

SPECIAL COMMITTEE OF THE WHOLE – AUGUST 31, 2010

WOODBIDGE CENTRE SECONDARY PLAN RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS FILE 25.3 WARD 2

Recommendation

The Commissioner of Planning recommends that:

1. The draft Woodbridge Centre Secondary Plan (May 2010) be revised in accordance with the recommendations set out in Attachment No. 1 to this report.
2. The revised version of the Woodbridge Centre Secondary Plan (May 2010) proceed to Council for adoption at the Council meeting of September 7, 2010 as part of Volume 2 of the new Official Plan; and that the plan reflect the changes approved by Committee of the Whole at this meeting.
3. That the text preceding Policy 7.3.2 be changed as follows:

“Certain areas of Vaughan are subject to the Special Policy Area concerning flood plain management, as shown on Schedule 9 of this Plan, recognizing historic development within the flood plain. Current provincially-approved SPA policies and boundaries are included in Chapter 3 and Schedule 8, respectively, in Volume 1 of the Official Plan and will remain in effect until revised SPA policies and boundaries in Section 7.3 and Schedule 9, respectively, of the Woodbridge Centre Secondary Plan have been approved by the Ministry of Municipal Affairs and Housing.”

Contribution to Sustainability

Goal 2 of “Green Directions Vaughan”, the City’s Community Sustainability and Environmental Master Plan, directs that the new Vaughan Official Plan “ensure sustainable development and redevelopment”. Consistent with this Goal, the draft Woodbridge Centre Secondary Plan (WCSP) is a sustainable approach to planning for the future of the WCSP Area, providing policies that reflect the application of environmental protection, sustainable community design, economic vitality and growth, and social support.

Economic Impact

The new Vaughan Official Plan, which includes the draft Woodbridge Centre Secondary Plan, establishes the planning framework for development throughout the City to 2031. The Official Plan, will have a positive impact on the City of Vaughan in terms of managing growth and fostering employment opportunities while fulfilling the City’s obligations to conform to Provincial policies and meet Regionally imposed targets for residential and employment growth.

Communications Plan

The draft Woodbridge Centre Secondary Plan was posted on the City’s web site on May 25, 2010, for public review and comment. On May 20, 2010, a notice of the Public Hearing was sent to all residents/landowners within the study area, and to 150 metres outside of the study area boundaries, to ratepayer associations, and to individuals who had requested notification. The notice was also placed in the Vaughan Liberal and the Vaughan Citizen; posted in all City libraries and community centres; and, placed on both the City Page and Vaughan Tomorrow websites. The notice of tonight’s meeting was mailed to those requesting notification, posted on the Vaughan Tomorrow, Clerk’s Department meeting agenda, and on the City Page web sites.

Purpose

To provide a follow-up technical report and recommendations from the Commissioner of Planning in regard to the comments received on the draft Woodbridge Centre Secondary Plan (May 2010) emerging from the June 14, 2010 Public Hearing meeting.

Background – Analysis and Options

Location

The lands subject to the Woodbridge Centre Secondary Plan are generally located between Kipling Avenue to the west, the Humber Valley lands and Special Policy Area (SPA) east of Islington Avenue to the east, Langstaff Road to the north, and Highway 7 to the south, and the SPA south of Highway 7 to the south. The subject lands are shown on Attachment No. 2.

City of Vaughan Official Plan

The City of Vaughan Official Plan will be produced in two volumes. Volume 1 will contain policies that will be generally applicable throughout Vaughan. Volume 2 will contain the secondary plans, including the Woodbridge Centre Secondary Plan, which have required more detailed planning analyses and policies. Volume 2 will also include a limited number of site-specific policies applicable to individual properties in some parts of Vaughan.

Official Plan Designations

The draft Woodbridge Centre Secondary Plan designates the subject lands as shown on Attachment No. 3 and sets out related land use policies, including the maximum heights and densities.

Section 10.1.4.6 of the Official Plan enables the Secondary Plan and the site or area-specific policies forming Volume 2 of the new Official Plan, to be consolidated into the Official Plan as an administrative exercise. The new Official Plan (Volume 1) will apply to the Amendments that form Volume 2 in accordance with Section 10.2.1.5 of the Official Plan.

Zoning

The provisions of Zoning By-law 1-88 will remain in effect until they are updated or replaced by zoning consistent with the Official Plan, including Volume 2. It is anticipated that the preparation of a new by-law will be commenced to bring the City's zoning provisions into conformity with the new Official Plan. A budget and work schedule to include the zoning review in the 2012 budget will be prepared for consideration by Council next year.

The Study Process

The Terms of Reference for the Woodbridge Focused Area Study (WFAS) was approved by Council on May 4, 2009. The study was a joint undertaking by City staff and the consulting firm, Office for Urbanism. The study included a review of Provincial, Regional, and existing City policies related to the study area.

A comprehensive review of the Special Policy Area, provided as a separate report, was also undertaken as part of the WFAS. The vision for the Woodbridge Centre Secondary Plan (WCSP) was developed with a focus on achieving key objectives of the draft Vaughan Official Plan as described in the foregoing section of this report.

An SPA Review Working Group, consisting of representatives from the City, the Ministry of Municipal Affairs and Housing, the Ministry of Natural Resources, the Toronto and Region Conservation Authority (TRCA), and the Region of York, met twice; on August 28, 2009, and on April 8, 2010, to discuss the information requirements for the SPA Justification Report. The SPA Review Working Group meetings were held on August 28, 2009 and April 8, 2010. The City was represented by staff from Development/Transportation Engineering, Fire and Rescue (Emergency Planning), Information and Technology Management, Development Planning, and Policy Planning Departments.

Community Consultation

The public consultation process for the Woodbridge Focused Area Study was addressed, in part, in association with the public engagement process for the new City Official Plan. In addition to the consultation which occurred at the draft City Official Plan Public Open Houses of May 28 and November 18, 2009, the following community meetings were held:

- i) September 17, 2009 - To present emerging objectives/principles for future development in the study area, and to receive local community input.
- ii) February 11, 2010 – To present the draft Secondary Plan and draft urban design policies/guidelines for the study area; and, to receive Woodbridge community input.
- iii) April 7, 2010 – To present an overview of the proposed Secondary Plan to the Ward 3 community at a Statutory Public Open House; and, to respond to residents' questions and receive comments.
- iv) April 14, 2010 – To present an overview of the proposed Secondary Plan to the Ward 2 community at a Statutory Public Open House; and, to respond to residents' questions and receive comments.

In addition, Staff and Council held a half-day charrette, also attended by members of the Sora Delegation, in May of 2009, to explore design development alternatives for the Market Lane area.

The Policy Context

The study area is subject to Provincial, Regional and municipal policy as follows:

a) Provincial Policy Statement (PPS)

The Provincial Policy Statement (PPS) supports efficient land use, a mix of housing types and densities, residential intensification, public transit ridership, and the protection of cultural heritage. The PPS focuses on development within settlement areas and away from sensitive resources. It encourages growth in built up areas by providing opportunity for mixed uses, housing and employment, parks and open spaces, transportation choices and pedestrian movement. Local centres, are identified as key areas for intensification and redevelopment.

b) Places to Grow Act (2006)

The Places to Grow Act provides a vision and growth plan for the Greater Golden Horseshoe in southern Ontario and is based on a set of principles for guiding decisions on how land is to be developed and public investments are managed. The Places to Grow Act supports the following principles:

- (i) Build compact vibrant neighbourhoods;

- (ii) Protect, conserve, enhance and wisely use valuable natural resources such as land, air and water for current and future generations;
- (iii) Optimize the use of existing and new infrastructure to support growth in a compact, efficient form;
- (iv) Provide for different approaches to managing growth that recognize the diversity of communities; and,
- (v) Promote collaboration among all sectors including government, private and non-profit, and community members to achieve the vision.

c) York Region Official Plan (ROP)

The York Region Official Plan (ROP) is the upper tier planning document, to which the Vaughan Official Plan must conform with respect to goals, objectives and land use policies. The ROP provides the framework for the overall planning structure of the Region, including specific guidance and policies for the urban structure and regionally significant areas such as the Woodbridge Focused Area Study area, including:

- (i) Direct the majority of growth to the Urban Areas identified in the Regional Structure Plan: The Woodbridge Focused Study Area is located within the identified Urban Area and within a Local Centre;
- (ii) Protect and restore the Regional Greenlands System as a permanent resource of the Region: The Humber River and the Rainbow Creek corridors are identified as part of the Regional Greenlands System and policies are proposed for its protection and enhancement;
- (iii) Create employment opportunities across the Region and reduce the overall levels of travel;
- (iv) Provide rapid transit services linking the Regional Centres within the adjacent urban area: Highway 7 within the study area, is identified as a Regional Rapid Transit Corridor; and,
- (v) Promote healthy communities by providing employment opportunities; encouraging the use of public transit; promoting walking and cycling; providing a range of housing options; protecting the natural environment; and improving community partnerships.

d) The New City of Vaughan Official Plan

The "vision for transformation" for the City's new Official Plan, is based on eight key principles; seven of which relate directly to the Woodbridge Focused Area Study, as follows:

- (i) **Strong and Diverse Communities:** The Official Plan seeks to maintain the stability of existing residential communities, direct well-designed, sensitive growth to strictly defined areas, and provide for a wide range of housing choices, community services and amenities within each community.
- (ii) **A Robust and Prominent Countryside:** A focus of the Plan is to maintain a prominent and accessible countryside within Vaughan.
- (iii) **A Diverse Economy:** The Plan intends to build on Vaughan's economic success through policies which aim to diversify the local economy.

- (iv) **Moving Around without a Car:** The Official Plan focuses on planning and design policies that make walking, cycling and transit use realistic options for moving around.
- (v) **Design Excellence and Memorable Places:** The two river valley corridors, the historic village core, and the parks, are identifiable place-making features in Vaughan. There is a focus on accommodating growth, in a manner that contributes to the overall beauty amenity of the City.
- (vi) **A Green and Sustainable City:** The main principles of sustainable land-use planning relate to the protection of the natural environment and agricultural lands, and the ability for people to live in communities that minimize energy use, water consumption, and solid waste generation, and allow for alternative transportation choices.
- (vii) **Directing Growth to Appropriate Locations:** The City provides an appropriate balance by accommodating 45% of new residential growth through intensification. These areas are outlined through the "Where and How to Grow Report" prepared by Urban Strategies Inc. for the purpose of informing the Official Plan review.

