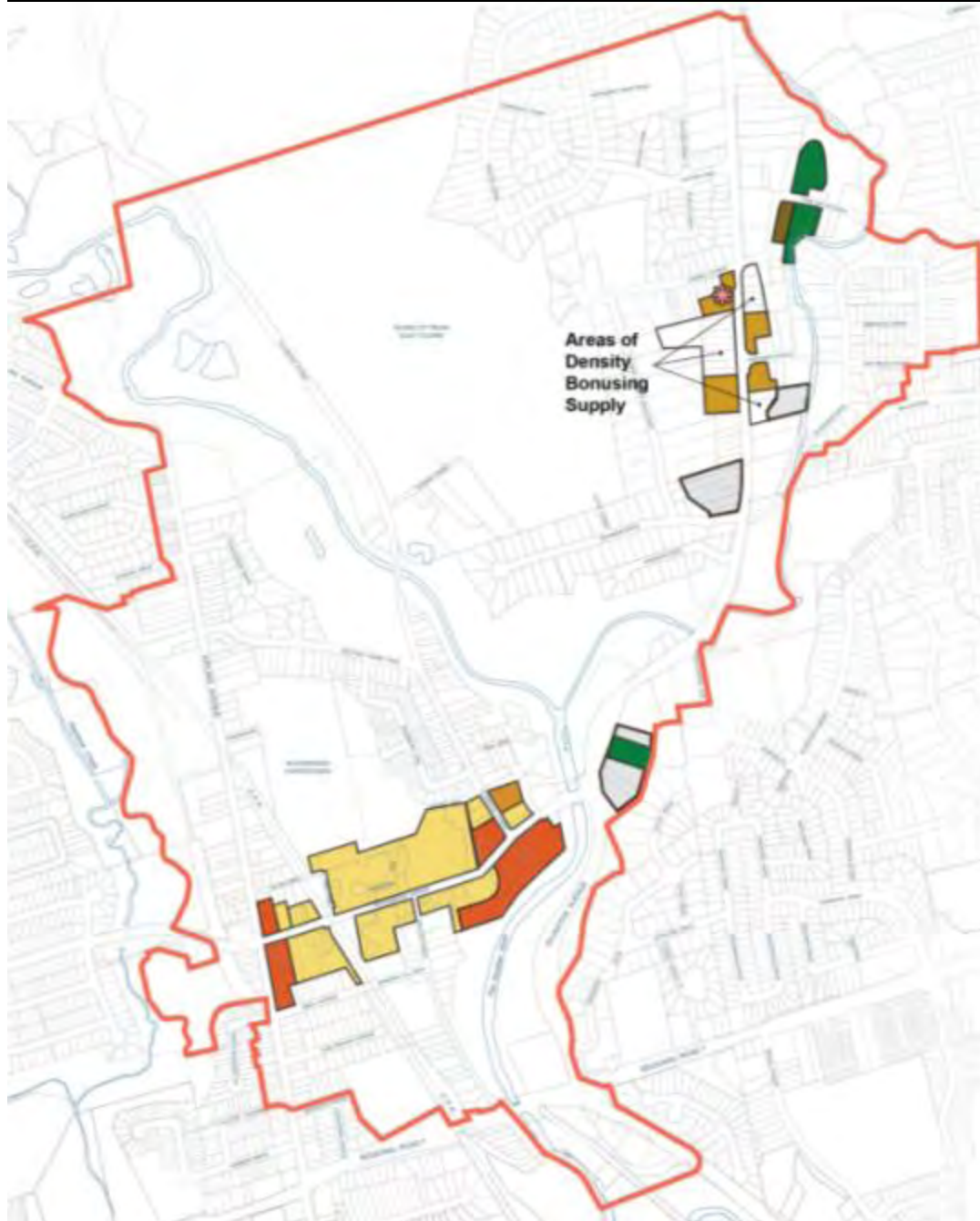


## Land Use Policies





**There are no significant changes to land use from existing Official Plans**

**Kipling Study Area (OPA 695) - no change**

Legend

- High Density Residential Mixed Use
- Medium Density Residential - 3 storeys
- Medium Density Residential Mixed Use
- Medium Density Residential - Islington Avenue
- Industrial
- Service Commercial
- Proposed Parks
- Low Density Residential (Increased Development Intensification Not Permitted in SPA)

