height and/or abutting public property shall be designed and certified by a Professional Engineer specialized in structural or geotechnical engineering with seal, signature and date affixed to the construction detail. The design must be accompanied by calculations clearly demonstrating that it is structurally satisfactory and suitable for the particular location.
- All retaining walls must be inspected during construction and certified in writing by a structural or geotechnical engineer that the as-built retaining wall is in conformance with the certified design drawings.

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i) Woodbridge Avenue Sanitary Sewer Improvement Works Special Area Development Charge

The City's City-Wide Water and Wastewater Master Plan (WWMP) Class Environmental Assessment (EA) Study identified the need for sanitary sewer upgrades on Woodbridge Avenue (west of Clarence Street), hereinafter referred to as the "Woodbridge Avenue Sanitary Sewer Improvement Works", to service planned growth in the Woodbridge Core Area. The sanitary sewer assessment completed through the WWMP EA was an ultimate build-out scenario for the approved secondary plan area. A benefitting service area was established to delineate lands tributary to the Woodbridge Avenue sanitary sewer and includes the proposed site plan area. Although this proposal does not trigger the need for the sanitary sewer upgrades, the City is protecting for the future sanitary sewer upgrade along Woodbridge Avenue at this time.

The City intends to include the Woodbridge Avenue Sanitary Sewer Improvement Works as a Special Service Area Development Charge (SAC) in a future Development Charge By-Law to collect the necessary capital funds for the design and construction of the proposed Woodbridge Avenue Sanitary Sewer Improvement Works.

The City has established a proposed benefitting area for the Woodbridge Avenue Sanitary Sewer Improvement Works, which includes the lands encompassing the subject lands. The current cost of the Woodbridge Avenue Sanitary Sewer Improvement Works is estimated at \$300,000.00. Prior to final approval, the Owner shall provide the City with a Letter of Credit in the sum of \$5,645.64 (based on a rate of \$7230.00/ha) as security for its proportionate share of the cost of the Woodbridge Avenue Sanitary Sewer Improvement Works. A condition to this effect is included in the recommendation of this report.

The City shall advise the Owner of the current estimate of cost at least forty (40) days prior to the expiration of the letter of credit and the Owner shall file a replacement letter of credit in the revised amount prior to the expiration of the existing letter of credit. This procedure shall continue until the final costs are confirmed or the City will draw upon the letter of credit. If, at any time, the Owner fails to file a replacement letter of credit at least thirty (30) days prior to expiration of a letter of credit, the City may draw the monies secured by the letter of credit, if it is not sufficient, the City may further draw upon the Municipal Services Letter of Credit for the balance of the revised amount and hold the monies upon the same terms as applicable to the letter of credit. The City may also refuse to issue further building permits until such time as the required letter of credit is filed.

In the event that the Woodbridge Avenue Sanitary Sewer Improvement Works is permitted by legislation to be included as a Special Service Area Development Charge, the Owner shall pay the Development Charge component related to the Woodbridge Avenue Sanitary Sewer Improvement Works for the Housing York Inc. Site Plan as ascertained by the City. If the Owner does not pay the Development Charge component related to the Woodbridge Avenue Sanitary Sewer Improvement Works within ten (10) business days of written notice from the City, the City may draw upon the Letter of Credit and upon the Municipal Services Letter of Credit, if necessary, for the required amount.

In the event that the Development Charges by-law is not finalized prior to the assumption of the services, the City shall advise the Owner of the current estimate of cost and the Owner shall file a replacement Letter of Credit in the revised amount.

ii) Sewer and Water Allocation

The proposed site currently contains a 32 unit seniors residence, 1 single-family unit, and a 14 unit stacked townhouse complex. The capacity for the existing uses has already been accounted

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016

#### Item 1, CW Report No. 43 – Page 13

for in the York Sewage Servicing / Water Supply System. Therefore, an additional 241 person equivalent will be required to accommodate the proposed use.

The City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City over the next several years. Accordingly, servicing capacity for the subject development is available and unrestricted. A servicing capacity resolution is included in the recommendation of this report.

#### b) Noise

The DEIP Department has reviewed the Noise Feasibility Study submitted by HGC Engineering dated November 18, 2015, and recommends that the following warning clauses be included in the property and tenancy agreement as follows:

- "Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment and Climate Change."
- "This dwelling unit has been supplied with a central air conditioning system which allows windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the noise criteria of the Municipality and the Ministry of the Environment and Climate Change."
- "Purchasers are advised that due to the proximity of the adjacent institutional, retail and commercial lands, sound levels from these facilities may at times be audible."
- "Canadian Pacific Railways Company or its assigns or successors in interest has or have a rights-of way within 300 metres from the land subject hereof. There may be alteration to or expansions of the railway facilities on such right-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. CPR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."

#### c) Environmental Site Assessment

DEIP has reviewed the required Environmental Site Assessment and Reliance Letter for the subject properties, dated October 19, 2016 prepared by GS2 Environmental Consulting Inc. which was considered acceptable.

#### d) Parking Study

The DEIP Department has reviewed the Parking Study submitted in support of the applications, and has no objection to the proposed parking supply of 198 spaces based on the parking calculations provided in Table 1 of this report.

#### e) Traffic Study

DEIP has reviewed the Traffic Study and identifies the following issues that remain outstanding:

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016**

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- i) According to the Traffic Study, “access to the subject development is from Woodbridge Avenue via a driveway located approximately 75 m east of the Woodbridge Avenue/Kipling Avenue intersection. This distance provides a minimum sight distance, however, additional information is required to confirm that the existing parking spaces along the south side of Woodbridge Avenue between the access and Kipling Avenue do not obstruct sight lines. The information in the report should be supplemented by additional information to verify the available sight distance at this access. Therefore, the following additional information is required to verify the available sight distance at the access to the subject development, which will be approved through the review of the final detailed drawings:

- scaled drawing showing available sightlines at the driveway off Woodbridge Avenue;
- a minimum stopping sight distance of 65 m is required at the driveway off Woodbridge Avenue;
- clear recommendations/mitigation measures if sight distance is found deficient at the access, such as removal or modification to the existing lay-by parking spaces at Woodbridge Avenue or installation of appropriate traffic signage, to DEIP's satisfaction.

f) Active Transportation and Transportation Demand Management (TDM) Plan

The following are comments and recommended changes to the proposed development:

- i) The pedestrian crossings provided resemble ‘zebra crosswalk’ pavement markings. Staff recommends textured pavement/pavement impressions be used to clearly delineate pedestrian crossings.
- ii) Inverted “U” shape short-term bicycle parking spaces is recommended instead of ring and post racks, as these provide better support for the bicycles and permit the frame to be secured locked at two or more points of contact.
- iii) A total of 98 long-term bicycle parking spaces are being provided and it is highly recommended a bike repair station be provided to help with the day-to-day maintenance. Bike repair stations are inexpensive and add a great value.
- iv) The minimum Presto Card value of \$100 is suggested for each unit to help encourage the residents to utilize the transit system multiple times and form sustainable commute habits.
- v) The TDM Plan should contain a table summarizing the recommended TDM measures, estimated cost of each TDM measures (Presto cards, short and long-term bicycle parking spaces, bike repair stations, etc.) or task (including monitoring program).
- vi) The updated Traffic Study should include a complete Pavement Marking and Signage Plan, including bicycle parking signage.
- vii) A Pedestrian and Cycling Circulation plan should be provided, highlighting all facilities such as sidewalks, walkways, cycle parking/bike lockers, etc.

The Owner shall address all outstanding issues to the satisfaction of the DEIP Department. A condition to this effect is included in the recommendation of this report.

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##### Vaughan Environmental Services Department (Solid Waste Division)

The Vaughan Environmental Services Department shall approve the final Waste Collection Design Standards submission. Garbage and recycling pick-up will be privately administered, and shall be the responsibility of the Owner.

##### Office of the City Solicitor, Real Estate Department

The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate per unit, whichever is higher in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. A condition to this effect is included in the recommendation of this report.

##### Vaughan Parks Development Department

The Owner submitted a Community Services and Facilities Study in support of the proposed development which concluded that the surrounding area is adequately served by existing services and facilities, and that these facilities have sufficient capacity to support additional growth. In addition, the proposed development also includes various indoor and outdoor recreational amenities that would directly serve the added population, thereby helping to alleviate additional demand on the existing stock of community services and facilities. The Vaughan Parks Development Department concurs with the findings of the study as it relates to parks and open space, trails and active transportation.

##### Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority has no objection to the proposed development, subject to the Owner successfully obtaining a permit from the TRCA for site grading/development under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses).

##### CP Rail

CP Rail has provided warning clauses to be included in all offers of purchase or sale or lease, should the applications be approved by Council. These warning clauses are included in the recommendation of this report.

##### School Boards

The York Region District School Board and York Region Catholic District School Board have no objection to the approval of these applications.

##### Canada Post

Canada Post has advised that the Owner must supply, install and maintain a centralized mailbox facility in the building to Canada Post's specifications.

##### Enbridge Gas

Enbridge Gas has advised that the Owner must contact them prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned; for service

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016**

#### Item 1, CW Report No. 43 – Page 16

and meter installation details; and, to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.

#### Bell Canada

Bell Canada has provided the following condition of approval to be included in the site plan agreement, should the applications be approved:

- The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.

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

This report supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to develop transit, cycling and pedestrian options to get around the City
- Continue to ensure the safety and well-being of citizens
- Attract investment and create jobs
- Create and manage affordable housing options
- Continue to cultivate an environmentally sustainable City

#### **Regional Implications**

The subject lands are located on Woodbridge Avenue, which is not a Regional road, and therefore there are no Regional transportation or servicing implications.

The proposed affordable housing project will be owned and operated and developed by York Region Housing.

#### **Conclusion**

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.15.041 and Site Development File DA.15.093, in accordance with Vaughan Official Plan 2010, the Woodbridge Heritage Conservation District Plan, Zoning By-law 1-88, comments from City Departments and external public agencies, Heritage Vaughan Committee, Design Review Panel, and comments received from the public at community meetings, and the area context. The proposed rezoning of the subject lands, along with the site-specific zoning exceptions for the RA2 Apartment Residential Zone identified in Table 1 of this report, are considered appropriate, facilitating a development that implements the Official Plan and Woodbridge Heritage Conservation District Plan policies, and is compatible with the surrounding land uses. Accordingly, the Development Planning Department can support the approval of these development applications, subject to the recommendations in this report.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Proposed Site Plan
4. Landscape Plan
5. North and East Elevations
6. South and West Elevations

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016**

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**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.)



COMMUNICATION C 3  
COMMITTEE OF THE WHOLE  
DECEMBER 6, 2016

RE: Item 1, Report No. 43  
ZONING BY-LAW AMENDMENT FILE Z.15.041  
SITE DEVELOPMENT FILE DA.15.093  
HOUSING YORK INC. / REGIONAL MUNICIPALITY OF YORK  
WARD 2 – VICINITY OF KIPLING AVENUE AND WOODBRIDGE AVENUE

The City Clerk's Office has received a petition from Mr. Frank G. Massara regarding the above noted application with the summary wording below.

The total number of signatures on the petition are: 220.

Wording:

*"The local community has considered the proposed affordable housing development on 259, 275 Woodbridge Avenue and 64 Abell Avenue, and are of the belief that it is an inappropriate development for the area because:*

- *There is currently significant **Traffic congestion** creating already severe general transportation, pollution and noise issues and this proposed development will further aggravate these issues;*
- ***Diminishment of property values** due to obstruction, privacy and demographic issues;*
- ***Safety** related issues due to an inappropriate community mix of seniors and others;*
- *Intended use of the proposed site is **not harmonious with the current neighborhood**; and*
- ***Failure to consider other, more suitable, York Region owned properties** for the proposed community requirements."*

A copy of the entire petition document containing a total of 13 pages is on file in the office of the City Clerk.



**From:** Frank Massara [<mailto:fmassara@xlfinancing.com>]

**Sent:** Monday, December 05, 2016 4:25 PM

**To:** 'jeffrey.abrams@vaughan.ca'

**Cc:** 'gino.rosati@vaughan.ca'; 'Maurizio.bevilacqua@vaughan.ca'; 'marilyn.iafrate@vaughan.ca'; 'mario.ferri@vaughan.ca'; 'sandra.racco@vaughan.ca'; 'michael.dibiase@vaughan.ca'; 'tony.carella@vaughan.ca'; 'alan.shefman@vaughan.ca'; 'rosanna.defrancesca@vaughan.ca'

**Subject:** re: Committee of the Whole meeting - Proposed affordable housing on Woodbrege

Hello Mr. Abrams,

I was speaking to Ms. McEwan (Deputy Clerk) today and on Friday last week. In representation of hundreds of concerned constituents, she had suggested that I forward this email, and attached letter. I will also be forwarding several other letters from constituents (in a follow-up email), and petitions signed by hundreds of concerned constituents (to be faxed this evening).

A number of constituents had expressed interest in attending, but due to work commitments cannot make the 1pm meeting tomorrow, and have Respectfully asked if the meeting can be moved to the evening, as this is a very important matter that requires fair and democratic involvement between the community and council! Please confirm!

Kind Regards,  
Frank

**Frank G. Massara, BBA, MBA**  
**Managing Director**  
**XL Financing & Advisory**

~~110 Torran Road,~~

~~Vaughan, ON L4L 2Y7 CANADA~~

~~T: 416.706.8556 F: 416.619.4834 F: 416.619.4708~~

[fmassara@xlfinancing.com](mailto:fmassara@xlfinancing.com)

[www.xlfinancing.com](http://www.xlfinancing.com)

Date: November 30, 2016

Re: Proposed Affordable Housing Development on Woodbridge Avenue

Attention: Vaughan Council

*Hello, my name is Frank Massara. I have been a loyal resident and taxpayer of Vaughan/York Region for 34 years.*

*My family, relatives, friends and colleagues are all concerned about the proposed affordable housing development on Woodbridge Avenue. I would like to make the following statement in representation and support of the hundreds of constituents who have signed a petition, and also of the many thousands who strongly support our position and deep concern about the proposed affordable housing development on Woodbridge Avenue.*

*Surprisingly, I have found out from the last community meeting with Housing York that all the seniors that were residing in the current 30 unit seniors complex have been kicked out by Housing York over the last 2 months. There are also 14 affordable housing units to which the residents have not been displaced. I have shared this with my colleagues and constituents, and we find this to be very insensitive and disgraceful!*

*Seniors are by far, the fastest growing population group in Woodbridge, Vaughan, and York Region. According to York Region studies, approximately 25% of the population is comprised of seniors. Many seniors and people with disabilities are 'forgotten' and disrespected by other members of the community, do not have enough income, or the wherewithal to earn satisfactory income for critical day-to-day living necessities, and especially, cannot afford housing at a reasonable cost. The need for affordable housing geared to these people will increase dramatically over the next 10 years as baby boomers become seniors. These people should be given priority for this project as they are most in need, often neglected, least capable of earning income, and the fastest growing segment of the population.*

*The proposed affordable housing project is also extremely institutional looking, very massive, and does not conform to the Historical plan or the Heritage plan for Woodbridge Avenue. The plan does state that there should be a maximum of 3 floors if any views of neighboring buildings are obstructed. Any such proposed building should also contain further amenities to service the seniors and disabled people (sport, leisure, accessibility, space etc.). Also, any such proposed building should be in conformity with the beautifully landscaped plan for Woodbridge Avenue and Market Lane proposed by Heritage Vaughan. This proposed building does not blend in with this plan.*

*The proposed building also represents a 300% increase in units to 160 units. This will dramatically increase traffic, congestion and chaos in the area. I have personally witnessed 2 separate events over the last few months where a dog was hit and killed by a car at the intersection of Kipling and Woodbridge Avenue, and a person was hit by a car coming out of the parking lot of one of the buildings. I have also heard of many more such incidents.*

*We therefore recommend that for any such proposed development, 90% of the units should be geared to seniors and the other 10% to handicapped persons or persons with disabilities. The proposed building needs to be modified to a smaller size and a much lower number of units. The proposed building also needs to have a much more warmer and organic feel, so as to fit with the surrounding neighborhood, and accommodate for Heritage planning objectives, obstruction and congestion issues, and for increased amenities for seniors and the disabled. We also strongly recommend that York Region not condense this massive affordable development in an area which is highly congested, but instead spread this type development evenly throughout multiple areas in York Region.*

Kind Regards,

A handwritten signature in black ink, appearing to read 'F. Massara', written in a cursive style.