The principles and objectives of the Woodbridge Focused Area Study are consistent with those of the new Official Plan. Important objectives of the study were to maintain the low-rise and mid-rise residential character of the area, protect and enhance the natural and built heritage, and to permit intensification where appropriate and in a manner sensitive to the environment and heritage character.

Council Direction

The Statutory Public Hearing was held on June 14, 2010 for the purpose of obtaining public input and comment on the draft Woodbridge Centre Secondary Plan Official Plan. A total of 9 deputations and 9 written submissions were received. In response, the Committee of the Whole (Public Hearing) recommended in part:

- "1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 14, 2010, be approved; and
- 2) That the deputations and written submission, be received."

This recommendation was ratified by Council on June 29, 2010. This report was prepared in response to the direction provided in 1) above.

Period for Accepting Comment

The draft Woodbridge Centre Secondary Plan was made available for public comment on May 25, 2010 in advance of the statutory public hearing. Staff has continued to accept submissions up to final drafting of this report (August 12, 2010). Responses have been prepared, which are reflected in Attachment No. 1.

It is recognized that some issues may not be resolved to the satisfaction of some respondents upon the City's approval of the Official Plan. This may result in appeals which may ultimately have to proceed to the Ontario Municipal Board for adjudication. Post-approval negotiations may proceed during the York Region review process, with the opportunity for modifications prior to, and during, any Ontario Municipal Board proceeding.

Submissions Review

Several objectives were used as the basis for analyzing the submissions made by landowners, public agencies, the development industry, residents and interest groups regarding the proposed Secondary Plans. In particular, to ensure that the new Official Plan principles were maintained, that senior level policy direction was conformed to (e.g. Regional Official Plan, Places to Grow), and that sound planning principles were adhered to. In addition, meetings were held with a number of respondents to clarify issues and discuss potential solutions.

The submissions, ranging from comments to suggested amendments to the proposed Secondary Plans, were each considered on their own merit and recommendations made on appropriate responses and actions. In addition, Staff has identified areas where changes should be made to the Secondary Plan policies, and it is also anticipated that further City-initiated changes will need to be considered prior to Regional approval.

As a tool for the efficient and thorough review of submissions, a matrix was established to set out the content of the submissions and the recommended responses to each of the five proposed Secondary Plans. The summary matrices form the basis of an Attachment to each of the five Committee of the Whole reports on this August 31, 2010 agenda, and present information in tabular form as follows:

PART A: An index of correspondence for Part B identifying each response by item number, correspondence date, name and subject/location.

PART B: A summary of the response/concerns/requests and staff comments and the related recommended policy and mapping changes.

The summaries in PART B contain the following:

- The Item Number related to the number in the Part A Correspondence Index
- The Submission Date and respondent identification
- The correspondence content, as summarized by Staff
- Staff comment on the submission
- Staff recommendation on the submission

The following approach was applied in the application of each of the summaries:

- Each submission was evaluated on its own merits, and provided with a response
- Multiple submissions pertaining to one property(s) or issue(s), from a person, firm or agent, could be combined to provide a single response
- Submissions pertaining to one property or issue, from more than one person, firm or agent, could be combined or have a single response.

The summary will form part of the public record of comments received on each of the focus areas, and will be forwarded to the Region of York in accordance with the approval process under the Planning Act.

Submissions Received

Approximately 15 written submissions have been received in respect of the Woodbridge Centre Secondary Plan, the majority of which address maximum building heights and/or densities outside of areas identified for residential intensification. Most of these issues pertain to existing development applications.

Key Policy Area

i) Increased Densities outside of Residential Intensification Areas

The areas identified for residential intensification in the Woodbridge Centre Secondary Plan occur primarily along Woodbridge Avenue, to develop a more mixed-use community and support a vibrant commercial core. The Kipling Avenue Corridor, as well as parts of Regional Road 7, comprise other nearby intensification areas. These are the intensification areas identified in the Where and How to Grow Report; the City's detailed analysis of population and growth estimates which are in conformity with the Region of York land budget and the Growth Plan for the Greater Golden Horseshoe.

Several responses reflected potential for increased residential densities outside of the identified intensification areas, eg. along Islington Avenue or in stable residential neighbourhoods. In conjunction with the City-wide Official Plan review, a thorough review of land uses and urban design issues was undertaken through the Secondary Plan Study. Intensification areas were further defined in the Study through examination of heritage conservation and environmental considerations. As such, the intensification areas identified through the planning process are considered appropriate in location and size, and no changes to the Secondary Plan are recommended in this regard.

ii) Process to Review and Approve revisions to the Special Policy Area Boundaries and Policies

Changes to the boundaries and policies regarding the Special Policy Area require approval by the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources. The Special Policy Area Justification Report is currently being reviewed by the Toronto and Region Conservation Authority as part of the review process in accordance with Section 4.0 of the *"Procedures for Approval of new Special Policy Areas (SPAs) and Modifications to Existing SPAs Under the Provincial Policy Statement, 2005 (PPS 2005), Section 3.1.3 – Natural Hazards – Special Policy Areas"* (MNR 2009), which is the revised Appendix 5 of the Technical Guide – River and Stream Systems: Flooding Hazard Limit. The Region of York will recommend to defer or pass a non-decision on the parts of the Woodbridge Centre Secondary Plan related to the SPA until the Province has approved the relevant reports that comprise the SPA review. The current provincially-approved SPA policies and boundaries, which are reflected in Chapter 3 and Schedule 8, respectively, in Volume 1 of the Official Plan, will remain in effect until the revised SPA policies and boundaries are approved by the Province. It is recommended that the Secondary Plan text be amended to reflect the status of the revisions to the SPA policies, as noted above.

Applicability of Draft Official Plan (Volume 1) Policies to Existing Secondary Plans and Site and Area Specific Amendments (Volume 2)

The new Official Plan (Volume 1) contains current policy planning initiatives (eg. Sustainability and natural heritage policies) that conform to recent Provincial and Regional land use policy directions and are intended to apply to all lands within the city of Vaughan. The existing secondary plans and site and area specific amendments that form Volume 2 of the Official Plan are intended to be read and applied together with Volume 1 except where there is a conflict, in which case the policies in the Volume 2 documents will prevail.

The applicable Volume 1 policies are contained in Section 10.2.1.5 of the plan.

Approach to the Transition Period: Post-Adoption – Pre-Approval

In the period between the adoption of the Woodbridge Centre Secondary Plan and volume 1 and their approval by the Region, the City will be operating with the existing Official Plan policies still

in effect. It is possible that applications to amend the existing Official Plan and Zoning By-law 1-88 will be received in this period. In evaluating these applications staff will take the application's conformity with the intent of the new Woodbridge Centre Secondary Plan and the new Official Plan (Volume 1), into consideration. While not in force they represent the city's most contemporary expression of planning principles, which were developed over a three year period involving extensive study and public consultation. As such, they will warrant consideration in the review of the applications.

Direction to finalize the new Official Plan for adoption on September 7, 2010 was received at the July 28, 2010 Special Committee of the Whole meeting for Council. As well, a resolution specifying that all applications for official plan and zoning by-law amendments, received between the adoption and final approval of the Plan by the Region of York, will be evaluated on the basis of both the existing and new Official Plan policies. This will help to ensure that the integrity of the new plan is maintained during the transition period.

Staff Review – Amendments to Text and Mapping

On-going staff review of the Woodbridge Centre Secondary Plan will continue up to its anticipated adoption by Council on September 7, 2010. This review will include work required to further public, City, and government and agency comments identified on Attachment 1 that may arise after this meeting. Also, changes addressing issues pertaining to the style and formatting of the document may be made as necessary.

Relationship to Vaughan Vision 2020

The Woodbridge Centre Secondary Plan is addressed under the objective "Plan and Manage Growth & Economic Vitality", including the following specific initiatives:

- Complete and implement the Growth Management Strategy (Vaughan Tomorrow);
- Conduct the 5-year comprehensive review of the Official Plan as part of the Growth Management Strategy 2031;
- Conduct a comprehensive Special Policy Area review.

Regional Implications

The Woodbridge Centre Secondary Plan has been prepared in consultation with Region of York staff and is in conformity with the Region's Official Plan. The Secondary Plan relies on the population and employment forecasts of the Regional Official Plan, which was adopted in December 2009. The Regional OP is currently awaiting approval by the Province. As the approval authority for the Vaughan Official Plan, this report will be forwarded to the Region in support of the Secondary Plan by the City.

Next Steps

The changes to the Secondary Plan directed at this meeting by Committee of the Whole are anticipated to be ratified on September 7, 2010. In the interim, the plan will be revised to incorporate these changes to enable Council to consider the adoption of the Woodbridge Centre Secondary Plan at the September 7 meeting. Any further changes resulting from continuing review or issue resolution will be reported on September 7 by way of an Additional Information Item.

Conclusion

The draft Woodbridge Centre Secondary Plan was made available for public review on May 25, 2010. This was followed by a statutory Public Hearing on June 14, 2010 at which Committee of

the Whole received the deputations and submissions from the public. Staff has continued to address submissions received up to August 12, 2010.

Approximately 15 submissions were received from private citizens/landowners, development interests, interest groups and governments and public agencies. The submissions have been analyzed and where appropriate, recommendations have been developed to respond to the identified issues. These are set out in detail in Attachment No. 1. The approach taken to some of the key policy areas have been highlighted above.

Based on the submissions, the overall direction and content of the plan is not a matter of contention. Requests for changes to the plan were primarily focussed on specific areas of policy or specific lands which may be impacted by a policy or a land use designation(s). Each request for a change was considered on its merit taking into consideration the principles of the new Official Plan, the need to ensure continuing conformity with senior level policy direction (e.g. the Regional OP and the *Places to Grow* plan) and adherence to sound planning principles.

Therefore it is recommended that the draft Woodbridge Centre Secondary Plan (May 2010) be modified in accordance with the recommendations contained in this report. It is further recommended that staff proceed with revisions to the plan, incorporating the changes recommended herein, that comments arising from this meeting be addressed; and that the revised plan proceed to Council for adoption at its September 7, 2010 meeting.