OPA 440 – Slight change



-  High Density Residential Mixed Use
-  Medium Density Residential - 3 storeys
-  Medium Density Residential Mixed Use
-  Medium Density Residential - Islington Avenue
-  Industrial
-  Service Commercial
-  Proposed Parks
-  Low Density Residential (Increased Development Intensification Not Permitted in SPA)



LEGEND

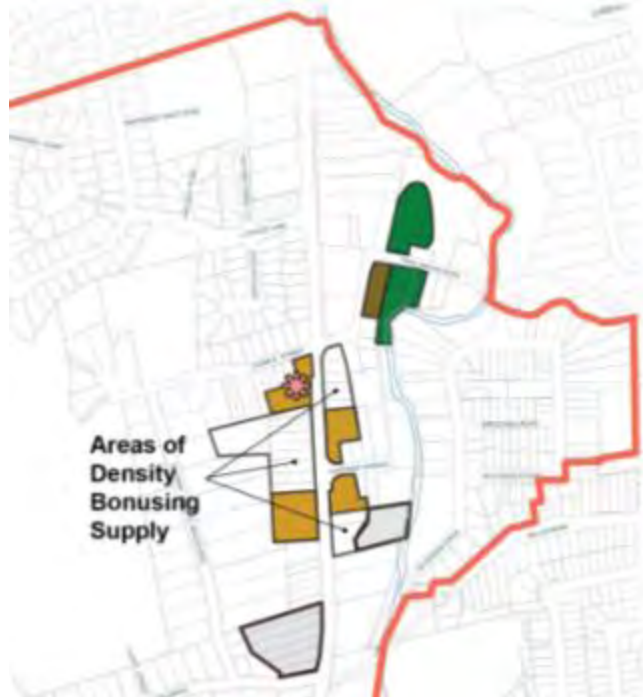
-  RESIDENTIAL LOW DENSITY
-  RESIDENTIAL MEDIUM DENSITY
-  RESIDENTIAL HIGH DENSITY
-  MIXED USE COMMERCIAL
-  MIXED USE OFFICE
-  OPEN SPACE
-  DRAINAGE TRIBUTARY
-  CORE AREA BOUNDARY

