Appendix C: Parcel Zoning and Designations in the Special Policy Area

- 1 Existing units refers to existing buildings as well as development that has Site Plan approval.
- 2 SPA ID refers to the SPA sub-areas (labelled 1 through 10).
- 3 Application file numbers are noted as follows: OP.##.### denotes Official Plan Amendments, Z.##.### denotes Zoning By-law Amendments, DA.##.### denotes Site Plan applications.
- 4 Contributing versus non-contributing buildings is explained on page 53 of the Woodbridge Heritage Conservation District Plan. Contributing buildings are characterized by all or most of eight elements that address not only architectural style, but also proximity to other heritage buildings.

Street Num-		Existing		Existing Units (see 1	SPA ID (see 2	Charac-	Active Applications (See 3	Closed Applications (See 3	Excep-	OPA 240	OPA 440	OPA 597	Heritage Contribution (See 4
ber	Street Name	Development	Zoning	above)	above)	ter Area	above)	above)	tions	Designation	Designation	Designation	above)
201	Pine Grove Road	Hayhoe Mills	EM1 OS1		1	7			9(98)	Industrial		Industrial	
229	Pine Grove Road	Part Hayhoe Mills complex Single detached building	R2 OS1		1	7				Industrial		Industrial	
170	Pine Grove Rd	Single detached	OS1		1	7			9(38)	Low Density Residential		Low Density Residential	
141	Pine Grove Road	Open Space	OS1		1	7				Drainage Tributary		Env. Protection Area	
142	Pine Grove Road	Single detached	OS1		1	7				Low Density Residential		Low Density Residential	
155	Pine Grove Road	Single detached	OS1	1	1	7				Drainage Tributary		Env. Protection Area	
161	Pine Grove Road	Single detached	OS1	1	1	7			9(396)	Drainage Tributary		Env. Protection Area	

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

165	Pine Grove Road	Vacant lot Storage Uses	OS1		1	7	Industrial	Industrial
180	Pine Grove Road	Parking lot	A (~75%) OS1 (~25%)		1	7	Low Density Residential Drainage Tributary	Low Density Residential Env. Protection Area
192	Pine Grove Road	Single detached	R3	1	1	7	Drainage Tributary	Env. Protection Area

Street Num- ber	Street Name	Existing Development	Zoning	Existing Units	SPA ID	Charac- ter Area	Active Applications	Closed Applications	Excep- tions	OPA 240 Designation	OPA 440 Designation	OPA 597 Designation	Heritage Contribution
3	Birch Hill Road	Single detached	R3	1	2	4			9(213)	Low Density Residential			
8	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
9	Birch Hill Road	Single detached	R3	1	2	4			9(213)	Low Density Residential			
14	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
15	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
20	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
21	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
24	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
29	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
32	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Street Num-		Existing		Existing	SPA	Charac-	Active	Closed	Excep-	OPA 240	OPA 440	OPA 597	Heritage
ber	Street Name	Development	Zoning	Units	ID	ter Area	Applications	Applications	tions	Designation	Designation	Designation	Contribution
35	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
38	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
39	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
40	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
45	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
46	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
51	Birch Hill Road	Single detached	R3	1	2	4				Low Density Residential			
14	Nattress Avenue	Single detached	R3	1	2	4				Low Density Residential			
18	Nattress Avenue	Single detached	R3	1	2	4				Low Density Residential			
19	Nattress Avenue	Single detached	R3	1	2	4				Low Density Residential			
22	Nattress Avenue	Single detached	R3	1	2	4				Low Density Residential			
23	Nattress Avenue	Single detached	R3	1	2	4				Low Density Residential			
27	Nattress Avenue	Single detached	R3	1	2	4				Low Density Residential			
28	Nattress Avenue	Single detached	R3	1	2	4				Low Density Residential			
29	Nattress Avenue	Single detached	R3	1	2	4				Low Density Residential			