Attachments

1. Summary of Submissions, Staff Comments and Recommendations: Draft Woodbridge Centre Secondary Plan, May 2010.
2. Location Map
3. Land Use Plan
4. Building Height Maximums
5. Density Ranges and Maximums
6. Distinct Character Areas
7. Parks and Open Spaces
8. Special Policy Areas
9. Correspondence Pertaining to the Draft Woodbridge Centre Secondary Plan, (Volume 2) May 2010 (Mayor and Members of Council ONLY)

Report prepared by:

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Respectfully submitted,

John Zipay
Commissioner of Planning

Diana Birchall
Director of Policy Planning

**Attachment 1
PART A: Index of Correspondence for PART B
Woodbridge Centre Secondary Plan
Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations**

Item	Date	Respondent	Subject/Location
72A	May 17, 2010	Weston Consulting Group Inc.	8334 Islington Avenue
72B	June 14, 2010	Weston Consulting Group Inc.	8334 Islington Avenue
90A	June 4, 2010	Parente, Borean LLP	8294, 8298 and 8302 Islington Avenue
90B	June 14, 2010	Parente, Borean LLP	8294, 8298 and 8302 Islington Avenue
96	May 28, 2010	Toronto and Region Conservation Authority (TRCA)	30 & 36 Clarence Street and 86 & 92 Woodbridge Avenue
183	June 10, 2010	Rocco Cerone	Market Lane
206	July 9, 2010	Sciberras Consulting Inc.	1 Memorial Hill Drive
206B	June 25, 2010	Sciberras Consulting Inc.	1 Memorial Hill Drive
207	June 25, 2010	City of Vaughan Parks Development, Department of Parks	Woodbridge Centre

Attachment 1
PART A: Index of Correspondence for PART B
Woodbridge Centre Secondary Plan
Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations

Item	Date	Respondent	Subject/Location
208	June 11, 2010	Bell Canada	Woodbridge Centre
209	June 11, 2010	Toronto and Region Conservation Authority (TRCA)	Woodbridge Centre
315	July 13, 2010	Debra Renwick	250 Clarence St
316	August 4, 2010	Cortel Group	8246 Islington Ave.

**Attachment 1
Woodbridge Centre Secondary Plan
Part B: Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations**

Item	Submission	Issue	Comment	Recommendation
72A	<p>DATE: May 17, 2010</p> <p>RESPONDENT: Weston Consulting Group Inc.</p> <p>FOR: Lanada Investments Ltd.</p> <p>LOCATION: 8334 Islington Avenue</p>	<p>Concerns with the maximum building height (3.5 storeys) and coverage (0.5 FSI) for subject lands in Schedule 13Q which is consistent with existing overall OPA 597 and site-specific OPA 586. Believe higher density and building heights is now more appropriate given the City's directive to respond to Places to Grow and PPS. Proposing height of 6 storeys (H6) and density of 1.0 FSI (D1.0) for the subject lands.</p>	<p>A thorough review of land uses and urban design issues has been undertaken by the Secondary Plan consultants. An OMB decision dated December 17th, 2002 supports the site-specific OPA 586 provisions which include:</p> <ul style="list-style-type: none"> (a) maximum height at 3.5 storeys; (b) townhome development of 35 u/ha or other suitable forms of development of 0.5 FSI; (c) a density bonus up to 10%; and (d) preservation of the steep slope at the west of the site as an appropriate buffer to the low rise residential development. <p>The WCSP also permits a density bonus for an additional 0.5 FSI.</p>	<p>No change is recommended.</p>

**Attachment 1
Woodbridge Centre Secondary Plan
Part B: Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations**

72B	<p>DATE: June 14, 2010</p> <p>RESPONDENT: Weston Consulting Group Inc.</p> <p>FOR: Lanada Investments Ltd.</p> <p>LOCATION: 8334 Islington Avenue</p>	<p>Concerns with the maximum building height (3.5 storeys) and coverage (0.5 FSI) for subject lands in Schedule 13Q which is consistent with existing overall OPA 597 and site-specific OPA 586. Believe higher density and building heights is now more appropriate given the City's directive to respond to Places to Grow and PPS. Proposing H6 and D1.0 for the subject lands and density bonus of 10% or 20%.</p>	<p>Refer to the Comment for Item #72A.</p> <p>The Plan's density of 0.5 FSI and 0.5 FSI density bonus to a maximum of 1.0 FSI provides an appropriate incentive for community benefits, consistent with density bonusing under Section 37 of the Planning Act.</p>	<p>No change is recommended.</p>
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**Attachment 1
Woodbridge Centre Secondary Plan**

Part B: Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations

<p>90A</p>	<p>DATE: June 04, 2010</p> <p>RESPONDENT: Parente, Borean LLP</p> <p>FOR: 2174824 Ontario Inc.</p> <p>LOCATION: 8294, 8298 and 8302 Islington Avenue</p>	<p>(1) There has been little change in intensification along Islington Avenue, in comparison to OPA 597.</p> <p>(2) It is not apparent in the Woodbridge Study how Kipling Avenue, Woodbridge Avenue and Islington Avenue provide opportunities for increased population densities.</p> <p>(3) Information issued by the City does not illustrate how Islington Avenue "conserves natural and heritage resources, ... and provides transit supportive developments and densities."</p> <p>(4) The rationale for the 0.5 FSI density bonus for the Low Rise Residential designation along Islington Avenue is questioned.</p> <p>(5) There is no apparent flexibility with regard to additional height with any density bonus.</p>	<p>(1) A modest increase in potential dwelling units is provided for in the WCSP above that in OPA 597. Islington Avenue is not identified for intensification: Kipling Ave and Woodbridge Ave are more appropriate for intensification. These results are consistent with the "Where and How to Grow Report" prepared by Urban Strategies to conform to the Growth Plan for the Greater Golden Horseshoe and the Region of York land budget.</p> <p>(2) Table 1 on Page 26 of the Woodbridge Study - Document 1, illustrates the estimated future dwelling units along Kipling Ave, Woodbridge Ave and Islington Ave. An increase in overall dwelling units is estimated in both the Kipling Avenue Corridor Secondary Plan and the WCSP than was previously estimated in the "Where and How to Grow Report" prepared by Urban Strategies to conform to the Growth Plan for the Greater Golden Horseshoe and the Region of York land budget.</p> <p>(3) The overall additional dwelling units provided for in the WCSP is an increase from that provided for in OPA 597. Further intensification along Islington Avenue is not required to meet targets to demonstrate conformity with the Growth Plan for the Greater Golden Horseshoe and the Region of York land budget.</p> <p>(4) The base FSI of 0.5 is consistent</p>	<p>(1) No change is recommended.</p> <p>(2) No change is recommended.</p> <p>(3) No change is recommended.</p> <p>(4) No change is recommended.</p> <p>(5) No change is recommended.</p>
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**Attachment 1
Woodbridge Centre Secondary Plan
Part B: Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations**

		<p>with the Residential Medium Density designation in OPA 597 (stated as 35 units/ha). Providing an additional 0.5 FSI density bonus respects the findings of the Islington Avenue Land Use Study and the Woodbridge Focused Area Study, while seeking to provide further community benefits for those applicants whose properties may be able to accommodate the increase density to 1.0 FSI.</p> <p>(5) With the exception of two higher density areas, the Low Rise Residential (2) area is surrounded by two storey single family residential. To provide an appropriate transition in height, it is considered appropriate to limit the height of buildings to a maximum of 3.5 storeys. The maximum 3.5 storeys is also considered appropriate with respect to the ratio of height to permitted maximum density (1.0 FSI).</p> <p>An application for redevelopment of the subject properties is scheduled for an Ontario Municipal Board hearing in early 2011.</p>	
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**Attachment 1
Woodbridge Centre Secondary Plan
Part B: Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations**

90B	<p>DATE: June 14, 2010</p> <p>RESPONDENT: Parente, Borean LLP</p> <p>FOR: 2174824 Ontario Inc.</p> <p>LOCATION: 8294, 8298 and 8302 Islington Avenue</p>	<p>Object to land use designation policies regarding, but not limited to height, density, bonusing, and urban design. Site specific applications have been filed for subject property.</p>	<p>The height and densities provided in the WCSP are considered appropriate. Refer to Comments in Item #90A.</p>	<p>No change is recommended.</p>
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**Attachment 1
Woodbridge Centre Secondary Plan**