Frank G. Massara



**From:** yolanda mocella [mailto:ymocella@gmail.com]  
**Sent:** Wednesday, November 02, 2016 3:41 PM  
**To:** Carol.Clark@york.ca; Frank Massara  
**Subject:** Affordable housing 259 woodbridge ave Housing York Inc.

Hi my name is Yolanda Mocella, I live at 281 Woodbridge Ave,

i have been living in the city of Vaughan for over 32 years  
and i am very proud of this city and the growth of this city.

With saying that i would have to say that there is great concern for affordable housing  
for seniors in Vaughan.

there is a building to be build next to me due to the high volume of traffic  
already is taking place on Woodbridge Avenue  
is a great concern for all the residents surrounding the area.

There is currently a significant amount of congestion on Woodbridge Avenue due to current  
density:

A proposed development geared 100% to seniors would have a dramatically lower affect on  
congestion as seniors typically drive much less. There is currently a 30 unit Seniors complex at  
the proposed site along with 12 separate affordable housing units, and to increase it to the  
proposed 160 unit complex is 281% increase in units. Area citizens recommend any  
redevelopment have no increase in the number of units, in order to reduce congestion and safety  
issues.

- We recommend that York Region not condense large affordable developments at a few  
select sites but spread these developments through multiple areas in York Region. Any large  
condensed affordable housing developments should be built in areas that are less congested like  
those located behind Vaughan City Hall, and at Yonge and Crosby

I was at a meeting this passed September at city hall, there was beautiful proposal of a new  
landscape of market lane and woodbridge avenue, i believe that the building to be done at 259  
woodbridge would blend in with that.

Please consider the needs of the seniors for our area,

Thank you

yolanda Mocella



RE: York Region Housing Meeting October 6, 2016 – Proposed affordable housing development on Woodbridge Avenue.

Attention: Denis Kelly, York Region Town Clerk; York Region; York Region Housing; City of Vaughan

My name is Gabrielle Bruno. I have been a York Region resident since 1991 (25 years), I am writing this letter to voice concerns over the proposed affordable housing development project on Woodbridge Ave. Here are my main concerns:

- Seniors and people with disabilities do not have the opportunity to supplement their income in most cases. It is for this reason that I feel the project should give priority to these people.
- Seniors are the fastest growing population in Woodbridge and their need for affordable housing will increase dramatically over the next ten years as the baby boomers age.
- The affordable housing project is massive. The building looks very institutional like and does not conform to the Historical plan for Woodbridge Ave. which states a maximum of 3 floors if views of any neighbouring buildings are compromised.
- Safety for pedestrians in the immediate area due to increased traffic and congestion is a concern. I personally have been hit by a car recently while walking my dog on the sidewalk along Woodbridge Ave. The 160 unit complex will no doubt add to this problem.
- I recommend that York Region not condense this massive affordable development in an area which is highly congested but spread this development through multiple areas in York Region.

Gabrielle Bruno

#534-281 Woodbridge Ave,

Woodbridge, ON., L4L 0C6



From: Gabriella [mailto:gabygiulia@hotmail.com]  
Sent: Monday, October 10, 2016 11:12 PM  
To: denis.kelly@york.ca  
Cc: fm.xl@rogers.com  
Subject: Proposed Affordable Housing Development on Woodbridge Avenue

Attention: York Region and York Region Housing and City of Vaughan  
Regional Clerk @ York Region- Denis Kelly

>  
> Re: York Region Housing Meeting Oct. 6, 2016  
>  
> My name is Gabriella Giuliani and I have been a York Region resident since 1998.  
I am a teacher with the York Catholic District School Board. Unfortunately, I couldn't  
attend the meeting on October 6 due to work commitments and would appreciate it if you  
can add this to your record for that meeting.

> We have a petition signed by almost 1000 Woodbridge residents and I am writing this  
letter to represent the residents who are concerned about the proposed Affordable  
Housing Development project on Woodbridge Avenue. Here are our main concerns:

>  
> There are so many seniors who need affordable housing in York Region;  
>  
> -according to the Regional Municipality of York; Housing York Inc  
> Sept. 12, 2013 Housing York is known to be the largest housing provider in York  
Region...  
> - it is significantly impacted by the demands for affordable housing  
> for seniors ... 4200 households waiting for a unit in a senior's  
> building  
>  
> -there are many seniors who cannot afford to live in York Region due to the high  
costs of homes, condos etc.. This is due to their low income and even debt.  
>  
> -no. of serious violations against seniors have been increasing (theft  
> etc..)  
>  
> Traffic and Congestion  
>  
> If there would be 100 per cent seniors living in this proposed affordable housing,  
there would be fewer drivers due to many seniors that don't drive and those who still  
drive would most likely be driving during the times where there is NO rush hour  
traffic.  
>  
> This would highly impact on safety and congestion and this is also why the proposed  
affordable housing project MUST consider reducing the size of the building because as  
it stands, it would GREATLY IMPACT ON SAFETY AND CONGESTION!!  
>  
>  
>>  
>>  
>> <Letter to York Housing.docx>  
>>  
>>  
>> Sent from my iPhone

**COMMITTEE OF THE WHOLE DECEMBER 6, 2016**

**ZONING BY-LAW AMENDMENT FILE Z.15.041**

**SITE DEVELOPMENT FILE DA.15.093**

**HOUSING YORK INC. / REGIONAL MUNICIPALITY OF YORK**

**WARD 2 - VICINITY OF KIPLING AVENUE AND WOODBRIDGE AVENUE**

**Recommendation**

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

1. THAT Zoning By-law Amendment File Z.15.041 (Housing York Inc./Regional Municipality of York) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2, 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 exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. THAT Site Development File DA.15.093 (Housing York Inc./Regional Municipality of York) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a 6-storey residential building containing 162 affordable housing units and 281.44 m<sup>2</sup> of ground floor commercial uses, served by a private driveway having access from Woodbridge Avenue and 198 parking spaces as shown on Attachments #3 to #6, subject to the following conditions:
  - a) prior to the execution of the Site Plan Agreement:
    - i) the Vaughan Development Planning Department shall approve the final site plan, building elevations and landscape plan;
    - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, traffic impact study, functional servicing report and stormwater management report;
    - iii) the Owner shall satisfy all requirements of the Vaughan Environmental Services Department, Solid Waste Management Division;
    - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
    - v) the Owner shall satisfy all requirements of CP Rail;
  - b) the implementing Site Plan Agreement shall include the following clauses:
    - i) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

- ii) Prior to final approval, the Owner shall provide the City with a Letter of Credit for the development's proportionate share of the cost of the Woodbridge Avenue Sanitary Sewer Improvement Works Special Area Development Charge.
- iii) The following warning clauses shall be registered on title and be included in all Offers of Purchase and Sale Lease or Rental, for each residential unit:
  - "Purchasers, Lessees or Tenants are advised that Canadian Pacific Railway Company (CPR) or its assigns or successors in interest has or have an operating right-of-way including the possibility that the Railway may expand its operations, which expansion may affect the living environment of residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuation for complaints measures in the design of the development and individual dwellings. CPR will not be responsible for complaints or claims arising from uses of its facilities and/or operations on, over or under the aforesaid right-of-ways."
  - "Purchasers, Lessees or Tenants are advised that any berm, fencing or vibration isolation features implemented are not to be tampered with or altered, and further that the Owner shall have the sole responsibility for and shall maintain these features."
  - "Purchasers, Lessees or Tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment and Climate Change."
  - "This dwelling unit has been supplied with a central air conditioning system which allows windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the noise criteria of the Municipality and the Ministry of the Environment and Climate Change."
  - "Purchasers, Lessees or Tenants are advised that due to the proximity of the adjacent institutional, retail and commercial lands, sound levels from these facilities may at times be audible."
- iv) The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.

3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"IT IS HEREBY RESOLVED THAT Site Development File DA.15.093 (Housing York Inc./ Regional Municipality of York) be allocated servicing capacity from the

York Sewage Servicing/Water Supply System for a total of 241 persons equivalent”.

### **Contribution to Sustainability**

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: To create a City with sustainable built form

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

- Objective 3.3: Reduce single occupant vehicle (SOV) trips by supporting active transportation, car pooling and public transit

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- multiple green roofs which will enhance the building's energy performance
- native and/or drought tolerant plant species
- permeable paving to reduce storm water runoff
- bicycle parking to promote an alternative mode of transportation
- a three-stream waste management system
- energy efficient lighting
- the use of Low E-glazing on all windows
- programmable thermostats and energy recovery ventilators (ERVs) provided in each unit
- construction waste management plan implemented to divert a minimum of 50% of waste from landfill
- low-VOC content in building materials such as adhesives, sealants, paints and coatings in building materials

### **Economic Impact**

There are no requirements for new funding associated with this report.