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Street Num- ber	Street Name	Existing Development	Zoning	Existing Units	SPA ID	Charac- ter Area	Active Applications	Closed Applications	Excep- tions	OPA 240 Designation	OPA 440 Designation	OPA 597 Designation	Heritage Contribution
32	Nattress Avenue	Single detached	R3	1	2	4	11	1.		Low Density Residential	J	J	
6	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
32	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
37	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
38	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
41	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
47	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
50	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
51	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
58	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
59	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
62	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
68	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
71	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
72	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Street Num-		Existing		Existing	SPA	Charac-	Active	Closed	Excep-	OPA 240	OPA 440	OPA 597	Heritage
ber	Street Name	Development	Zoning	Units	ID	ter Area	Applications	Applications	tions	Designation	Designation	Designation	Contribution
73	Pine Ridge Avenue	Single detached	R3	1	2	4				Low Density Residential			
104	Riverside Drive	Single detached	R3 OS1	1	2	4			9(1018)	Low Density Residential			
105	Riverside Drive	Single detached	R3 OS1	1	2	4				Low Density Residential			
111	Riverside Drive	Single detached	R3	1	2	4				Low Density Residential			
119	Riverside Drive	Single detached	R3	1	2	4				Low Density Residential			
120	Riverside Drive	Single detached	R3 OS1	1	2	4				Low Density Residential			
122	Riverside Drive	Single detached	R3 OS1	1	2	4				Low Density Residential			
128	Riverside Drive	Single detached	R3 OS1	1	2	4				Low Density Residential			
132	Riverside Drive	Single detached	R3 OS1	1	2	4				Low Density Residential			
135	Riverside Drive	Single detached	R3	1	2	4				Low Density Residential			
136	Riverside Drive	Single detached	R3 OS1	1	2	4			9(733)	Low Density Residential			
143	Riverside Drive	Single detached	R3	1	2	4				Low Density Residential			
146	Riverside Drive	Single detached	R3 OS1	1	2	4				Low Density Residential			
147	Riverside Drive	Single detached	R3	1	2	4				Low Density Residential			
155	Riverside Drive	Single detached	R3	1	2	4				Low Density Residential			

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Street Num-		Existing		Existing	SPA	Charac-	Active	Closed	Excep-	OPA 240	OPA 440	OPA 597	Heritage
ber	Street Name	Development	Zoning	Units	ID	ter Area	Applications	Applications	tions	Designation	Designation	Designation	Contribution
156	Riverside Drive	Single detached	R3 OS1	1	2	4				Low Density Residential			
160	Riverside Drive	Single detached	R3 OS1	1	2	4				Low Density Residential			
162	Riverside Drive	Single detached	R3 OS1	1	2	4				Low Density Residential			
164	Riverside Drive	Single detached	R3 OS1	1	2	4				Low Density Residential			
165	Riverside Drive	Single detached	R3	1	2	4				Low Density Residential			
170	Riverside Drive	Single detached	R3 OS1	1	2	4			9(77)	Low Density Residential			
173	Riverside Drive	Single detached	R3	1	2	4				Low Density Residential			
136	Willis	Single detached	R3	1	2	4				Low Density Residential			
12	Woodview Road	Single detached	R3	1	2	4				Low Density Residential			
19	Woodview Road	Single detached	R3	1	2	4				Low Density Residential			
24	Woodview Road	Single detached	R3	1	2	4				Low Density Residential			
25	Woodview Road	Single detached	R3	1	2	4				Low Density Residential			
29	Woodview Road	Single detached	R3	1	2	4				Low Density Residential			
33	Woodview Road	Single detached	R3	1	2	4				Low Density Residential			
35	Woodview Road	Single detached	R3	1	2	4				Low Density Residential			

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Street													
Num-		Existing		Existing	SPA	Charac-	Active	Closed	Excep-	OPA 240	OPA 440	OPA 597	Heritage
ber	Street Name	Development	Zoning	Units	ID	ter Area	Applications	Applications	tions	Designation	Designation	Designation	Contribution
43	Woodview Road	Single detached	R3	1	2	4				Low Density Residential			