Part B: Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations

96	<p>DATE: May 28, 2010</p> <p>RESPONDENT: Toronto and Region Conservation Authority (TRCA)</p> <p>FOR: 1678575 Ontario Inc.</p> <p>LOCATION: 30 & 36 Clarence Street and 86 & 92 Woodbridge Avenue</p>	<p>TRCA comments on subject lands regarding grade level commercial development within the Woodbridge SPA. Development / redevelopment / rehabilitation of buildings and structures are only permitted subject to the proposed development being flood protected to the Regulatory Flood elevation.</p>	<p>The current SPA policies (OPA 440 and to be carried through in Section 3.6 of the new Official Plan) require flood protection to the Regulatory Flood level. No distinction is made regarding type of use, or between commercial uses and habitable floor space. Allowing commercial uses at grade in the SPA should be discussed further between the TRCA/City in finalizing the specific SPA policies in the WCSP with respect to floodproofing requirements. TRCA has yet to provide comments on the Special Policy Area Justification Report.</p> <p>Modifications would be appropriate to allow commercial at grade by making a distinction between residential and commercial uses and referring specifically to habitable floor space associated with residential developments.</p> <p>The final SPA policies must be approved by the Province.</p>	<p>The following changes and additions are recommended.</p> <p>Policy 7.3.2 (e) to be changed as follows:</p> <p>Dry, passive flood-proofing of the habitable floor space shall be required to the level of the regulatory flood level, plus a free board of 0.3 metre (1 foot), to the extent technically feasible.</p> <p>Where dry passive floodproofing may not be achieved, wet floodproofing and/or dry, active floodproofing measures may be considered by the City in consultation with the Toronto and Region Conservation Authority.</p> <p>Adding a policy to Section 7.3.2</p> <p>Development/redevelopment of new residential units in the Low Rise Mixed Use and Mid Rise Mixed Use designations shall require that the new building and related structures are floodproofed to a minimum elevation no lower than 1 metre below the regulatory flood level, and:</p> <p>i) The habitable floor space of any new residential unit is constructed to an elevation equal to or greater than the regulatory flood level;</p> <p>ii) Windows, doors and other building</p>
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**Attachment 1
Woodbridge Centre Secondary Plan
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				<p>openings for any new residential unit will be located above the regulatory flood level;</p> <p>iii) Mechanical, electrical and heating equipment for any new residential unit will be located above the regulatory flood level.</p> <p>iv) Non-residential uses are floodproofed to a level no lower than 1 metre below the regulatory flood level.</p> <p>Including the following definitions in the Woodbridge Centre Secondary Plan:</p> <p>Habitable Floor Space</p> <p>Any room or space in a dwelling unit designed for living, sleeping, or the preparation of food and sanitary facilities; and also includes hotels and motels for overnight accommodation.</p> <p>Regulatory Flood Level</p> <p>The regulatory flood level is the applicable flood standard as described in Schedule 1 of Ontario Regulation 166/06 under the Conservation Authorities Act, being the Hurricane Hazel Storm.</p>
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<p>183</p>	<p>DATE: June 10, 2010</p> <p>RESPONDENT: Rocco Cerone</p> <p>LOCATION: Market Lane</p>	<p>1) It is noted that the property owners have spent money to refurbish heritage buildings.</p> <p>2) The main concern expressed in the letter is to be consistent in the application of FSI in the Market Lane and Woodbridge Avenue area.</p>	<p>1) The effort regarding heritage buildings is noted, but no changes are required to the Secondary Plan.</p> <p>2) Part of the property is in the Special Policy Area (SPA) and the remainder is in the TRCA regulated area. This is the only part of the SPA with redevelopment potential that is below risk-to-life thresholds expressed in the Natural Hazards Technical Guides (Ministry of Natural Resources 2001) and evaluated in the background study, Special Policy Area Justification Report. Hence, heights and densities can be consistent with the Heritage Conservation District Plan, such that the FSI can be changed on Schedule 3 to a range of 1.5 to 1.8. The Special Policy Area Justification Report will need to be modified to reflect a larger number of potential dwelling units and appropriate rationale provided.</p>	<p>1) No change is recommended.</p> <p>2) Schedule 2 of the Woodbridge Centre Secondary Plan (WCSP) will be changed to show the lands as Mid-Rise Mixed-Use. Schedule 3 of the Woodbridge Centre Secondary Plan will be changed to illustrate a density range of 1.5 to 1.8 FSI.</p>
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206	<p>DATE: July 09, 2010</p> <p>RESPONDENT: Sciberras Consulting Inc.</p> <p>FOR: Lino and Grace Collaggiacomo</p> <p>LOCATION: 1 Memorial Hill Drive</p>	<p>1) Concerned with the height maximum of 3 storeys.</p> <p>2) The Secondary Plan identifies a density of 1.0 FSI for the property, but the WCSP identifies a density of 0.5 FSI in Schedule 3.</p> <p>3) Request that the property be identified as a Special Study Area to allow the City to adopt the WCSP while continuing discussions with the respondent.</p>	<p>1) Three separate studies have investigated land use in the study area: the Kipling Avenue Corridor Study; the Woodbridge Heritage Conservation District Plan; and the Islington Avenue Corridor Study. There are a number of areas recognized as established Low-Rise Residential neighbourhoods by the Woodbridge Study, including the subject property. As such, increasing the maximum height is not considered. Furthermore, adjacent properties to the north fronting on Woodbridge Avenue have been built to 35 units per hectare or 0.5 FSI and properties to the south are permitted a density of 0.5 FSI. Hence, a higher density is not considered appropriate.</p> <p>2) Schedule 13-Q of the Official Plan does not indicate a density for the subject property. Schedule 3 of the WCSP indicates an FSI of 0.5. However, Sub-section 1(d) under the Low Rise Residential (1) designation in Section 4.1.2 notes the density to be 1.0 and should be corrected to 0.5 FSI.</p> <p>3) This site has been considered as part of the Woodbridge Focused Area Study, and appropriately designated in the WCSP. A further individual study is not warranted. A site-specific issue can be addressed according to the applicable policies of Volume 1 or Volume 2 of the Official plan.</p>	<p>1) No change is recommended.</p> <p>2) Sub-section 1(d) of the Section 4.1.2 (Residential Policies) to be amended to assign a density of 0.5 FSI.</p> <p>3) No change is recommended.</p>
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<p>206B</p>	<p>DATE: June 25, 2010 RESPONDENT: Sciberras Consulting Inc. FOR: Lino and Grace Collagiacomo LOCATION: 1 Memorial Hill Drive</p>	<p>1) It is requested to be able to continue discussions with the City regarding the height maximum of 3 storeys given the unusual topography of the site. 2) it is requested to change the density of the subject property to 1.0 FSI.</p>	<p>(1) Refer to Comment #1 under Item #206. (2) Refer to Comment #1 under Item #206.</p>	<p>(1) No change is recommended. (2) No change is recommended.</p>
<p>207</p>	<p>DATE: June 25, 2010 RESPONDENT: City of Vaughan Parks Development, Department of Parks</p>	<p>1) Remove the reference to Veteran's Park in Section 6.1.3 of the WCSP and adjust the passive/active park calculations accordingly in Section 3.4.1. 2) Schedule 6 should show Veteran's Park as "Valley Lands and Neighbouring Parks". 3) Confirmation requested that all policies in the Official Plan guide the policies of the WCSP with respect to parks and open spaces.</p>	<p>1) The City concurs with the recommendations and the reference to Veteran's Park in Section 6.1.3 (Neighbourhood Parks) should be removed and the park service requirements re-calculated and adjusted accordingly in Section 3.4.1. The total existing and proposed active park space is 15.77 hectares, a decrease from 19.34 hectares originally calculated in the May 2010 draft of the Woodbridge Focused Area Study Background Report - Document 1 (Page 43). An estimated total dwelling units for the Woodbridge Centre is in the range of 4,230, requiring 14.10 hectares of active parkland. The area, therefore, has sufficient active park space to meet projected future development. 2) The City concurs with the recommendation and Schedule 6 should be corrected to show Veteran's</p>	<p>1) That the change to Sections 6.1.3 and 3.4.1 be made as requested. 2) That the change to Schedule 6 be made as requested. 3) No change is recommended.</p>

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			<p>Park as "Valley Lands and Neighbouring Parks".</p> <p>3) The policies of the WCSP coincide the parkland classifications/requirements/ and other policies of the City OP.</p>	
<p>208</p>	<p>DATE: June 11, 2010</p> <p>RESPONDENT: Bell Canada</p>	<p>1) Bell is requesting to participate in the Detailed Streetscape Master Plan to be undertaken for Islington Avenue, Woodbridge Avenue, Clarence Street and the Hwy 7/Islington Avenue intersection.</p> <p>2) It is requested to add "Utilities" section to the WCSP and three policies are recommended.</p>	<p>1) Bell may be included in the design exercise for the Detailed Streetscape Master Plan.</p> <p>2) The three recommended policies are generic to the planning and design of utilities, rather than specific to the WCSP. As such, Chapter 8 of the Official Plan is sufficient to address the three recommended policies. Where a secondary plan is silent on an issue, the Volume 1 policies will prevail.</p>	<p>1) No change is recommended.</p> <p>2) No change is recommended.</p>