**OPA 440 – Slight change**

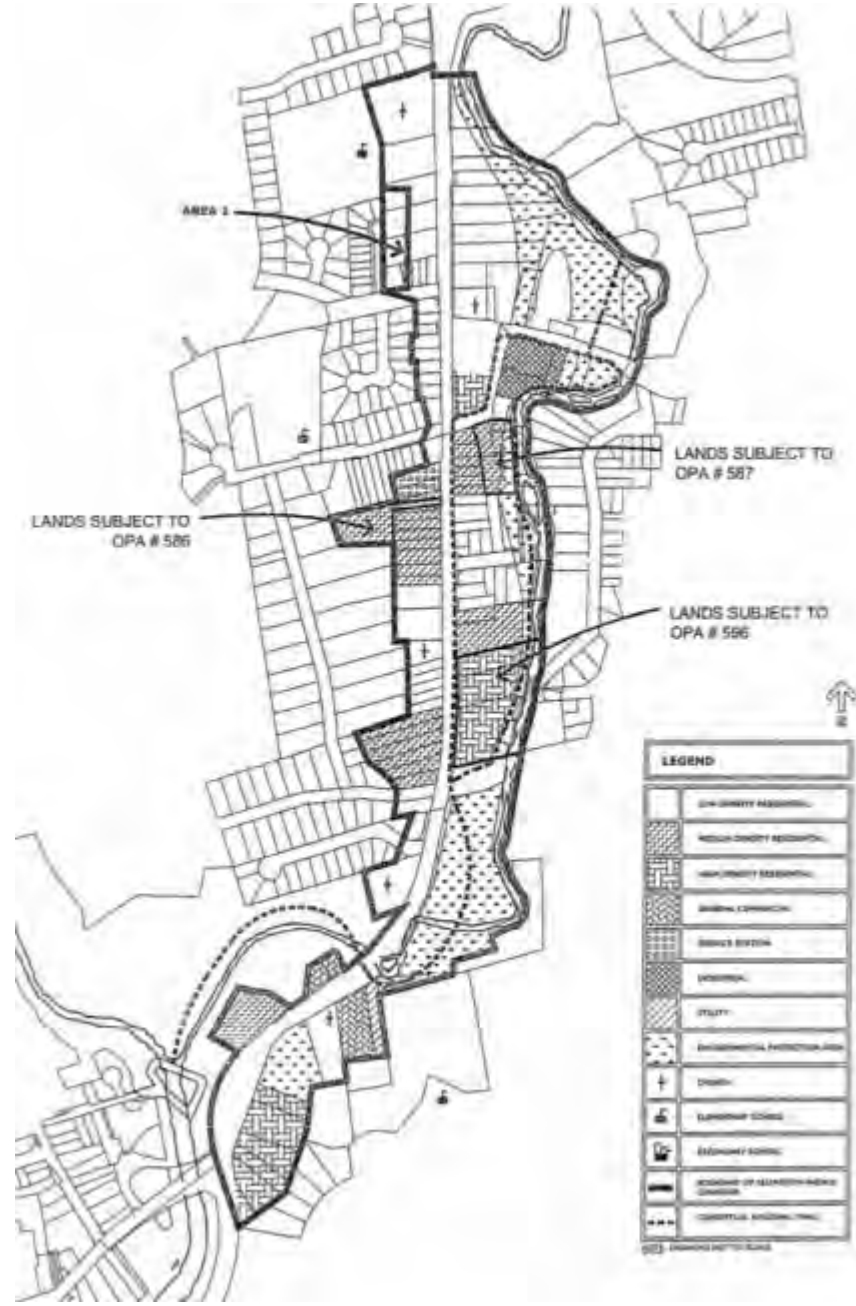
- Commercial ground floor: designated for the entire stretch of Woodbridge Avenue from Kipling Avenue to Islington, as per the WHCD
- Some intensification in Market Lane area:
  - at the northwest corner of Woodbridge Avenue and Clarence Avenue; Medium Density Mixed Use, proposed High Density Mixed Use
  - density range of 1-1.8 FSI, and height range max of 4-6 storeys permits some intensification in existing Market Lane piazza

**NET proposed change = additional 181 residential units**

**OPA 597 – Slight Change**



-  High Density Residential Mixed Use
-  Medium Density Residential - 3 storeys
-  Medium Density Residential Mixed Use
-  Medium Density Residential - Islington Avenue
-  Industrial
-  Service Commercial
-  Proposed Parks
-  Low Density Residential (Increased Development Intensification Not Permitted in SPA)



LEGEND	
	LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	HIGH DENSITY RESIDENTIAL
	INDUSTRIAL
	SERVICE ZONE
	PROPOSED
	UTILITY
	ENVIRONMENTAL PROTECTION ZONE
	DRINKING
	LANDMARK ZONE
	ECONOMIC ZONE
	AREAS OF LANDMARK ZONE
	COMMUNITY ZONE