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Street Num- ber	Street Name	Existing Development	Zoning	Exist- ing Units	SPA ID	Charac- ter Area	Active Applications	Closed Applications	Excep-	OPA 240 Designation	OPA 440 Designation	OPA 597 Designation	Heritage Contribution
8234	Islington Avenue	Single detached	R2	1	3	7	Аррисанонз	Аррисанона	tions	Low Density Residential	Designation	Low Density Residential	Contribution
8238	Islington Avenue	Single detached	R2	1	3	7				Low Density Residential		Low Density Residential	
8244	Islington Avenue	Single detached	R2	1	3	7				Low Density Residential		Low Density Residential	
8246	Islington Avenue	Single detached	R2	1	3	7				Low Density Residential		Low Density Residential	
8250	Islington Avenue	Single detached	R2	1	3	7				Low Density Residential		Low Density Residential	
8254	Islington Avenue	Single detached	R2	1	3	7				Low Density Residential		Low Density Residential	
8258	Islington Avenue	Single detached	R2	1	3	7				Low Density Residential		Low Density Residential	
8201	Islington Avenue	Multi-residential	RA2	155	3	7		19CDM- 05V12 DA.03.073 OP.01.008 OP.99.020 65M-1110	9(1187)	Low Density Residential		High Density Residential	
2	Davidson Drive	Single detached	R2	1	3	7				Low Density Residential		Medium Density Residential	
11	Hartman Ave	Single detached	R2	1	3	7			9(499)	Low Density Residential		Low Density Residential	
15	Hartman Ave	Single detached	R2 OS1	1	3	7			9(499)	Low Density Residential Drainage Tributary Low Density		Low Density Residential Env. Protection Area Medium	
8265	Islington Ave	Single detached	R2 OS1	1	3	7				Residential Drainage Tributary		Density Residential Env.	

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Street Num- ber	Street Name	Existing Development	Zoning	Exist- ing Units	SPA ID	Charac- ter Area	Active Applications	Closed Applications	Excep- tions	OPA 240 Designation	OPA 440 Designation	OPA 597 Designation	Heritage Contribution
<u> </u>	Chockmanic	Development	20111119	OTING		10171104	тррпосионо	Түрпосполо	uono	Designation	Doolghattori	Protection Area	Contribution
										Church			
8142	Islington Avenue	Place of Worship	R2		3	7				Drainage Tributary		Church	
0142	isington Avenue	Flace of Worship	NZ		3	1				Low Density		Church	
										Residential			
						_				Drainage		Low Density	
8186	Islington Avenue	Single detached	R2	1	3	7				Tributary		Residential	
										Low Density Residential		Medium	
										Drainage		Density	
8204	Islington Avenue	Single detached	R2	1	3	7				Tributary		Residential	
										Low Density			
										Residential Drainage		Medium Density	
8210	Islington Avenue	Single detached	R2	1	3	7				Tributary		Residential	
02.0						•				Low Density		1100100111101	
										Residential		Medium	
0046	Jaliantan Avanya	Cinale deteched	R2	1		7				Drainage		Density	
8216	Islington Avenue	Single detached	RZ	1	3	/				Tributary Low Density		Residential	
										Residential		Medium	
										Drainage		Density	
8222	Islington Avenue	Single detached	R2	1	3	7				Tributary		Residential	
										Low Density Residential		Medium	
										Drainage		Density	
8230	Islington Avenue	Single detached	R2	1	3	7				Tributary		Residential	
										Low Density		Low Density	
10	Wakelin Court	Single detached	R2	1	3	7				Residential		Residential	
										Low Density		Low Density	
19	Wakelin Court	Single detached	R2	1	3	7				Residential		Residential	
										Low Density		Low Density	
20	Wakelin Court	Single detached	R2	1	3	7				Residential		Residential	
	Waymar Heights		R3							Low Density			
35	Boulevard	Single-detached	R1V	1	3	3				Residential			