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<p>209</p>	<p>DATE: June 11, 2010</p> <p>RESPONDENT: Toronto and Region Conservation Authority (TRCA)</p>	<p>1) The WCSP should note that the policies and designations in the Special Policy Area (SPA) are subject to change pending review of the SPA Justification Report and that the current SPA policies have to remain in effect until the SPA review is approved by the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources.</p> <p>2) Approval of the WCSP should be deferred given outstanding issues.</p> <p>3) Section 1.3 of the WCSP should briefly describe the form of the "modest change" along Islington Avenue and Woodbridge Avenue.</p> <p>4) Section 2.1 of Part A of the WCSP should note that OPA 597 was not approved by the Region of York.</p> <p>5) The third paragraph of Section 2.1 of Part A should describe how the SPA Justification Report relates to the Secondary Plan.</p> <p>6) Text is suggested for Section 2.1 to include references to OPA 240 and that the current SPA policies will apply until the revised SPA policies are approved by the Province.</p> <p>7) The WCSP should not be approved prior to approvals of the Woodbridge Focused Area Study Background Report related SPA Justification Report.</p> <p>8) Section 2 should note that the</p>	<p>1) The text warrants clarification of the SPA designation.</p> <p>2) The outstanding issues respecting the SPA policies are addressed by maintaining the SPA policies currently in effect as outlined in OPA 440. Any changes to SPA policies resulting from development applications requires provincial approval as described in Section 3.2 of the "PROCEDURES FOR APPROVAL OF NEW SPECIAL POLICY AREAS (SPAS) AND MODIFICATIONS TO EXISTING SPAS UNDER THE PROVINCIAL POLICY STATEMENT, 2005 (PPS, 2005), POLICY 3.1.3-NATURAL HAZARDS-SPECIAL POLICY AREAS." In the interim, the proposed SPA policies will be reviewed by the Province in consultation with the TRCA and, upon approval, will be incorporated into the Secondary Plan.</p> <p>3) "Change" should be replaced as "intensification".</p> <p>4) OPA 597 will be superseded by the new Official Plan, therefore this reference would be redundant.</p> <p>5) The City concurs with the recommendation.</p> <p>6) Addressed in Comment #1 above.</p> <p>7) Addressed in Comment #2 above.</p> <p>8) The City concurs with the</p>	<p>1) The text preceding Policy 7.3.2 is changed as follows:</p> <p>Certain areas of Vaughan as shown on Schedule 9 are subject to the Special Policy Area approach to flood plain management, and recognize areas with historic development within the flood plain. Current SPA policies and boundaries are included in Chapter 3 and Schedule 8, respectively, in the Official Plan. The current SPA policies and boundaries shall remain in effect and in force until the revised SPA policies and boundaries in Section 7.3 and Schedule 9, respectively, of the Woodbridge Centre Secondary Plan have been approved by the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources.</p> <p>2) No change is recommended.</p> <p>3) The word "change" will be replaced with "intensification" in the second sentence of the first paragraph of Section 1.3</p> <p>4) No change is recommended.</p> <p>5) Recommend that the third paragraph of Section 2.1 be changed as follows:</p> <p>A specific focus of the Plan is to provide an overall urban design framework for the entire Plan area and to update the Special Policy Area (SPA) mapping and policies in</p>
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	<p>Humber River is a Canadian Heritage River and part of the Carrying Place Trail system.</p> <p>9) In Section 2.3.1 regarding the PPS, add that the PPS also supports the protection of natural heritage resources and provides guidance on the reduction of costs and the risks to public safety with policies on natural hazards.</p> <p>10) Regarding Section 3.2.1 (4), do not change the designation from "Employment" to "Commercial" for the Hayhoe Mills Industrial site as the review of the SPA Justification Report has not been completed.</p> <p>11) A concern is raised about non-residential intensification in the SPA south of Hwy 7 and a specific question regarding the intent of Policy 6 C (b) (iii) in OPA 440.</p> <p>12) Regarding Section 3.4 of Part A, TRCA lands should not be factored into parkland requirements.</p> <p>13) Section 3.4 of Part A should provide examples of low impact recreational uses in relation to Doctor's Maclean Park.</p> <p>14) Regarding Section 3.4 of Part A, are TRCA lands included in the statement about valley open space providing opportunities to augment the parkland system.</p>	<p>recommendation and changes will be made to Section 2.2 of Part A of the WCSP.</p> <p>9) The recommended text will be added to Section 2.3.1.</p> <p>10) The designation change from Employment to Commercial for the Hayhoe Mills site will not add residential dwelling units in the SPA. Furthermore, the Housing Analysis and Employment Land Needs report did not recommend retaining the Hayhoe Mills site as employment lands. Hence, a commercial designation provides more opportunities to redevelop the site given the constraints of being below the top of bank and partly in the SPA.</p> <p>11) As the buildings in the SPA south of Hwy 7 are the only buildings in the floodway, the specific policy 6 C (b) (iii) will be retained in the revised SPA policies. Volume 1 will include this policy as part of the current approved policies of OPA 440. The revised SPA policies in the WCSP currently include this specific policy. Refer to Policy 7.3 (k).</p> <p>12) TRCA Lands are not factored into the parkland requirements. Section 6.1.1 The Humber River Valley Open Space, describes opportunities for passive recreation such as trails within the valley open space, but the lands are not included in the parkland dedication calculation. It is noted in</p>	<p>consultation with the Toronto and Region Conservation Authority and in accordance with the Provincial Policy Statement. The SPA review informs any decisions to change land use designations in the areas identified as the SPA based on an assessment of flood risk in conjunction with community planning objectives. In addition, the process was to ensure consistency of planning policy with current Provincial, Regional, City, and TRCA policies as mentioned above.</p> <p>6) Refer to the recommended changes described in Comment #1 above.</p> <p>7) No change is recommended.</p> <p>8) Section 2.2 of Part A of the WCSP is amended as follows: Woodbridge is one of four historic villages within the City of Vaughan, and the Woodbridge Heritage Conservation District (HCD) within Woodbridge Centre represents one of the highest concentrations of heritage properties in the City. Woodbridge has always been an attractive place to live and do business since its founding, given its location within the valley and table lands associated with the Humber River; and its proximity to other communities. The Humber River was recently designated as a Canadian Heritage River and is part of the Carrying Place Trail system identified in the Humber River</p>
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	<p>15) Subparagraph 2 of Section 2.0 of Part B should state that "all new development shall protect the area's natural and cultural heritage assets."</p> <p>16) Subparagraph 8 of Section 2.0 of Part B should state that environmental features are to be preserved.</p> <p>17) TRCA should be referenced in Point 10 of Section 2.0 of Part B.</p> <p>18) Elaborate on vision statements for the Islington Avenue corridor vis-à-vis the TRCA's Valley and Stream Corridor Management Program.</p> <p>19) Regarding Policy 4.1.2.2 (h) and the permission of stand alone residential uses at the rear of lots in relation to the SPA review, are dwelling unit counts generated for this aspect of the Policy?</p> <p>20) Regarding 124 Woodbridge Avenue and permitting up to 6 storeys, how does this permission fit within the overall intensification in the SPA.</p> <p>21) Add a note regarding the TRCA and the Valley and Stream Corridor Management Program in Section 4.2.1 regarding general land use policies for the Islington Avenue corridor.</p> <p>22) Further flood studies and ecological review by the TRCA should be added for Subparagraph #3 in Section 4.2.1 regarding potential redevelopment of the Hayhoe Mills site.</p>	<p>Section 3.4 that the Woodbridge Centre area exceeds requirements for passive parkland because of the accessibility to the natural areas. The text under Section 3.4.1 will be changed to indicate that all of the active parks within the study area function to accommodate both active and passive recreation.</p> <p>13) Section 6.1.2 is the only section in the document that includes policy respecting low impact recreational uses for Doctor's Maclean Park and provides examples of low impact recreational uses. A further description of the multi-purpose cultural facility can be included.</p> <p>14) TRCA lands such as the lands surrounding Doctor's Maclean Park are included in the statement about valley open space providing opportunities to augment the parkland system. The WCSP recommends that these lands be considered as opportunities to complete the trails system as noted in Section 6.1.1 (The Humber River Valley Open Space).</p> <p>15) Natural heritage protection policies are provided in Chapter 3 of Volume 1.</p> <p>16) The City concurs with the recommendation.</p> <p>17) The City concurs with the recommendation.</p>	<p>Watershed Plan.</p> <p>9) Section 2.3.1 is amended as follows: The PPS supports efficient land use, a mix of housing types and densities, residential intensification, public transit ridership, and the protection of cultural heritage and natural heritage resources. The PPS provides guidance on the reduction of costs and the risks to public safety with policies on natural hazards. It encourages growth in built up areas by providing opportunity for mixed uses, housing and employment, parks and open spaces, transportation choices and pedestrian movement.</p> <p>10) No change is recommended.</p> <p>11) No change is recommended.</p> <p>12) The first two paragraphs under Section 3.4.1 are amended as follows: Currently, the Woodbridge Centre area has a sufficient amount of active and passive parkland resources to meet the needs of the existing community, in compliance with the standards set forth in the Provincial Planning Act. The area is currently in excess of active parkland by approximately 4.43 hectares. In terms of passive park space, all of the active parks within the study area function to accommodate both active and passive recreation. The proximity to the natural areas provides opportunities to augment the</p>
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	<p>23) Concern regarding Policy 5.1.3 (2) that seeks improved "at grade conditions at the frontages of the existing buildings" at the southwest corner of Islington Avenue and Highway 7 as this area is not in the SPA, but most of the buildings are in the floodway.</p> <p>24) It is requested to note the natural heritage protection policies of Volume 1 of the Official Plan as well as the TRCA Valley and Stream Corridor Management Program and Regulation 166/06 with regard to Policy 6.1.1 (1).</p> <p>25) It is requested to elaborate further on the nature of the "small-scaled multi-purpose cultural facility" noted in Policy 6.1.2 (2) as restrictions on new development in valley corridors may not allow such development.</p> <p>26) Regarding Natural Hazard and Special Policy Area policies, it is recommended for the City to review the policies with TRCA to remove potential contradictory statements.</p> <p>27) There is a recommendation for Policy 7.3.2 (d) regarding appropriate engineering studies for development in the SPA to undertake a structural engineering study.</p> <p>28) Regarding flood damage reduction measures in Policy 7.3.2 (i), it is recommended to make note of design and approval by a qualified professional</p>	<p>18) The Section of concern provides general vision statements for character areas within the study area. It is not appropriate in this section to include implementation details as seems to be suggested in the comment.</p> <p>19) Stand alone residential rear lot uses do not affect the dwelling unit estimates. The intent of the policy is to recognize the Woodbridge Avenue frontage as more appropriate for commercial at grade uses, such that the rear part of the lot does not require the commercial component if not economically feasible.</p> <p>20) The SPA Justification Report addresses both the SPA portion and regulated area portion of the site. This is the only part of the SPA with redevelopment potential that is below risk-to-life thresholds expressed in the Natural Hazards Technical Guides (Ministry of Natural Resources 2001) and evaluated in the background study, Special Policy Area Justification Report. Hence, heights and densities can be consistent with the Heritage Conservation District Plan. This allows for heights up to 6 stories, particularly along the Woodbridge Avenue frontage, unless building height is constrained by adjacent heritage buildings.</p> <p>21) The City concurs with the recommendation given the prominence of the Humber River in relation to</p>	<p>passive recreation for the area by completing the trail system through the valley open spaces. In addition, public squares within this Secondary Plan are calculated as parkland dedication, as they are considered to function as Neighbourhood Parks, and can accommodate both active and passive use.</p> <p>The total existing and proposed active park space is 15.77 hectares. An estimated total dwelling units for the Woodbridge Centre is in the range of 4,230, requiring 14.10 hectares of active parkland. The area, therefore, has sufficient active park space to meet projected future development.</p> <p>13) Subparagraphs #1 and #2 under Section 6.1.2 (District Parks) of Part B of the WCSP are changed as follows:</p> <p>1. As the largest recreational amenity for the area, Doctors MacLean District Park should be considered for opportunities to diversify the active and passive recreational uses for the area with some concentrated low impact interventions, such as a natural outdoor staging area – eg. "Shakespeare in the Park, lawn bocce, or creative nature oriented kids play areas, in areas that would have minimal impact on the natural environment and the surrounding neighbourhoods.</p> <p>2. Opportunities for a small-scaled</p>
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	<p>engineer and review by the City and TRCA.</p> <p>29) It is requested to update the reference to Regulation 166/06 in Policy 7.3.2 (j).</p> <p>30) It is requested to remove "as a result of flood and/or erosion control remedial measures" from Policy 7.3.5.</p> <p>31) It is recommended to continue discussions between TRCA and the City regarding at-grade commercial in the SPA and the appropriate floodproofing requirements.</p> <p>32) It is recommended to change the designation of the TRCA-owned property on the east side of Islington Avenue and north of Woodbridge Avenue from Low-Rise Residential to Natural Areas.</p>	<p>Islington Avenue.</p> <p>22) The City concurs with the recommendation. Subparagraph #3 under Section 4.2.1 is changed to Subparagraph #4 and includes the additional text as described by TRCA. Refer to the recommendations for Comment #21.</p> <p>23) The text will be changed consider that the urban design measures not negatively impact the SPA with respect to flood depths or flow velocities.</p> <p>24) The City concurs with the recommendation.</p> <p>25) The City concurs with the recommendation and will elaborate on the term "small-scaled multi-purpose cultural facility" in Policy 6.1.2 (2).</p> <p>26) The SPA Justification Report, including the proposed policies and land use designations in the WCSP, are being reviewed in consultation with the TRCA prior to sending the report to the Province. The City and TRCA will work to revise the SPA Justification Report accordingly before sending the report for provincial review and approval.</p> <p>27) The City concurs with the recommendation.</p> <p>28) The City concurs with the recommendation.</p>	<p>multi-purpose cultural facility, such as a heritage interpretation building or a nature centre that can accommodate school programs or children's activities, should be considered in Doctors MacLean District Park in consultation with the TRCA and other environmental agencies. Only environmentally sensitive implementation and built form should be considered.</p> <p>14) The third sentence in Section 3.4.2 is amended as follows:</p> <p>There is an abundance of valley open space in the area providing opportunities such as trails to augment the overall parks and open space service requirements for the community.</p> <p>15) No change is recommended.</p> <p>16) Subparagraph 8 in Section 2.0 of Part B be amended as follows:</p> <p>The Plan area is defined by its forests and river valleys. These environmental features and natural heritage have shaped the identity and character of Woodbridge and are to be preserved.</p> <p>17) Subparagraph 10 in Section 2.0 of Part B of the WCSP will be amended as follows:</p> <p>To provide updated mapping and policies for the Special Policy Area</p>
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			<p>29) The City concurs with the recommendation.</p> <p>30) The City concurs with the recommendation.</p> <p>31) The City concurs with the recommendation. Refer to Item #96 for revised policies to allow for commercial at grade uses in the SPA subject to appropriate floodproofing requirements.</p> <p>32) The City concurs with the recommendation.</p>	<p>(SPA) consistent with current Provincial, Regional, and City policy and in consultation with the TRCA.</p> <p>18) No change is recommended.</p> <p>19) No change is recommended.</p> <p>20) No change is recommended.</p> <p>21) Amend Section 4.2.1 by adding the following policy as Subparagraph #2:</p> <p>4.2.1 General Land Use Policies</p> <p>2. Given the prominence of the Humber River in relation to the Islington Avenue corridor, applicants shall consult with the TRCA particularly regarding consistency with the guidance in the Valley and Stream Corridor Management Program.</p> <p>22) Subparagraph #3 in Section 4.2.1 to be changed to Subparagraph #4 and amended as follows:</p> <p>4. Prior to redevelopment of the Hayhoe Mills site for Commercial and Parkland uses, the Owner shall be required to submit environmental assessment reports in accordance with Provincial Guidelines. In addition, flood studies and associated further ecological review are required by the TRCA. Should the site be determined to be contaminated, development will not be permitted until the site has been remediated in accordance with Provincial criteria and City</p>
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			<p>specifications and policies.</p> <p>23) Policy 5.1.3 (2) be amended as follows: Improved at grade conditions at the frontages of the existing buildings on the south west corner shall be considered, as well as the implementation of trail connections to the south river valley. Such urban design measures will not negatively impact the SPA with respect to flood depths or flow velocities.</p> <p>24) Policy 6.1.1 (1) be amended as follows: The Humber River Valley shall be protected and conserved in accordance with Section 6.3 (Cultural Heritage Landscapes), the natural heritage policies of Chapter 3 of the Official Plan, and applicable provisions of the Valley and Stream Corridor Management Program and Regulation 166/06 under the Conservation Authorities Act, in consultation with the TRCA.</p> <p>25) Refer to Point #13 above for changes to Policy 6.1.2(2) regarding the reference to a small-scaled multi-purpose cultural facility.</p> <p>26) No change is recommended.</p> <p>27) Amend Policy 7.3.2 (d) as follows:</p>
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				<p>All applications for development on lands in the Special Policy Area shall be accompanied by studies, prepared by qualified professionals, detailing such matters as flood frequency, the velocity and depth of storm flows, proposed flood damage reduction measures and stormwater management techniques and other information and studies as may be required by the City in consultation with the Toronto and Region Conservation Authority. Structural engineering studies, as may be required by the City in consultation with the Toronto and Region Conservation Authority, shall determine that the proposed development has been designed and will be built to withstand the depths, velocities and hydrostatic pressures associated with a Regional Storm Event.</p> <p>28) Policy 7.3.2 (i) be amended as follows:</p> <p>Prior to development proceeding, the City in consultation with the Toronto and Region Conservation Authority shall review any proposed flood damage reduction measures that are designed and approved by a qualified professional engineer, including such matters as setbacks from the roadway, the use of fill, columns or design modifications to elevate openings in buildings and structures above the regulatory flood level, the use of water tight doors, waterproof seals at</p>
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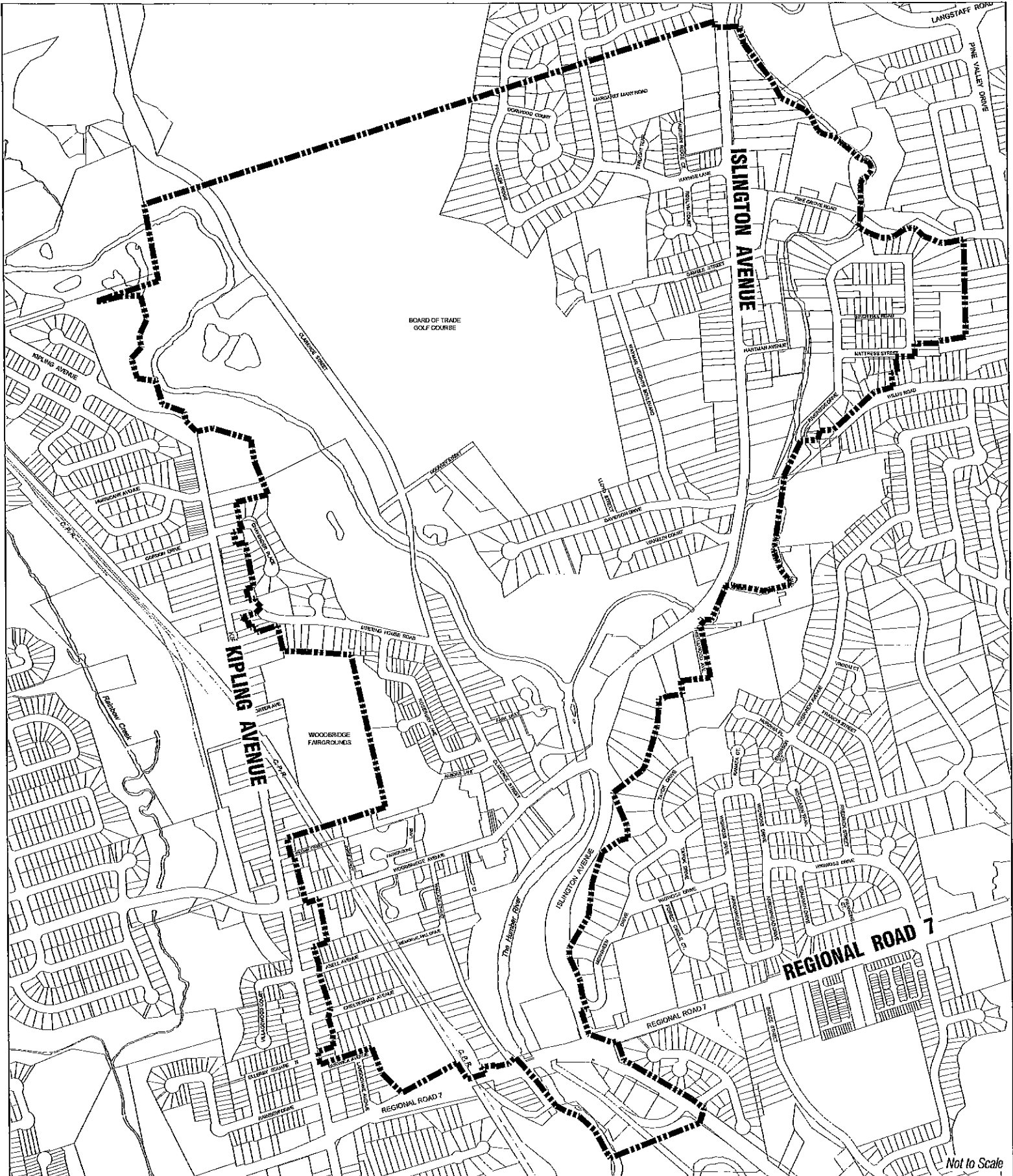
				<p>structural joints, berms/floodwalls, strengthened foundation walls, the installation of backwater valves and sump pumps.</p> <p>29) Policy 7.3.2 (j) be amended as follows:</p> <p>Prior to a building permit being issued by the City for construction within the Special Policy Area, a permit from the Toronto and Region Conservation Authority, pursuant to Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations with Shorelines and Watercourses) under the Conservation Authorities Act, as may be amended, will be required, subject to the following:</p> <p>30) Policy 7.3.5 be amended as follows:</p> <p>Modifications to the boundary of the Special Policy Area as shown on Schedule 9 may be considered by the City in consultation with the Toronto and Region Conservation Authority, and subject to approval by the Province.</p> <p>31) Refer to Item #96 for revised policies to allow for commercial at grade uses in the SPA subject to appropriate floodproofing requirements.</p> <p>32) The TRCA-owned property on the</p>
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				<p>east side of Islington Avenue and north of Woodbridge Avenue will be changed from Low Rise Residential to Natural Areas on Schedule 2, Schedule 3, and Schedule 4.</p>
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Part B: Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations**