### **Communications Plan**

On May 6, 2016, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the Village of Woodbridge Ratepayers Association. A copy of the Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed on the property in accordance with the City's Notice Sign Procedures and Protocol.

The recommendation of the Committee of the Whole to receive the Public Hearing report of May 31, 2016, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on June 7, 2016, and included a resolution that a community meeting be organized by the local Ward Councillor to address the issues raised at the Public Hearing.

On June 20 and September 28, 2016, community meetings were held at the Woodbridge Library wherein local residents, the Woodbridge Ratepayers' Association, City staff, the Local Councillor and the Owner (York Region staff and their consultants) were in attendance. The following issues were raised, and are addressed throughout this report:

- i) Proposed density will increase traffic:

The proposed density of 1.78 FSI conforms to Vaughan Official Plan 2010 (VOP 1010). The Owner has submitted a Traffic Impact Study prepared by GHD, which was reviewed by the Vaughan Development Engineering and Infrastructure Planning Department and was found to be acceptable.

- ii) Design of the building is too modern and institutional looking; does not adhere to the Woodbridge Heritage District Conservation Plan; and setbacks are too close between the development and existing dwellings at the south of the site. The design must proceed to Heritage Vaughan Committee with a decision prior to a technical report proceeding to Committee of the Whole:

Discussions on building design did not take place at the first community meeting. However, as a result of comments/input received at the September 28 Community meeting, the building design was revised as discussed in the Vaughan Urban Design and Cultural Heritage Division section of this report. The proposed building elevations were approved by the Heritage Vaughan Committee on October 19, 2016, and the Committee's decision will be in front of the Committee of the Whole on November 1, 2016 and Vaughan Council on November 15, 2016.

- iii) Close proximity of driveway access to the Renaissance condominium building (to the west) impedes on privacy of residents; the ratepayer group and residents requested a landscape barrier be provided to mitigate views to this area:

The Owner has revised the site plan providing for additional landscaping areas between the Renaissance building and the proposed development, as shown on Attachment #4. A mix of trees and shrubs are proposed along the westerly lot line, including the addition of a landscape buffer between the driveway and commercial/outdoor amenity area along Woodbridge Avenue.

- iv) Demographics – the building should be for seniors only; the Owner should increase the number of single bedroom units and decrease the number of multi-bedroom units to allow for more seniors:

The development proposes 162 units in total, with 94 (58%) 1-bedroom units, 37 (23%) 2-bedroom units, 29 (18%) 3-bedroom units, and 2 (1%) 4-bedroom units.

- v) A lot of commercial space along Woodbridge Avenue sits vacant, not in public view and away from local transit and direct public parking:

The Owner has provided for a pedestrian-oriented, commercial area along the Woodbridge Avenue frontage, in keeping with the policies of the Official Plan. Commercial visitor parking is provided for inside the building, accessed from Woodbridge Avenue. The proposed commercial area on the site has decreased from 322 m<sup>2</sup> to 281.44 m<sup>2</sup>.

- vi) Landscape Design – In addition to the landscape features between the Renaissance residential building and site as discussed in iii) above, the Community requested additional landscaping be included: green sound barrier (trees) between the residents to the south and west of the development; and, lighting details in the visitor parking area to impede negative behaviour:

As requested, the revised landscape plan shown on Attachment #4 illustrates planting of large trees and shrubs along the south property line. The Owner has provided lighting

within the visitor parking area. The final landscape plan and lighting design are subject to final approval by the Urban Design Division of the Development Planning Department.

- vii) Pedestrian Safety – A detailed contingency plan is requested to promote walkability on the south side of Woodbridge Avenue between the Renaissance building (to the west) and old Firehall Lane Property (to the east). Currently no sidewalk exists, and how will the City address safe passage for residents and the community at large:

The Owner will be constructing a sidewalk along the front of their property, connecting to the existing sidewalk at the Renaissance building. A crosswalk is also proposed at the east edge of their property on Woodbridge Avenue, to provide a pedestrian connection between the north and south sides of Woodbridge Avenue (Attachments #3 and #4). The final location of the crosswalk and construction material is subject to approval from the Development Engineering and Infrastructure Planning Department.

### **Purpose**

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of a 162 unit, mixed-use residential building with 281.44 m<sup>2</sup> of at-grade commercial area on Woodbridge Avenue, as shown on Attachments #3 to #6:

1. Zoning By-law Amendment File Z.15.041, to amend Zoning By-law 1-88, specifically 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 exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. Site Development File DA.15.093 to permit the development of the subject lands with a mixed-use residential building containing 162 affordable housing units and 281.44 m<sup>2</sup> of ground floor commercial uses, serviced by a private driveway having access from Woodbridge Avenue and 198 parking spaces (25 surface and 173 internal spaces) as shown on Attachments #3 to #6.

### **Background - Analysis and Options**

#### *Synopsis:*

*The Owner proposes to develop the subject lands with a 6-storey residential building containing 162 affordable housing units and 281.44 m<sup>2</sup> of ground floor commercial uses. The Vaughan Development Planning Department supports the proposed development since it implements Vaughan Official Plan 2010 (VOP 2010) and is compatible with the surrounding existing and planned land uses, provides an important affordable housing supply for the community, and supports the Term of Council Service Excellence Strategy Map (2014-2018) priority to “create and manage affordable housing options”.*

#### **Location**

The subject lands shown on Attachments #1 and #2 are located east of Kipling Avenue, on the south side of Woodbridge Avenue, known municipally as 259 and 275 Woodbridge Avenue and 64 Abell Avenue. The surrounding land uses are shown on Attachment #2.

The subject lands are currently developed with 1 single-detached dwelling unit, a 32 unit seniors residence, and 14 stacked townhouse units.

### Official Plan and Woodbridge Heritage Conservation District

The subject lands are designated “Low Rise Mixed-Use” by Vaughan Official Plan 2010 (VOP 2010), specifically Volume 2 – Woodbridge Core Secondary Plan, which permits a multi-unit mixed-use building with a maximum building height of 19 m and a FSI of 1.70 on the subject lands, with a 5% numerical variance (19.95 m in height and a FSI of 1.785). The subject lands are also located within the Woodbridge Heritage Conservation District, of which the Conservation Plan permits a maximum height of 20 m on the subject lands, and prevails over the Official Plan. The proposed 19.5 m high residential building with 162 apartment dwellings, 281.44 m<sup>2</sup> of ground floor commercial uses and a FSI of 1.78 conforms to VOP 2010 and the Woodbridge Heritage Conservation District Plan.

### Zoning

The subject lands are zoned 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. A Zoning By-law amendment is required to rezone the subject lands to RA2 Apartment Residential Zone to facilitate the development of the residential building, along with the following site-specific zoning exceptions:

Table 1:

	<b>By-law Standard</b>	<b>By-law 1-88, RA2 Apartment Residential Zone Requirements</b>	<b>Proposed Exceptions to the RA2 Apartment Residential Zone Requirements</b>
a.	Permitted Uses	Apartment Dwelling Day Nursery	Permit a maximum of 281.44 m <sup>2</sup> (combined gross floor area) of the following commercial uses on the ground floor: <ul style="list-style-type: none"><li>- Art Gallery</li><li>- Club (non-profit, social use)</li><li>- Dry Cleaning Depot</li><li>- Eating Establishment</li><li>- Eating Establishment, - Convenience</li><li>- Eating Establishment, Take-out</li><li>- Health Centre</li><li>- Office, Business or Professional</li><li>- Store, Convenience Retail</li><li>- Store, Retail</li><li>- Studio</li></ul>
b.	Minimum Lot Area/Unit	80 m <sup>2</sup>	48 m <sup>2</sup>
c.	Minimum Yard Requirements	i) Front - 7.5 m (Woodbridge Avenue)  ii) Interior Side Yard (East) - 9.9 m	i) Front - 3 m (Woodbridge Avenue)  ii) Interior Side Yard (East) - 3.0 m