### OPA 597 – Slight Change

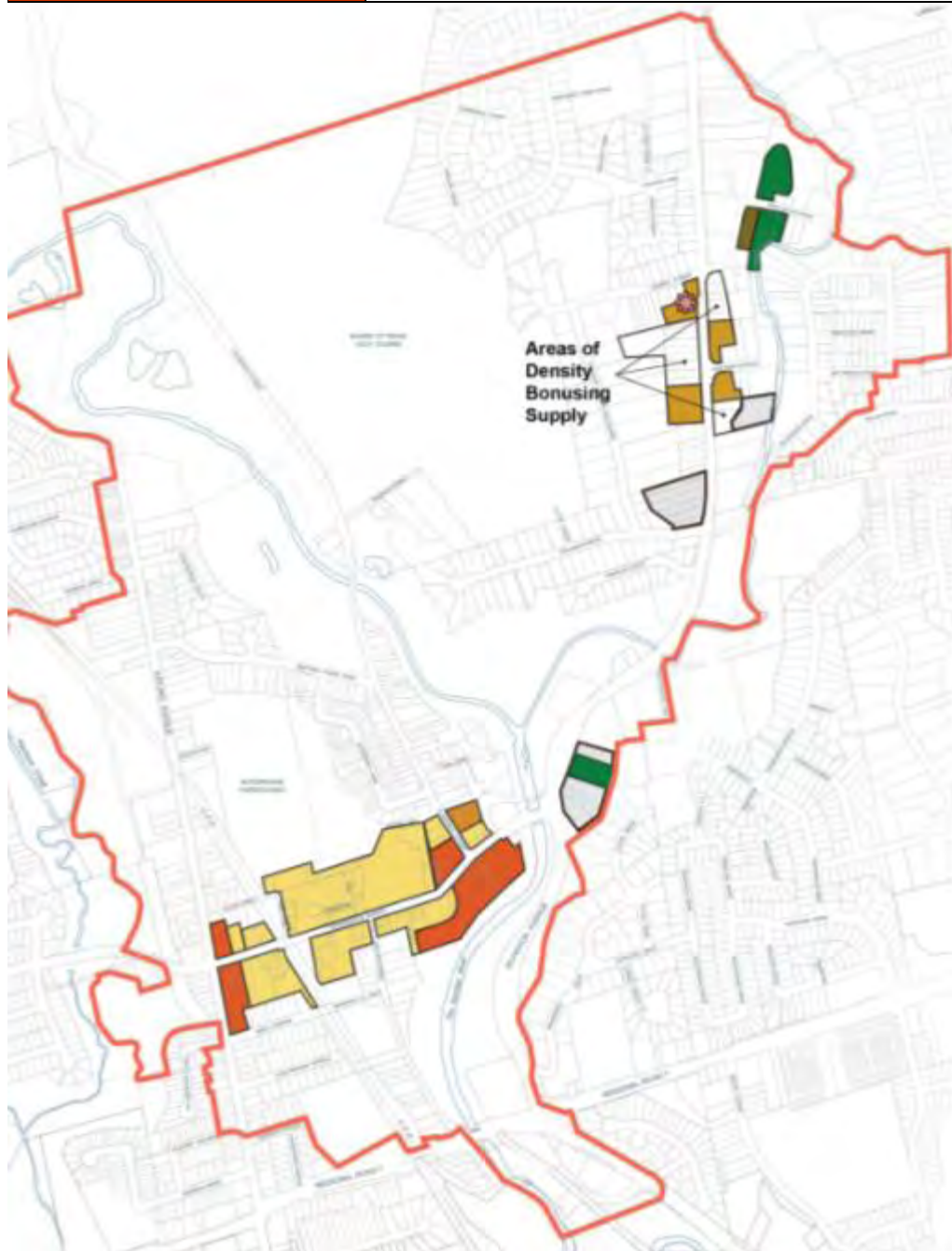


### Density Bonusing Criteria:

- shade awnings, green roofs, energy efficient or LEED certified materials and measures, sustainable landscaping measures, publicly accessible courtyards and seating areas

- Medium Density Residential is proposed to be extended two lots south on the west side of Islington Avenue
- The lands north and south of Hartman Avenue have been proposed for re-designation from Low Density Residential to Medium Density Residential
- Medium Density Residential Designation is essentially the same as that of OPA 597 (height max. of 3.5 storeys, and max. FSI of 0.5). Density Bonusing will however permit an increased density to FSI of 1.0 if certain design and environmental protection criteria are provided
- Where OPA 597 had proposed intensification in the SPAs in south portion of Islington Avenue, the study now proposes to re-designate these lands back to Low Density Residential

**NET proposed change = a decrease of 123 residential units**



**Total NET change proposed between the Woodbridge Commercial Core (OPA 440), and Islington Avenue (OPA 597) =**

- **additional 58 residential units**
- **additional Parkland on the north and south side of Pine Grove Road as identified, and south on Islington Ave.**