<p>315</p>	<p>DATE: July 13, 2010 RESPONDENT: Debra Renwick LOCATION: 250 Clarence St.</p>	<p>Requests permissions for townhomes on the property.</p>	<p>The subject property is currently in the SPA. The lands are not in the draft revised SPA, which must be approved by the Province. The lands are not identified for residential intensification and are recognized as part of a stable residential neighbourhood.</p>	<p>No change is recommended.</p>
<p>316</p>	<p>DATE: August 04, 2010 RESPONDENT: Cortel Group LOCATION: 8246 Islington Ave.</p>	<p>Questions the basis for including the dwelling at 8246 Islington Avenue in the "Low Density Heritage Residential Pockets" as shown on Schedule 5 of Woodbridge Centre Secondary Plan is questioned.</p>	<p>The lands are designated Low-Rise Residential as shown on Schedule 3 of the WCSP and the policies of Volume 1 of the Official Plan, Section 9.2.2 Land Use Designations- Low-Rise Residential, shall apply. The designation is consistent with the previous provisions of OPA 597, which maintained the designation as 'Low Density Residential'. The property is also in the current approved Special Policy Area boundaries and in the draft revised SPA, which requires approval by the Province. Only properties in the SPA north of Woodbridge Avenue and west of Clarence Street are identified for increased densities above previous official plan permissions as it is the only part of the SPA with redevelopment potential that is below the risk-to-life thresholds described expressed in the Natural Hazards Technical Guides (Ministry of Natural Resources 2001) and evaluated in the background study, Special Policy Area Justification Report. All other properties in the SPA maintain the existing approved permissions as brought forward in the WCSP.</p>	<p>No change is recommended.</p>



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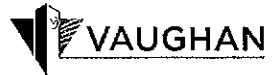
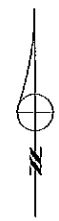
Legend