	By-law Standard	By-law 1-88, RA2 Apartment Residential Zone Requirements	Proposed Exceptions to the RA2 Apartment Residential Zone Requirements
d.	Minimum Parking Requirements	<p>162 apartment dwellings @ 1.5 spaces/unit = 243 spaces</p> <p>+</p> <p>162 apartment dwellings @ 0.25 visitor spaces/unit = 41 spaces</p> <p>+</p> <p>281.44 m<sup>2</sup> commercial @ 6 spaces/100m<sup>2</sup> GFA = 17 spaces</p> <p>Total Parking Required = 301 spaces</p>	<p>162 apartment dwellings @ 0.913 spaces/unit = 148 spaces</p> <p>+</p> <p>162 apartment dwellings @ 0.20 visitor spaces = 33 spaces</p> <p>+</p> <p>281.44 m<sup>2</sup> commercial @ 6 spaces/100 m<sup>2</sup> = 17 spaces</p> <p>Total Parking Proposed = 198 spaces</p>
e.	Minimum Parking Space Dimensions	2.7 m x 6.0 m	2.6 m x 5.7 m
f.	Minimum Amenity Area	<p>94, 1-bedroom units @ 20 m<sup>2</sup> = 1,880 m<sup>2</sup></p> <p>+</p> <p>37, 2-bedroom units @ 55 m<sup>2</sup> = 2,035 m<sup>2</sup></p> <p>+</p> <p>29, 3-bedroom units @ 90 m<sup>2</sup> = 2,610 m<sup>2</sup></p> <p>+</p> <p>2, 4-bedroom units @ 110 m<sup>2</sup> = 220 m<sup>2</sup></p> <p>Total = 6,745 m<sup>2</sup></p>	2,137.78 m <sup>2</sup> for the entire development
g.	Minimum Landscaping Requirements	<p>i) 6 m - Woodbridge Avenue</p> <p>ii) A strip of land not less than 3 m is required around the periphery of an outdoor parking area.</p>	<p>i) 3 m - Woodbridge Avenue</p> <p>ii) A strip of land not less than 1 m is required around the periphery of an outdoor parking area. 0 m is permitted between Parking Space #15 and abutting property to the north (Attachment #3).</p>
h.	Permitted Yard Encroachments and Restrictions	<p>i) Proposed canopy shall not project more than 0.5 m into the required front yard.</p> <p>ii) Setback to interior side yard (west side) stairway shall be 9.6 m.</p>	<p>i) The proposed canopy shall project no more than 1.1 m into the front yard.</p> <p>ii) 0 m setback to interior side yard stairway.</p>

	<b>By-law Standard</b>	<b>By-law 1-88, RA2 Apartment Residential Zone Requirements</b>	<b>Proposed Exceptions to the RA2 Apartment Residential Zone Requirements</b>
i.	Setback to a Retaining Wall (east – along Woodbridge Avenue)	The maximum height of any retaining wall constructed on a property line between two (2) residential lots shall be one (1) metre. Height shall be measured from the finished ground level to the highest point of the wall. A retaining wall which exceeds one (1) metre in height must be set back from the nearest property line a distance equal to its height.	Shall not apply

The Vaughan Development Planning Department has reviewed and supports the proposed site-specific zoning exceptions. The 162 unit, residential building with ground floor commercial uses implements the policies of VOP 2010, providing for at-grade, active retail opportunities within walking distance for future residences, reducing the need to use a private automobile and encouraging pedestrian activity on the street. The proposed building setbacks will provide for a building aligned with other redevelopments along Woodbridge Avenue, providing a strong urban edge and public realm. The retaining wall located at the northeast corner of the site at the front of the property is proposed to address the lower grade at Woodbridge Avenue. The DEIP Department has no concerns with the retaining wall, and advises that an Encroachment agreement is required as it is proposed within the City's right-of-way. The Owner submitted a parking study prepared by GHD, dated October 11, 2016, in support of 198 parking spaces for the proposed development. The Vaughan DEIP Department has no objection to the parking study and can therefore support the application as proposed.

#### Vaughan Design Review Panel DRP

The original development concept was considered by the Vaughan Design Review Panel (DRP) on November 26, 2015. The following comments relating to the development included:

- the institutional look of the building should be reduced
- the vertical elements of the retail component should reference the heritage character of the area
- the architecture of the courtyard needs to be more inviting and less opaque

The Owner revised the application to respond to the issues and concerns raised by the DRP. The revised development proposal was further considered by the DRP on August 25, 2016, and the Panel was generally satisfied with the modified proposal. The following comments were provided by the DRP:

- the architecture should reflect its own time, and the heritage character is more appropriate for the base of the building
- additional pedestrian connectivity should be provided through the rail lands, located to the east

The applicant has addressed the comments of the DRP.

### Site Plan, Building Elevations and Landscaping

The Owner has submitted Site Development File DA.15.093 to permit the proposed development as shown on Attachments #3 to #6. The site plan (Attachment #3) illustrates a mixed use development consisting of a 6-storey residential building with 162 units, serviced with a main driveway access from Woodbridge Avenue that leads to an indoor parking area with 173 parking spaces. The front (south) elevation along Woodbridge Avenue is approximately 4.0 m below finished grade with the rest of the property, which has the effect of an additional storey at this location, accommodating the at-grade 281.44 m<sup>2</sup> commercial uses. The remainder of the building is 6-storeys in height on the east, west and south elevations as shown on Attachments #5 and #6. Green roofs (roof gardens) are provided on the 2<sup>nd</sup> level at the rear (south) elevation and on the roof top. Outdoor amenity areas are provided above the commercial space (level 3) along the Woodbridge Avenue frontage and at grade at the rear of the building. The proposed landscaping plan (Attachment #4) provides a mix of coniferous/deciduous trees and shrubs around the site, as well as within the outdoor amenity areas and green roofs. A second access from Abell Avenue provides access to the loading area, 25 parking spaces and pick-up and drop-off areas.

The proposed elevations illustrate a 6-storey mixed use building with a 3-storey podium fronting on Woodbridge Avenue with upper storeys stepped-back from the street and the neighbouring properties. Massing and materials relate to historical commercial building precedents while accommodating contemporary uses. The ground floor of the 3-storey podium contains commercial uses and a lobby entrance to the residential units. Pedestrian walkways will connect Woodbridge Avenue to the rear of the property and Abell Avenue.

The Vaughan Development Planning Department is generally satisfied with the proposed site layout, building elevations and landscaping for the development proposal shown on Attachments #3 to #6, subject to the conditions outlined in the recommendation of this report.

### Vaughan Development Planning Department

#### a) Urban Design Division

The Urban Design Division has reviewed the site plan, building elevations, landscape plans and details as well as the lighting plan, submitted in support of the applications and is satisfied with the proposal, subject to modifications. Additional landscape screening along the south property line between the proposed loading area and the residential rear yards located to the south of the site is required. The Urban Design Division is also requesting additional details for the sheltered smoking area, and the outdoor playground area, including the paving material and type of playground equipment to be used. All final landscape plans, landscape cost estimates, building elevations and the lighting plan are subject to final approval of the Development Planning Department.

#### b) Cultural Heritage Division

The subject property is located in the Woodbridge Heritage Conservation District (HCD) and is Designated Part V under the Ontario Heritage Act. Policies and guidelines within the Woodbridge HCD Plan apply to all new construction and aspects of the development which include, but are not limited to height, angular planes, massing, design, pedestrian and vehicular circulation, and landscape.

The proposal was originally presented to the Heritage Vaughan Committee on September 21, 2016 and was deferred to a later Heritage Vaughan meeting, to allow the Owner to consider comments and input from a second Community meeting on September 28, 2016 at the Woodbridge Public Library. Several presentations were given by the Owner who provided an overview of how the application evolved and planned next steps. As a result of the comments received at the September 28, 2016 community meeting, the following revisions were made:

- i) Red brick masonry has been introduced throughout the higher levels of the rear of the building to give the building a residential appearance
- ii) The parapet has been more clearly defined and articulated
- iii) Enhanced landscaping has been provided for the rear Abell Avenue entrance
- iv) Additional 3D rendering drawings were prepared to clearly demonstrate the height, scale, and massing of the proposed building from several viewpoints along Woodbridge Avenue.

On October 19, 2016, Heritage Vaughan Committee approved the following recommendation:

- “1. THAT Heritage Vaughan recommend that Council approve the proposed demolition of the existing buildings at 259 and 275 Woodbridge Avenue and 64 Abell Avenue and new construction of a multi-storey building on the same property under Section 42 of the *Ontario Heritage Act*, subject to the following conditions:
- a) any significant changes to the proposal by the Owner, may require reconsideration by Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
  - b) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits/requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application;
  - c) the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.”