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Stre Nur			Existing		Exist- ina	SPA	Charac-	Active	Closed	Excep-	OPA 240	OPA 440	OPA 597	Heritage
I TUI	•••		Lationing		"19	0171	Onarao	7101170	010000	Схоор	01 /(2-10	0171710	0171007	Tieritage
ber	•	Street Name	Development	Zoning	Units	ID	ter Area	Applications	Applications	tions	Designation	Designation	Designation	Contribution
		Waymar Heights Boulevard	Single detached	R3 R1V	1	3	3				Low Density Residential			

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Street Num-	Otra et Na es	Existing	7	Exist- ing	SPA	Charac-	Active	Closed	Excep-	OPA 240	OPA 440	OPA 597	Heritage
ber	Street Name	Development	Zoning	Units	ID	ter Area	Applications	Applications	tions	Designation	Designation	Designation	Contribution
8077	Islington Ave	Medical Building	C1		4	7		DA.00.043		General Commercial		General Commercial	
8045	Islington Ave	Unknown	R1		4	7		A062/04		Church		Church	Contributing
8074	Islington Avenue	Retail	C1		4	7				General Commercial		General Commercial	Non-Contributing
8086	Islington Avenue	Retail	C1		4	7			9(857)	General Commercial		General Commercial	Contributing
33	Thistlewood Avenue	Seniors residence	RM2	30	4	7			9(751)	Low Density Residential			
8050	Islington Ave	Townhomes	RM2	24	5	7			9(410)	Drainage Tributary		Medium Density Residential	Non-Contributing
7961	Islington Ave	Singe detached	R3	1	6	7	Variance A258/08			Low Density Residential		High Density Residential	Contributing- Demo
8013	Islington Ave	Singe detached	R3 and OS1	1	6	7	Z.09.006			Low Density Residential		High Density Residential	Non-Contributing
7973	Islington Avenue	Single detached	R3	1	6	7			9(795)	Low Density Residential		High Density Residential	Contributing
7983	Islington Avenue	Single detached	R3	1	6	7				Low Density Residential		High Density Residential	Non-Contributing

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Street Num-		Existing		Exist- ing	SPA	Charac-	Active	Closed	Excep-	OPA 240	OPA 440	OPA 597	Heritage
ber	Street Name	Development	Zoning	Units	ID	ter Area	Applications	Applications	tions	Designation	Designation	Designation	Contribution
8025	Islington Avenue	Place of Worship	OS2 R3		6	7	,,	A062/04		Church	, , , , , , , , , , , , , , , , , , ,	Church Environmental Protection Area	
	Islington Avenue	Vacant Lot (located between 8013 and 7983)	R3		6	7				Low Density Residential		High Density Residential	
74	Tayok Drive	Single detached	R1 OS1	1	6	7				Low Density Residential Drainage Tributary			
82	Tayok Drive	Single detached	R1 OS1	1	6	7				Low Density Residential Drainage Tributary			
		Vacant	OS1		6	7						High Density Residential	
7730	Islington Ave	Commercial buildings plus parking lot area (separate parcel)	C1		7	5	OP.05.008 Z.05.014	OP.05.008 Z.05.014		General Commercial			
7676	Islington Avenue	Commercial buildings	C1		7	5		DA.97.039	9(999)	General Commercial			
7694	Islington Avenue	Commercial buildings	C1	0	7	5		Z.02.069 DA.02.060, DA.01.066	9(1160)	General Commercial			
7710	Islington Avenue	Commercial buildings	C1		7	5		Variance A282/02 and A54/02		General Commercial			
7720	Islington Avenue	Commercial buildings	C1		7	5			9(772)	General Commercial			
60	Legion Court	Single storey building	R1	0	7	5				Open Space			
5020	Hwy 7	Recreation facility	OS2		8	5				Park and Recreation	Drainage Tributary		