 Woodbridge Secondary Plan Boundary

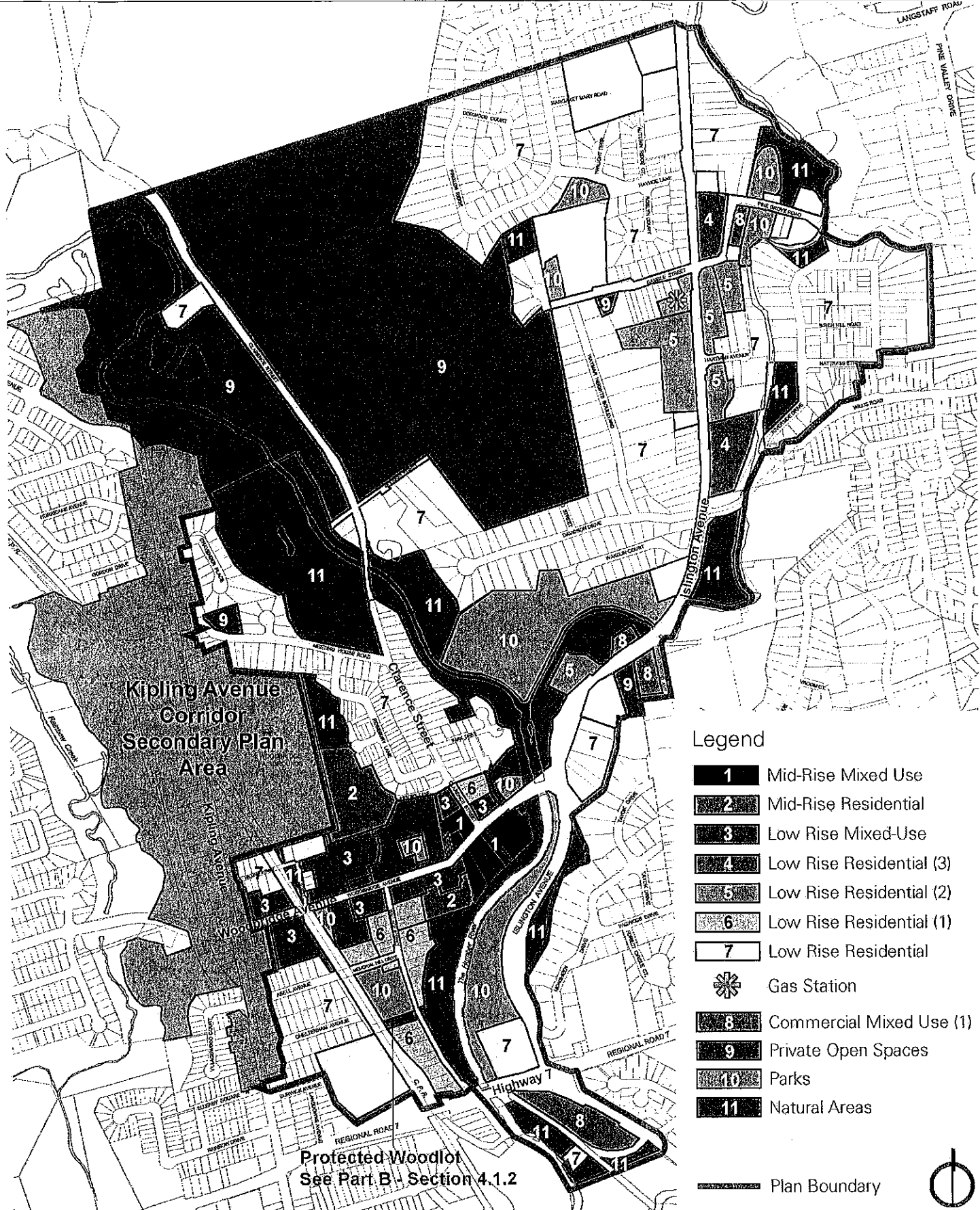
Location Map

Woodbridge Secondary Plan
Attachment No. 2

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FILE: 25.3
August 31, 2010



Legend

- 1** Mid-Rise Mixed Use
- 2** Mid-Rise Residential
- 3** Low Rise Mixed-Use
- 4** Low Rise Residential (3)
- 5** Low Rise Residential (2)
- 6** Low Rise Residential (1)
- 7** Low Rise Residential
- Gas Station
- 8** Commercial Mixed Use (1)
- 9** Private Open Spaces
- 10** Parks
- 11** Natural Areas
- Plan Boundary

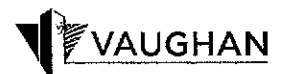
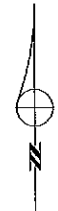