The Heritage Vaughan report proceeded to the November 1, 2016 Committee of the Whole meeting for their consideration and approval, and for ratification by Vaughan Council on November 15, 2016.

#### Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan Development Engineering and Infrastructure Planning Department has provided the following comments:

- a) Municipal Servicing and Site Grading
  - Water and sanitary servicing connections (i.e. decommissioning existing/installation of proposed) within the City's right-of-way must be completed by City contractor. The Owner is required to contact the Development Inspection and Lot Grading Division directly, upon receipt of Site Plan Approval, to coordinate the proposed works.
  - The Owner shall obtain any applicable permits and coordinate all inspections directly through the City's Development Inspection and Lot Grading Division upon receipt of Site Plan Approval for all proposed works within the City's right-of-way (i.e. curb cuts/fills, sidewalk installation, boulevard rehabilitation).
  - The Owner shall obtain all necessary approvals/permits from the Toronto and Region Conservation Authority, to their sole satisfaction, prior to issuance of Site Plan Approval as the subject property is under the Conservation Authority's jurisdiction.

- Above grade permanent structures are typically not permitted within the City's right-of-way. As such, the proposed planter fronting the site on Woodbridge Avenue will require an encroachment agreement, if approved.
  - The proposed retaining wall within the City's right-of-way along the eastern property line may also require, if approved, an encroachment agreement. Alternatively, if the existing slope east of the retaining wall is re-graded to a maximum 3:1 slope, then it may be feasible to eliminate the wall and lowering the existing hydrant to ensure adequate frost protection cover is maintained. Clarification must be provided to enable staff to provide final comments.
  - All proposed retaining walls in excess of 1.0 metre in exposed height and/or abutting public property shall be designed and certified by a Professional Engineer specialized in structural or geotechnical engineering with seal, signature and date affixed to the construction detail. The design must be accompanied by calculations clearly demonstrating that it is structurally satisfactory and suitable for the particular location.
  - All retaining walls must be inspected during construction and certified in writing by a structural or geotechnical engineer that the as-built retaining wall is in conformance with the certified design drawings.
- i) Woodbridge Avenue Sanitary Sewer Improvement Works Special Area Development Charge

The City's City-Wide Water and Wastewater Master Plan (WWMP) Class Environmental Assessment (EA) Study identified the need for sanitary sewer upgrades on Woodbridge Avenue (west of Clarence Street), hereinafter referred to as the "Woodbridge Avenue Sanitary Sewer Improvement Works", to service planned growth in the Woodbridge Core Area. The sanitary sewer assessment completed through the WWMP EA was an ultimate build-out scenario for the approved secondary plan area. A benefitting service area was established to delineate lands tributary to the Woodbridge Avenue sanitary sewer and includes the proposed site plan area. Although this proposal does not trigger the need for the sanitary sewer upgrades, the City is protecting for the future sanitary sewer upgrade along Woodbridge Avenue at this time.

The City intends to include the Woodbridge Avenue Sanitary Sewer Improvement Works as a Special Service Area Development Charge (SAC) in a future Development Charge By-Law to collect the necessary capital funds for the design and construction of the proposed Woodbridge Avenue Sanitary Sewer Improvement Works.

The City has established a proposed benefitting area for the Woodbridge Avenue Sanitary Sewer Improvement Works, which includes the lands encompassing the subject lands. The current cost of the Woodbridge Avenue Sanitary Sewer Improvement Works is estimated at \$300,000.00. Prior to final approval, the Owner shall provide the City with a Letter of Credit in the sum of \$5,645.64 (based on a rate of \$7230.00/ha) as security for its proportionate share of the cost of the Woodbridge Avenue Sanitary Sewer Improvement Works. A condition to this effect is included in the recommendation of this report.

The City shall advise the Owner of the current estimate of cost at least forty (40) days prior to the expiration of the letter of credit and the Owner shall file a replacement letter of credit in the revised amount prior to the expiration of the existing letter of credit. This procedure shall continue until the final costs are confirmed or the City will draw upon the letter of credit. If, at any time, the Owner fails to file a replacement letter of credit at least thirty (30) days prior to expiration of a letter of credit, the City may draw the monies secured by the letter of credit, if it is not sufficient, the City may further draw upon the Municipal Services Letter of Credit for the balance of the revised amount and hold the monies upon the same terms as applicable to the letter of credit.

The City may also refuse to issue further building permits until such time as the required letter of credit is filed.

In the event that the Woodbridge Avenue Sanitary Sewer Improvement Works is permitted by legislation to be included as a Special Service Area Development Charge, the Owner shall pay the Development Charge component related to the Woodbridge Avenue Sanitary Sewer Improvement Works for the Housing York Inc. Site Plan as ascertained by the City. If the Owner does not pay the Development Charge component related to the Woodbridge Avenue Sanitary Sewer Improvement Works within ten (10) business days of written notice from the City, the City may draw upon the Letter of Credit and upon the Municipal Services Letter of Credit, if necessary, for the required amount.

In the event that the Development Charges by-law is not finalized prior to the assumption of the services, the City shall advise the Owner of the current estimate of cost and the Owner shall file a replacement Letter of Credit in the revised amount.

ii) Sewer and Water Allocation

The proposed site currently contains a 32 unit seniors residence, 1 single-family unit, and a 14 unit stacked townhouse complex. The capacity for the existing uses has already been accounted for in the York Sewage Servicing / Water Supply System. Therefore, an additional 241 person equivalent will be required to accommodate the proposed use.

The City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City over the next several years. Accordingly, servicing capacity for the subject development is available and unrestricted. A servicing capacity resolution is included in the recommendation of this report.

b) Noise

The DEIP Department has reviewed the Noise Feasibility Study submitted by HGC Engineering dated November 18, 2015, and recommends that the following warning clauses be included in the property and tenancy agreement as follows:

- "Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment and Climate Change."
- "This dwelling unit has been supplied with a central air conditioning system which allows windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the noise criteria of the Municipality and the Ministry of the Environment and Climate Change."
- "Purchasers are advised that due to the proximity of the adjacent institutional, retail and commercial lands, sound levels from these facilities may at times be audible."
- "Canadian Pacific Railways Company or its assigns or successors in interest has or have a rights-of way within 300 metres from the land subject hereof. There may be alteration to or expansions of the railway facilities on such right-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. CPR will not be responsible for

any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.”

c) Environmental Site Assessment

DEIP has reviewed the required Environmental Site Assessment and Reliance Letter for the subject properties, dated October 19, 2016 prepared by GS2 Environmental Consulting Inc. which was considered acceptable.

d) Parking Study

The DEIP Department has reviewed the Parking Study submitted in support of the applications, and has no objection to the proposed parking supply of 198 spaces based on the parking calculations provided in Table 1 of this report.

e) Traffic Study

DEIP has reviewed the Traffic Study and identifies the following issues that remain outstanding:

- i) According to the Traffic Study, “access to the subject development is from Woodbridge Avenue via a driveway located approximately 75 m east of the Woodbridge Avenue/Kipling Avenue intersection. This distance provides a minimum sight distance, however, additional information is required to confirm that the existing parking spaces along the south side of Woodbridge Avenue between the access and Kipling Avenue do not obstruct sight lines. The information in the report should be supplemented by additional information to verify the available sight distance at this access. Therefore, the following additional information is required to verify the available sight distance at the access to the subject development, which will be approved through the review of the final detailed drawings:
  - scaled drawing showing available sightlines at the driveway off Woodbridge Avenue;
  - a minimum stopping sight distance of 65 m is required at the driveway off Woodbridge Avenue;
  - clear recommendations/mitigation measures if sight distance is found deficient at the access, such as removal or modification to the existing lay-by parking spaces at Woodbridge Avenue or installation of appropriate traffic signage, to DEIP's satisfaction.

f) Active Transportation and Transportation Demand Management (TDM) Plan

The following are comments and recommended changes to the proposed development:

- i) The pedestrian crossings provided resemble ‘zebra crosswalk’ pavement markings. Staff recommends textured pavement/pavement impressions be used to clearly delineate pedestrian crossings.
- ii) Inverted “U” shape short-term bicycle parking spaces is recommended instead of ring and post racks, as these provide better support for the bicycles and permit the frame to be secured locked at two or more points of contact.
- iii) A total of 98 long-term bicycle parking spaces are being provided and it is highly recommended a bike repair station be provided to help with the day-to-day maintenance. Bike repair stations are inexpensive and add a great value.