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Street				Exist-									
Num-		Existing		ing	SPA	Charac-	Active	Closed	Excep-	OPA 240	OPA 440	OPA 597	Heritage
ber	Street Name	Development	Zoning	Units	ID	ter Area	Applications	Applications	tions	Designation	Designation	Designation	Contribution
							Z.00.062			Residential	Residential		
				_	_		DA.00.004			Medium	Medium		Contributing-
15	Clarence Street	Single detached	R3	1	9	9	DA.01.057			Density	Density		Demo
										Residential Medium	Residential Medium		
23	Clarence Street	Single detached	R3	2	9	9		DA.20.79		Density	Density		DEMO
20	Oldreride Otreet	Origic actached				,		DA.20.73		Density			DEIVIO
00	01	O's also detected	C4			0	OPA 625			0	Mixed Use		DEMO
30	Clarence Street	Single detached	R2	1	9	9	Z.08.045			Commercial Residential	Commercial Residential		DEMO
										Medium	Medium		
31	Clarence Street	Single detached	R3		9	9				Density	Density		Non-Contributing
	<u> </u>						ODA 005			20			
36	Clarence Street	Single detached	R2	1	9	9	OPA 625 Z.08.045			Commercial	Mixed Use Commercial		Contributing- Demo
30	Clarence Street	Single detached	NZ		9	9	2.00.045			Residential	Residential		Demo
										Medium	Medium		
37	Clarence Street	vacant	R3		9	9				Density	Density		
		Single-detached											
		and one vacant								Residential	Residential		
43	Clarence Street	lot	R3	1	9	9				Low Density	Low Density		
		Single-detached								Danidantial	Desidential		
51	Clarence Street	and one vacant lot	R3	1	9	9				Residential Low Density	Residential Low Density		Non- Contributing
31	Clarence Street	Single-detached	No	ı	9	9				LOW Delisity	LOW Density		Non- Contributing
		and one vacant								Residential	Residential		
57	Clarence Street	lot	R3	1	9	9				Low Density	Low Density		Non- Contributing
		Single-detached											
		and one vacant		_	_					Residential	Residential		
61	Clarence Street	lot	R3	1	9	9				Low Density	Low Density		Contributing
										Residential	Residential		
66	Clarence Street	Single detached	R3	1	9	9				Low Density	Low Density		Non- Contributing
								Consent					
								A046/05					
								Variance A034/07					
								Variance		Residential	Residential		
69	Clarence Street			1	9	9		A241/05		Low Density	Low Density		