- iv) The minimum Presto Card value of \$100 is suggested for each unit to help encourage the residents to utilize the transit system multiple times and form sustainable commute habits.
- v) The TDM Plan should contain a table summarizing the recommended TDM measures, estimated cost of each TDM measures (Presto cards, short and long-term bicycle parking spaces, bike repair stations, etc.) or task (including monitoring program).
- vi) The updated Traffic Study should include a complete Pavement Marking and Signage Plan, including bicycle parking signage.
- vii) A Pedestrian and Cycling Circulation plan should be provided, highlighting all facilities such as sidewalks, walkways, cycle parking/bike lockers, etc.

The Owner shall address all outstanding issues to the satisfaction of the DEIP Department. A condition to this effect is included in the recommendation of this report.

#### Vaughan Environmental Services Department (Solid Waste Division)

The Vaughan Environmental Services Department shall approve the final Waste Collection Design Standards submission. Garbage and recycling pick-up will be privately administered, and shall be the responsibility of the Owner.

#### Office of the City Solicitor, Real Estate Department

The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate per unit, whichever is higher in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. A condition to this effect is included in the recommendation of this report.

#### Vaughan Parks Development Department

The Owner submitted a Community Services and Facilities Study in support of the proposed development which concluded that the surrounding area is adequately served by existing services and facilities, and that these facilities have sufficient capacity to support additional growth. In addition, the proposed development also includes various indoor and outdoor recreational amenities that would directly serve the added population, thereby helping to alleviate additional demand on the existing stock of community services and facilities. The Vaughan Parks Development Department concurs with the findings of the study as it relates to parks and open space, trails and active transportation.

#### Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority has no objection to the proposed development, subject to the Owner successfully obtaining a permit from the TRCA for site grading/development under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses).

#### CP Rail

CP Rail has provided warning clauses to be included in all offers of purchase or sale or lease, should the applications be approved by Council. These warning clauses are included in the recommendation of this report.

### School Boards

The York Region District School Board and York Region Catholic District School Board have no objection to the approval of these applications.

### Canada Post

Canada Post has advised that the Owner must supply, install and maintain a centralized mailbox facility in the building to Canada Post's specifications.

### Enbridge Gas

Enbridge Gas has advised that the Owner must contact them prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned; for service and meter installation details; and, to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.

### Bell Canada

Bell Canada has provided the following condition of approval to be included in the site plan agreement, should the applications be approved:

- The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.

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

This report supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to develop transit, cycling and pedestrian options to get around the City
- Continue to ensure the safety and well-being of citizens
- Attract investment and create jobs
- Create and manage affordable housing options
- Continue to cultivate an environmentally sustainable City

### **Regional Implications**

The subject lands are located on Woodbridge Avenue, which is not a Regional road, and therefore there are no Regional transportation or servicing implications.

The proposed affordable housing project will be owned and operated and developed by York Region Housing.

### **Conclusion**

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.15.041 and Site Development File DA.15.093, in accordance with Vaughan Official Plan 2010, the Woodbridge Heritage Conservation District Plan, Zoning By-law 1-88, comments from City Departments and external public agencies, Heritage Vaughan Committee, Design Review Panel,

and comments received from the public at community meetings, and the area context. The proposed rezoning of the subject lands, along with the site-specific zoning exceptions for the RA2 Apartment Residential Zone identified in Table 1 of this report, are considered appropriate, facilitating a development that implements the Official Plan and Woodbridge Heritage Conservation District Plan policies, and is compatible with the surrounding land uses. Accordingly, the Development Planning Department can support the approval of these development applications, subject to the recommendations in this report.

**Attachments**

1. Context Location Map
2. Location Map
3. Proposed Site Plan
4. Landscape Plan
5. North and East Elevations
6. South and West Elevations

**Report prepared by:**

Carmela Marrelli, Senior Planner, ext. 8791

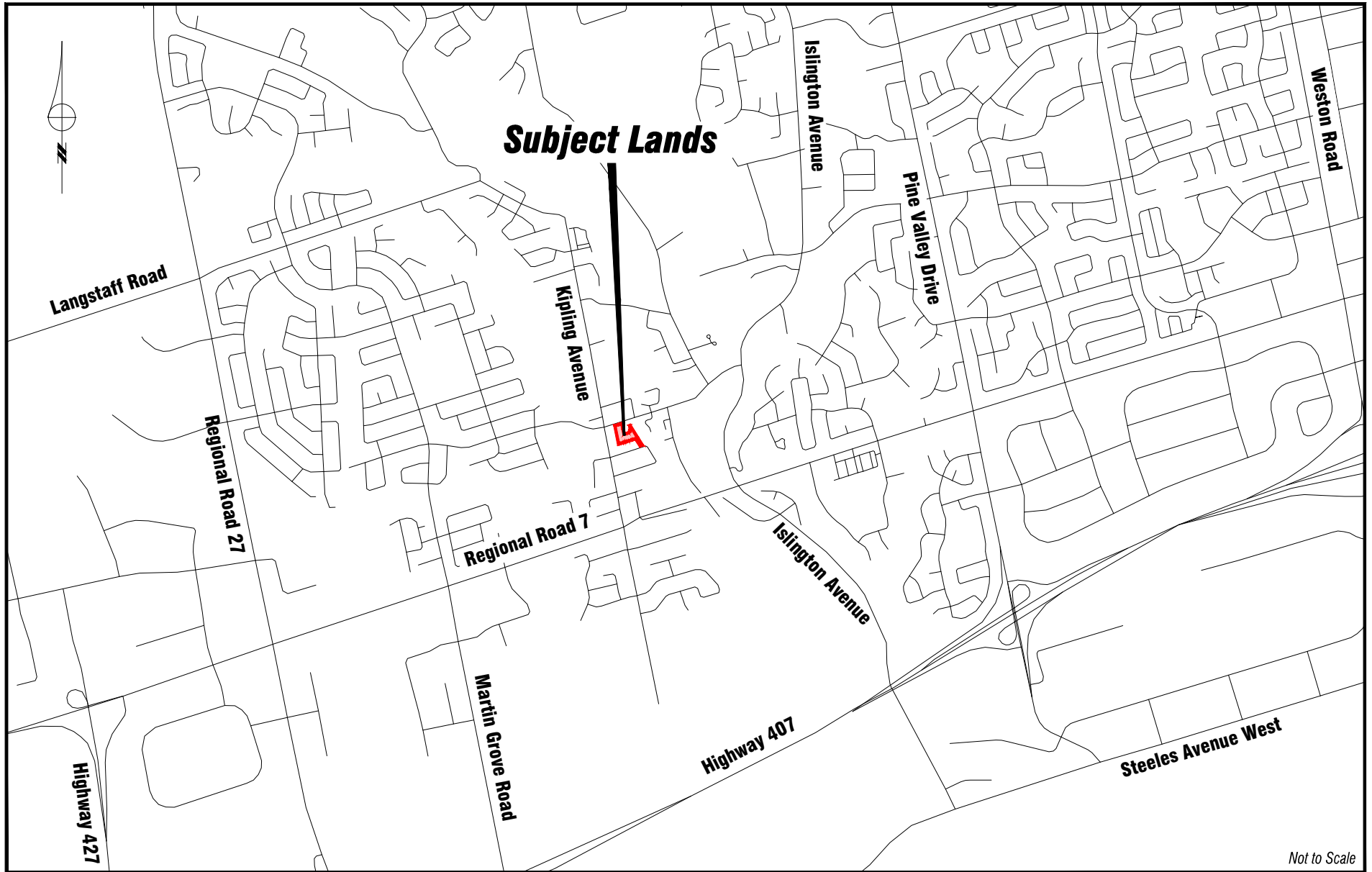
Respectfully submitted,

JOHN MACKENZIE  
Deputy City Manager  
Planning & Growth Management

MAURO PEVERINI  
Interim 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. / Regional Municipality of York

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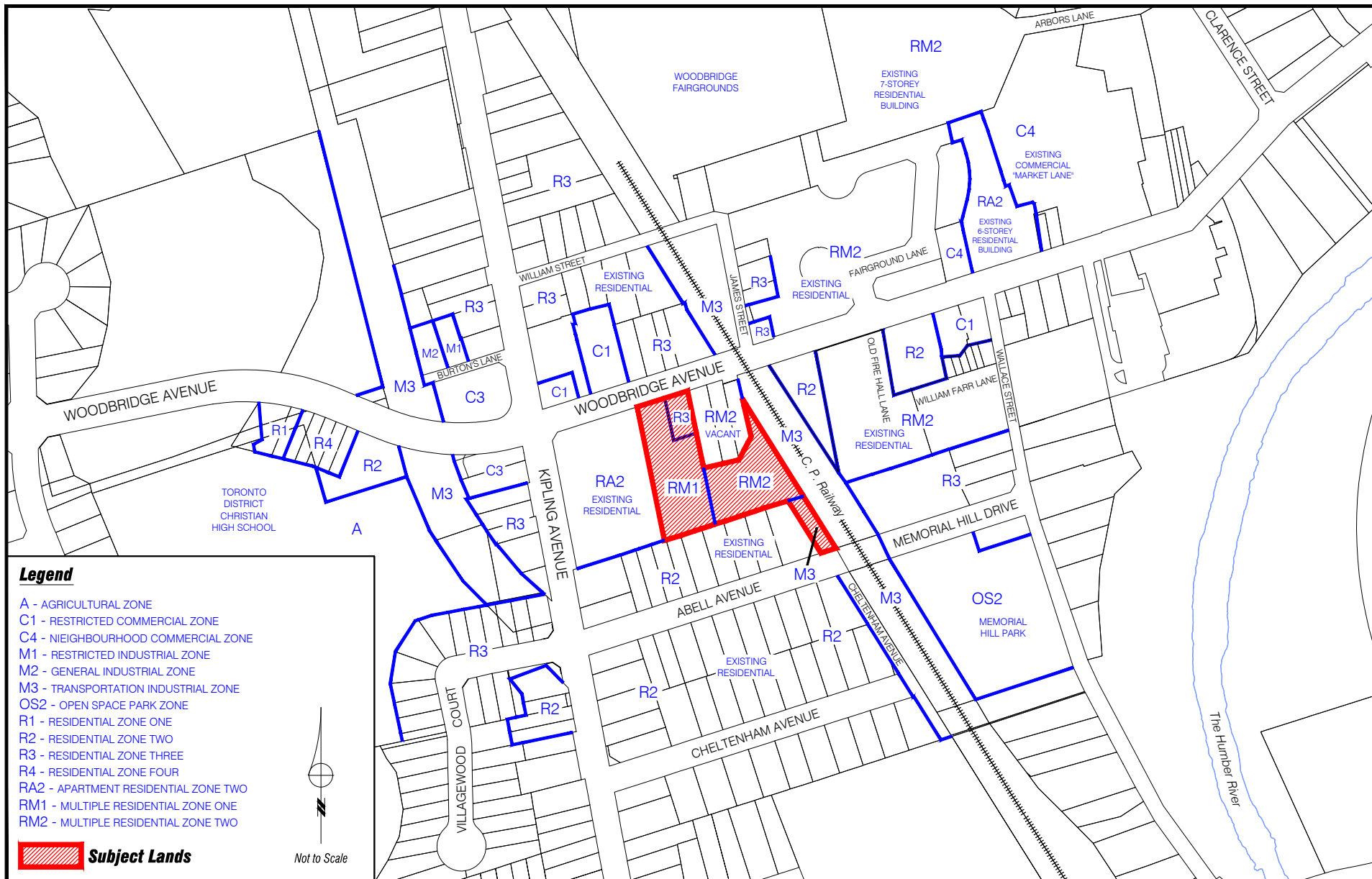


## Attachment

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

DATE:  
December 6, 2016

1



## Location Map

LOCATION:  
Part of Lot 7, Concession 7

APPLICANT:  
Housing York Inc. / Regional Municipality of York

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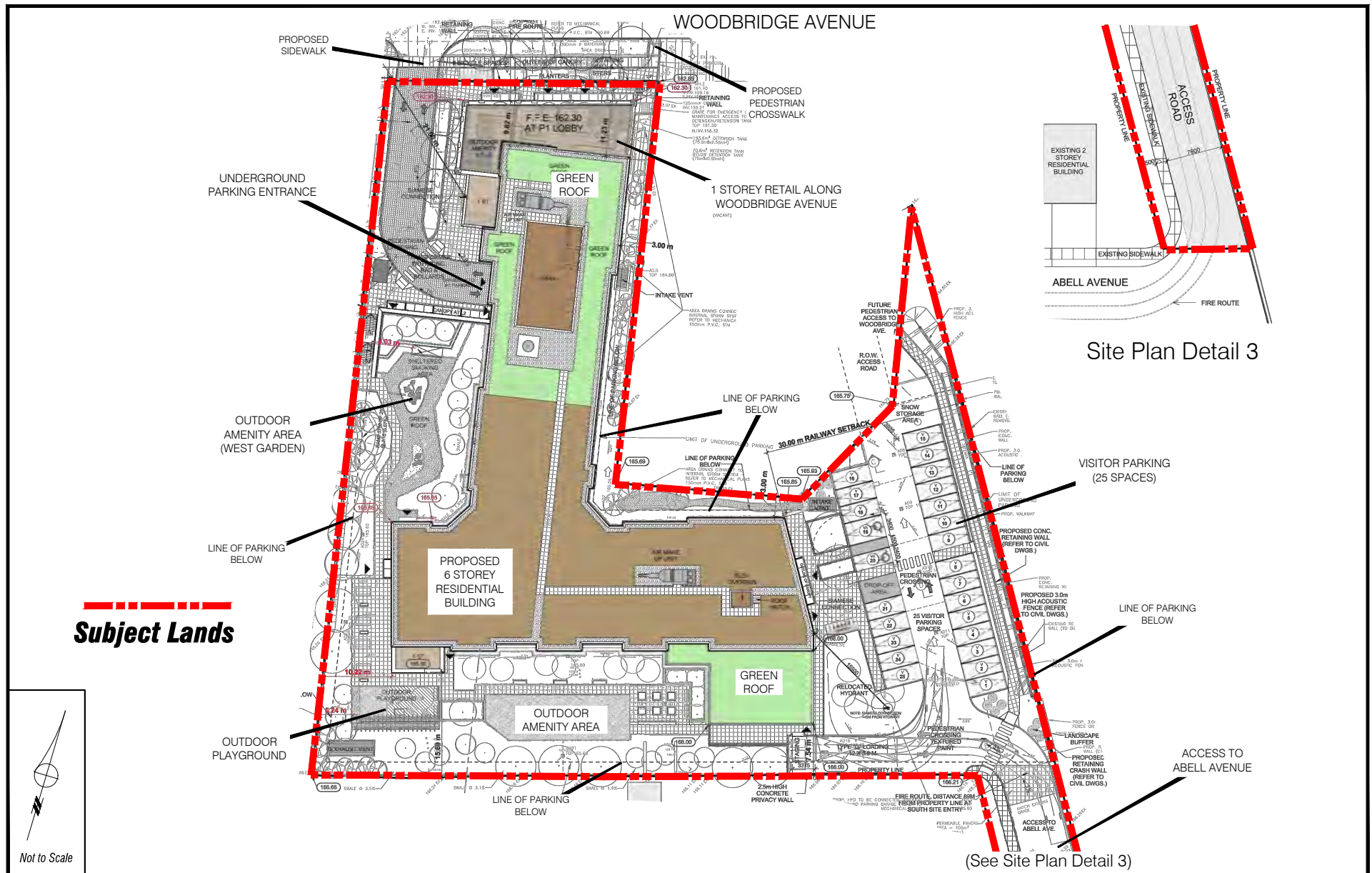


## Attachment

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

DATE:  
December 6, 2016

2



## Proposed Site Plan

LOCATION:  
Part of Lot 7, Concession 7

APPLICANT:  
Housing York Inc. / Regional Municipality of York

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Attachment

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

DATE:  
December 6, 2016

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NORTH ELEVATION (FACING WOODBRIDGE AVENUE)



EAST ELEVATION

## North and East Elevations

LOCATION:  
Part of Lot 7, Concession 7

APPLICANT:  
Housing York Inc. / Regional Municipality of York

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## Attachment

FILE(S):  
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SOUTH ELEVATION



WEST ELEVATION

## South and West Elevations

LOCATION:  
Part of Lot 7, Concession 7

APPLICANT:  
Housing York Inc. / Regional Municipality of York

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Attachment

FILE(S):  
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