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Street Num- ber	Street Name	Existing Development	Zoning	Exist- ing Units	SPA ID	Charac- ter Area	Active Applications	Closed Applications	Excep- tions	OPA 240 Designation	OPA 440 Designation	OPA 597 Designation	Heritage Contribution
Dei	Offeet Name	Development	Zoning	Offits	ID.	tel Alea	Applications	Variance A242/05	tions	Designation	Designation	Designation	Contribution
70	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
77	Clarence Street			1	9	9				Residential Low Density	Residential Low Density		
78	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Non- Contributing
80	Clarence Street				9	9				Residential Low Density	Residential Low Density		
83	Clarence Street	Single detached	R3	1	9	9		DA.06.056		Residential Low Density	Residential Low Density		80,83,84,94 (Non-Contributing) 69 (Contributing-Demo); 77(Contributing)
84	Clarence Street			1	9	9				Residential Low Density			
89	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing- Demo
92	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Non- Contributing
93	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
97	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
98	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Non- Contributing
101	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
102	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Street Num-		Existing		Exist- ing	SPA	Charac-	Active	Closed	Excep-	OPA 240	OPA 440	OPA 597	Heritage
ber	Street Name	Development	Zoning	Units	ID	ter Area	Applications	Applications	tions	Designation	Designation	Designation	Contribution
109	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
110	Clarence Street	Single detached	R3	1	9	9				Residential Low Density			Non- Contributing
116	Clarence Street	Single detached	R3	1	9	9	DA.08.012			Residential Low Density	Residential Low Density		Non- Contributing
117	Clarence Street	Single detached	R3	1	9	9		DA.06.056		Residential Low Density	Residential Low Density		Contributing
124	Clarence Street	Single detached	R3	1	9	9		A343/02 Consent B045/02		Residential Low Density	Residential Low Density		Non- Contributing
126	Clarence Street				9	9		A267/02 Consent B045/02		Residential Low Density			
128	Clarence Street	Single detached	R3	1	9	9				Residential Low Density			Non- Contributing
129	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Non- Contributing
130	Clarence Street	Single detached	R3	1	9	9				Residential Low Density			Non- Contributing
132	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Non- Contributing
133	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Non- Contributing
137	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
138	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
141	Clarence Street	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
153	Clarence Street	Singe detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Street		F		Exist-	004			01 1	_	054.040	054.440	004 507	
Num- ber	Street Name	Existing Development	Zoning	ing Units	SPA ID	Charac- ter Area	Active Applications	Closed Applications	Excep- tions	OPA 240 Designation	OPA 440 Designation	OPA 597 Designation	Heritage Contribution
450	Clavaria Ctract	Cingo deteched	Da	1	0	0				Residential	Residential		Constributions
159	Clarence Street	Singe detached	R3	1	9	9				Low Density	Low Density		Contributing
163	Clarence Street	Singe detached	R3	1	9	9				Residential Low Density	Residential Low Density		Non-Contributing
169	Clarence Street	Singe detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
175	Clarence Street	Singe detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
181	Clarence Street	Singe detached	R3	1	9	9				Residential Low Density	Residential Low Density		Non-Contributing
187	Clarence Street	Singe detached	R3	1	9	9				Residential Low Density	Residential Low Density		Contributing
11	Meeting House Road	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
17	Meeting House Road	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
23	Meeting House Road	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
29	Meeting House Road	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
41	Meeting House Road	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
47	Meeting House Road	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
16	Park Drive	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
20	Park Drive	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
21	Park Drive	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Street Num-		Eviation		Exist-	SPA	Charac-	Active	Closed	Fyeen	OPA 240	OPA 440	OPA 597	I lovito e e
ber	Street Name	Existing Development	Zoning	ing Units	ID SPA	ter Area	Applications	Applications	Excep- tions	Designation	Designation	Designation	Heritage Contribution
25	Park Drive	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
26	Park Drive	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
30	Park Drive	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
31	Park Drive	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
38	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
40	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
41	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
42	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
43	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
45	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
46	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
47	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
48	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
49	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
50	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Street Num- ber	Street Name	Existing Development	Zoning	Exist- ing Units	SPA ID	Charac- ter Area	Active Applications	Closed Applications	Excep- tions	OPA 240 Designation	OPA 440 Designation	OPA 597 Designation	Heritage Contribution
51	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
52	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
53	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
54	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
55	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
56	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		
58	Park Drive	Single detached	R3	1	9	9			9(176)	Residential Low Density	Residential Low Density		

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Street Num-		Existing		Exist- ing	SPA	Charac-	Active	Closed	Excep-	OPA 240	OPA 440	OPA 597	Heritage
ber	Street Name	Development	Zoning	Units	ID	ter Area	Applications	Applications	tions	Designation	Designation	Designation	Contribution
14	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
15	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
18	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
19	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
22	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
23	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
26	Rosebury Lane	Single detached	R3	1	9	9			9(432)	Residential Low Density	Residential Low Density		
27	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
30	Rosebury Lane	Single detached	R3	1	9	9			9(432)	Residential Low Density	Residential Low Density		
32	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
36	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
40	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
44	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
47	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
48	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Street Num-		Existing		Exist- ing	SPA	Charac-	Active	Closed	Excep-	OPA 240	OPA 440	OPA 597	Heritage
ber	Street Name	Development	Zoning	Units	ID	ter Area	Applications	Applications	tions	Designation	Designation	Designation	Contribution
50	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
51	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
54	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
55	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
59	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
60	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
63	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
67	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
71	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
75	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
79	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
81	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
85	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
88	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
91	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Street Num-		Existing		Exist-	SPA	Charac-	Active	Closed	Excep-	OPA 240	OPA 440	OPA 597	Heritage
ber	Street Name	Development	Zoning	ing Units	ID	ter Area	Applications	Applications	tions	Designation	Designation	Designation	Contribution
92	Rosebury Lane	Single detached	R3	1	9	9			9(341)	Residential Low Density	Residential Low Density		
95	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
97	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
100	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
101	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
103	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
105	Rosebury Lane	Single detached	R3	1	9	9		Variance A028/10		Residential Low Density	Residential Low Density		
107	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
109	Rosebury Lane	Single detached	R3	1	9	9		Variance A018/09		Residential Low Density	Residential Low Density		
110	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
111	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
113	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
114	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
117	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
118	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Street Num-		Existing		Exist- ing	SPA	Charac-	Active	Closed	Excep-	OPA 240	OPA 440	OPA 597	Heritage
ber	Street Name	Development	Zoning	Units	ID	ter Area	Applications	Applications	tions	Designation	Designation	Designation	Contribution
121	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
122	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
134	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
140	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
146	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
151	Rosebury Lane	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
4	Rosewood Court	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
8	Rosewood Court	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
9	Rosewood Court	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
11	Rosewood Court	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
12	Rosewood Court	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
15	Rosewood Court	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
16	Rosewood Court	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
19	Rosewood Court	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		
20	Rosewood Court	Single detached	R3	1	9	9				Residential Low Density	Residential Low Density		

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Stree	t			Exist-									
Num-		Existing		ing	SPA	Charac-	Active	Closed	Excep-	OPA 240	OPA 440	OPA 597	Heritage
ber	Street Name	Development	Zoning	Units	ID	ter Area	Applications	Applications	tions	Designation	Designation	Designation	Contribution
										Residential	Residential		
	23 Rosewood Court	Single detached	R3	1	9	9				Low Density	Low Density		

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Street				Exist-									
Num-		Existing		ing	SPA	Charac-	Active	Closed	Excep-	OPA 240	OPA 440	OPA 597	Heritage
ber	Street Name	Development	Zoning	Units	ID	ter Area	Applications	Applications	tions	Designation	Designation	Designation	Contribution
								19CDM-		Residential	Residential		
					_	_		02V01	_,,,	Medium	Medium		
39	Wallace Street	Multi-residential	RA3	85	9	9		DA.98.194	9(1094)	Density	Density		
							00 00 004			Residential	Residential		
40	Mallogo Ctroot	Cinalo doto de od	Do		0		OP.08.001	Consent		Medium	Medium		
43	Wallace Street	Single detached	R3	1	9	9	Z.08.001	B075/02		Density	Density		
							OP.08.001			Residential Medium	Residential Medium		
49	Wallace Street	Single detached	R3	1	9	9	Z.08.001			Density	Density		
49	vvaliace Street	Single detached	KS	l l	9	9	2.06.001			Residential	Residential		
							OP.08.001			Medium	Medium		
57	Wallace Street	Single detached	R3	1	9	9	Z.08.001			Density	Density		
- 01	vvaliace offect	Orngic detacrica	110	1	<u> </u>	J	2.00.001			Residential	Residential		
							OP.08.001			Medium	Medium		
65	Wallace Street	Single detached	R3	1	9	9	Z.08.001			Density	Density		
		- Single detailed	1.0							Residential	Residential		
							OP.08.001			Medium	Medium		
73	Wallace Street	Single detached	R3	1	9	9	Z.08.001			Density	Density		
		· ·									Residential		
										Resdential	Medium		
81	Wallace Street	Single detached	R3	1	9	9		DA.00.002	9(1114)	Low Density	Density		
											Residential		
										Residential	Medium		
95	Wallace Street	Single detached	R3	1	9	9				Low Density	Density		
										Residential			
	Woodbridge									Medium	Residential		Non-
53	Avenue	Multi-residential	RA1	125	9	9	7.00.000		9(888)	Density	High Density		Contributing
	MA and the state						Z.00.062			Residential	Residential		NI.
	Woodbridge	t	D2		_	_	DA.01.057			Medium	Medium		Non-
56	Avenue	vacant	R3		9	9	DA.00.004			Density	Density		Contributing
			C1 with OS2 at				OPA 691 OP.06.009,			Residential			
	Woodbridge		eastern				Z.06.023			Medium	Residential		Non-
75	Avenue	Office Structure	perimeter	88	9	9	DA.09.038		9(1314)	Density	High Density		Conbributing
13	Avenue	Office Structure	Permerer	00	9	9	OPA 691		3(1314)	Deligity	riigii Delisity		Combinating
							OP.06.009,			Residential			
	Woodbridge						Z.06.023			Medium	Residential		Non-
83	Avenue	Office Structure	C1		9	9	DA.09.038		9(1314)	Density	High Density		Conbributing

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Street Num- ber	Street Name	Existing Development	Zoning	Exist- ing Units	SPA ID	Charac- ter Area	Active Applications	Closed Applications	Excep- tions	OPA 240 Designation	OPA 440 Designation	OPA 597 Designation	Heritage Contribution
86	Woodbridge Avenue	Park, Commercial and detached residential	C4		9	9	OPA 625 Z.08.045	OP.04.016 DA.02.057		Commercial	Mixed Use Commercial		Contributing- Demo
92	Woodbridge Avenue	Park	C4		9	9	OPA 625 Z.08.045				Mixed Use Commercial		
93	Woodbridge Avenue	Office Structure?	C1		9	9				Residential Medium Density	Residential High Density		Non-contributing
96	Woodbridge Avenue	Park			9	9							Contributing
97	Woodbridge Avenue	Office Structure?	C1		9	9					Residential High Density		Contributing- Demo
106	Woodbridge Avenue	Commercial establishment next to Market Lane	C4		9	9					Mixed Use Commercial		Non- Contributing
108	Woodbridge Avenue	Commercial establishment next to Market Lane	C4		9	9					Mixed Use Commercial		Non- Contributing
110	Woodbridge Avenue	Commercial establishment next to Market Lane	C4		9	9					Mixed Use Commercial		Non- Contributing
112	Woodbridge Avenue	Market Lane	C4		9	9	Z.06.079 OP.06.032				Mixed Use Commercial		Contributing- Demo
116	Woodbridge Avenue	Market Lane	C4		9	9	Z.06.079 OP.06.032				Mixed Use Commercial		Contributing- Demo
121	Woodbridge Avenue	Multi-residential	RA2	85	9	9			9(929)	Commercial	Residential High Density		Non- Contributing
124	Woodbridge Avenue	Market Lane	C4		9	9	Z.06.079 OP.06.032		9(348)		Mixed Use Commercial		Contributing
131	Woodbridge Avenue	Multi-residential	RA2	11	9	9				Commercial	Mixed Use Commercial		Non- Contributing

Appendix C. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Street Num-		Existing		Exist- ing	SPA	Charac-	Active	Closed	Excep-	OPA 240	OPA 440	OPA 597	Heritage
ber	Street Name	Development	Zoning	Units	ID	ter Area	Applications	Applications	tions	Designation	Designation	Designation	Contribution
137	Woodbridge Avenue	Single detached	RA2	1	9	9	тррпосполо	19CDM- 99V02 DA.99.001	tions	Commercial	Mixed Use Commercial	Designation	Contributing
140	Woodbridge Avenue		C4		9	9			9(348)		Mixed Use Commercial		Non- Contributing
141	Woodbridge Avenue	Multi-residential	RA2	76	9	9		19CDM- 99V02 DA.99.001		Commercial	Mixed Use Commercial		Non- Contributing
145	Woodbridge Avenue		C1		9	9					Mixed Use Commercial		Non- Contributing
153	Woodbridge Avenue		C1		9	9					Mixed Use Commercial		Non- Contributing
159	Woodbridge Avenue		C1		9	9					Mixed Use Commercial		Contributing
		Surface Parking	C4		9	9							
240	Clarence Street	Single detached	R2	1	10	9			9(631)	Low Density Residential			Non- Contributing
250	Clarence Street	Single detached	R2	1	10	9		Bldg Consent B047/08		Low Density Residential			
		Right of Way	R2		10	6							
		Golf course	Mostly OS1		10	6				Open Space			
		Golf course	OS1		10	6							