Land Use Plan

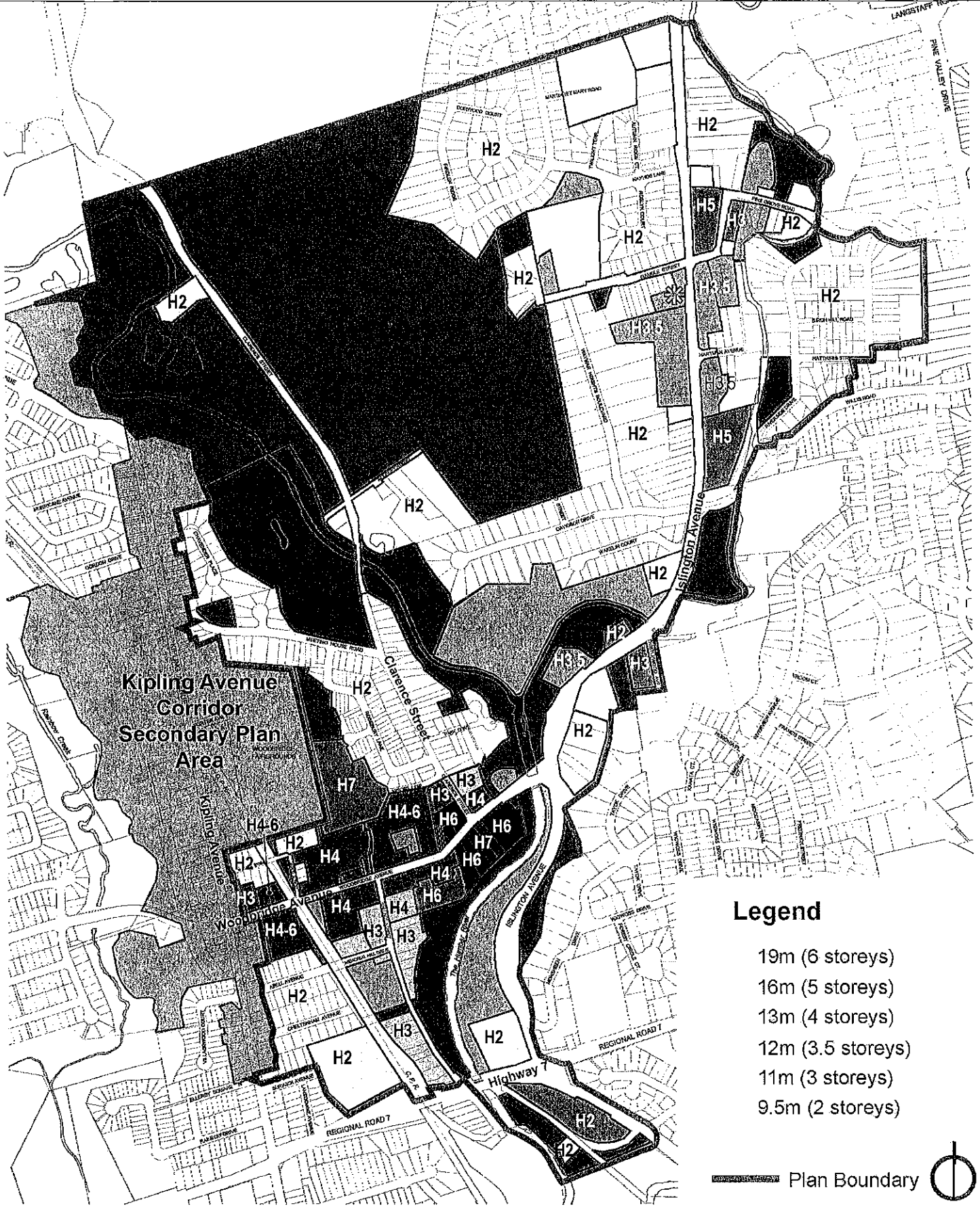
Woodbridge Secondary Plan

Attachment No. 3

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August 31, 2010



Building Height Maximums

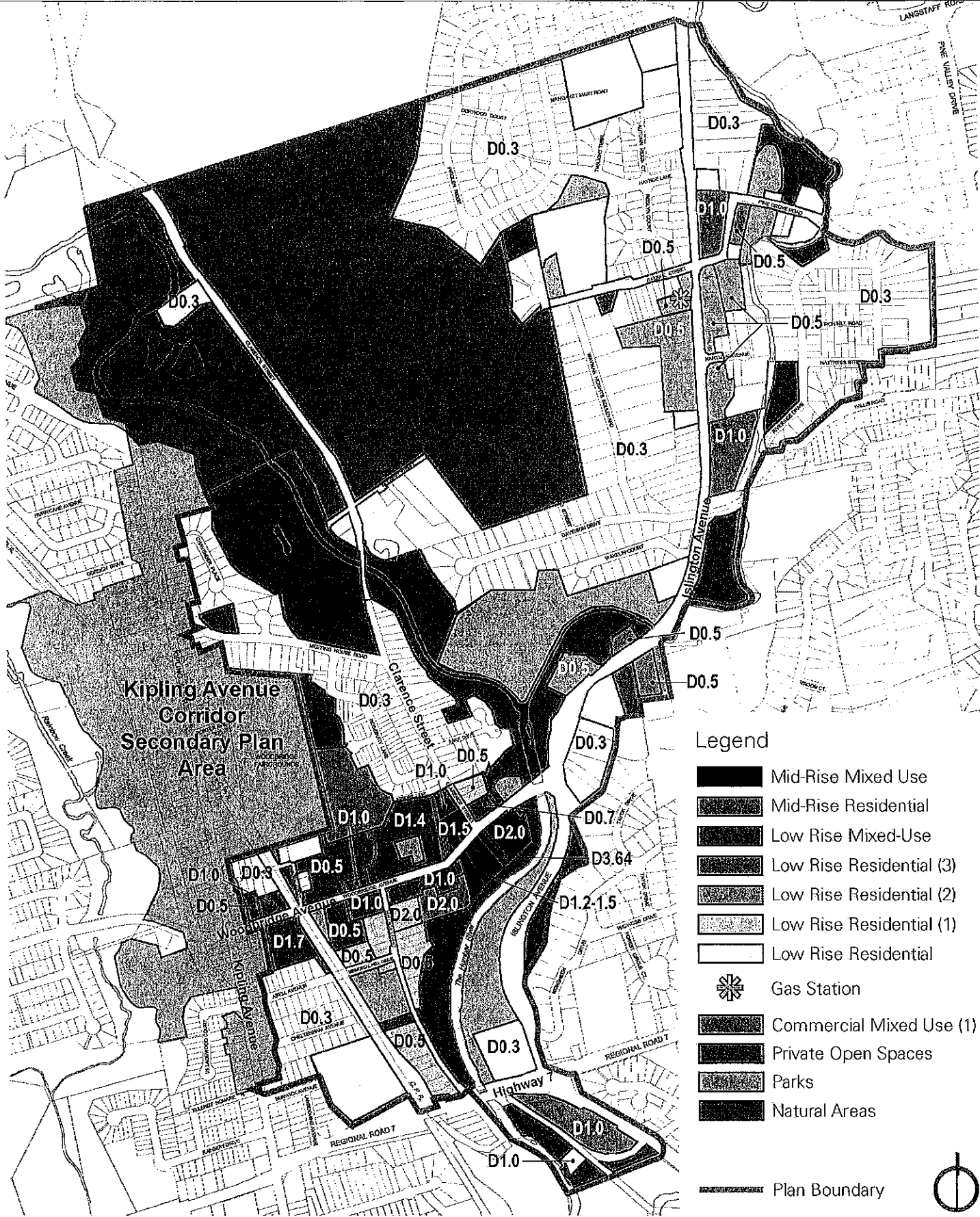
Woodbridge Secondary Plan

Attachment No. 4

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August 31, 2010



**Kipling Avenue
Corridor
Secondary Plan
Area**

Legend

- Mid-Rise Mixed Use
- Mid-Rise Residential
- Low Rise Mixed-Use
- Low Rise Residential (3)
- Low Rise Residential (2)
- Low Rise Residential (1)
- Low Rise Residential
- Gas Station
- Commercial Mixed Use (1)
- Private Open Spaces
- Parks
- Natural Areas
- Plan Boundary

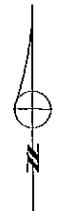


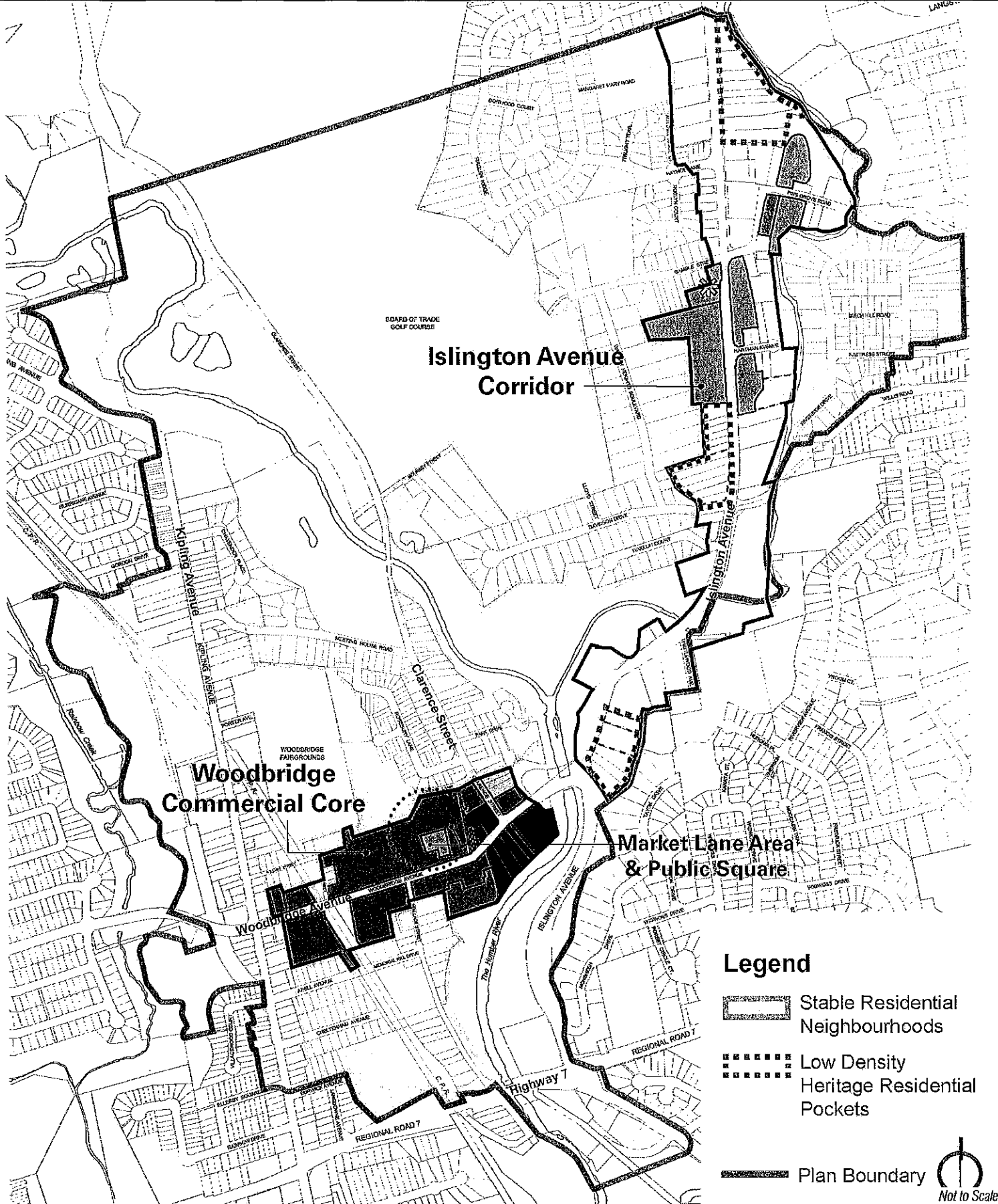
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Density Ranges & Maximums

Woodbridge Secondary Plan
Attachment No. 5

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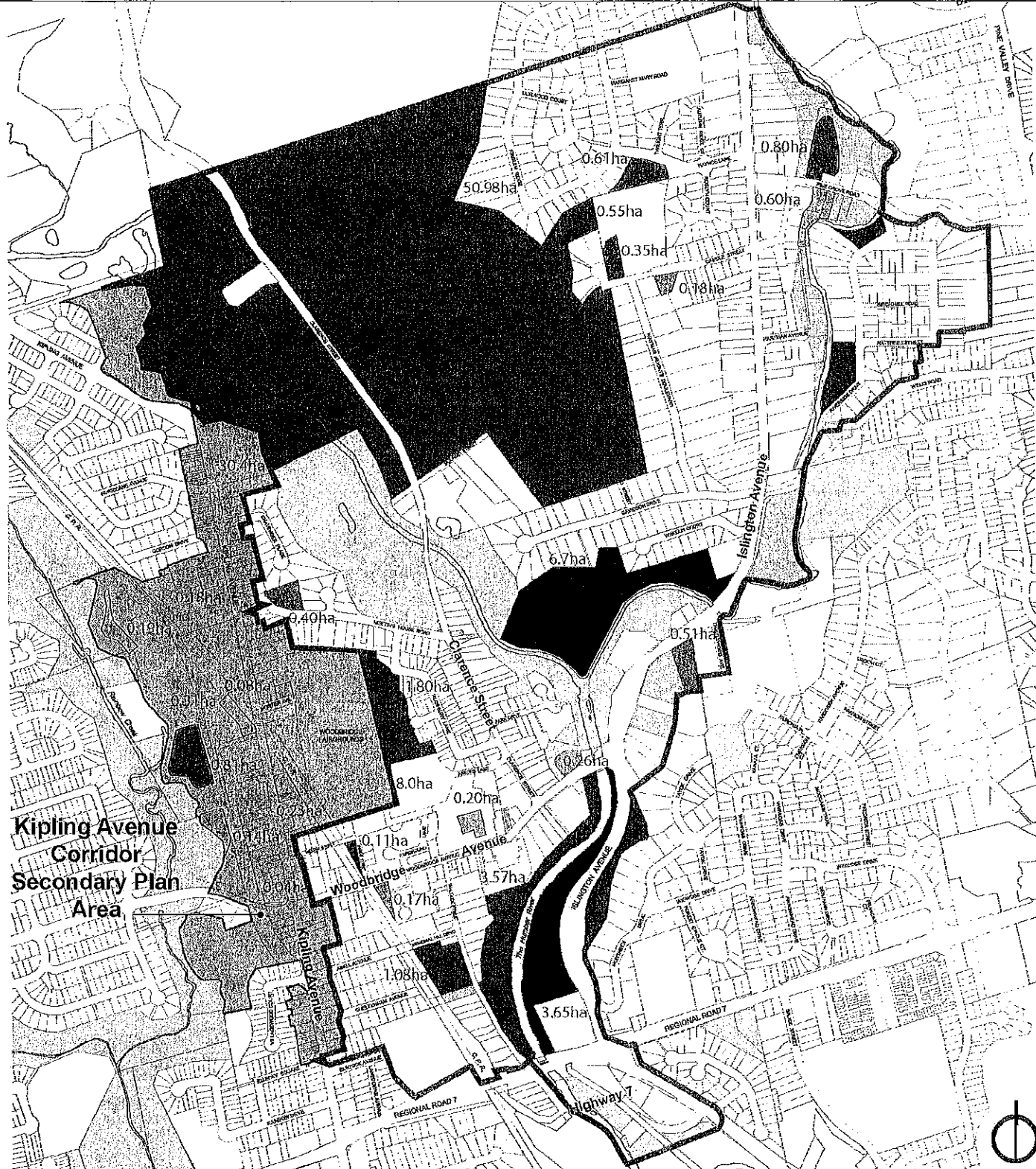



Distinct Character Areas

Woodbridge Secondary Plan
Attachment No. 6






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Legend  Woodbridge Centre Secondary Plan Boundary





Parks

-  Public Square - 2.4ha
-  Neighborhood Park - 7.22ha
-  District Park - 9.72ha

Private Open Space

-  Cemetery
-  Fairgrounds
-  Golf Course

Natural Areas and Adjacent Open Space

-  Environmentally Sensitive Areas
-  Environmental Protection & Significant Forest Areas
-  Significant Forest Lands
-  Valley Lands and Neighbouring Parks

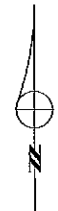
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Parks & Open Spaces

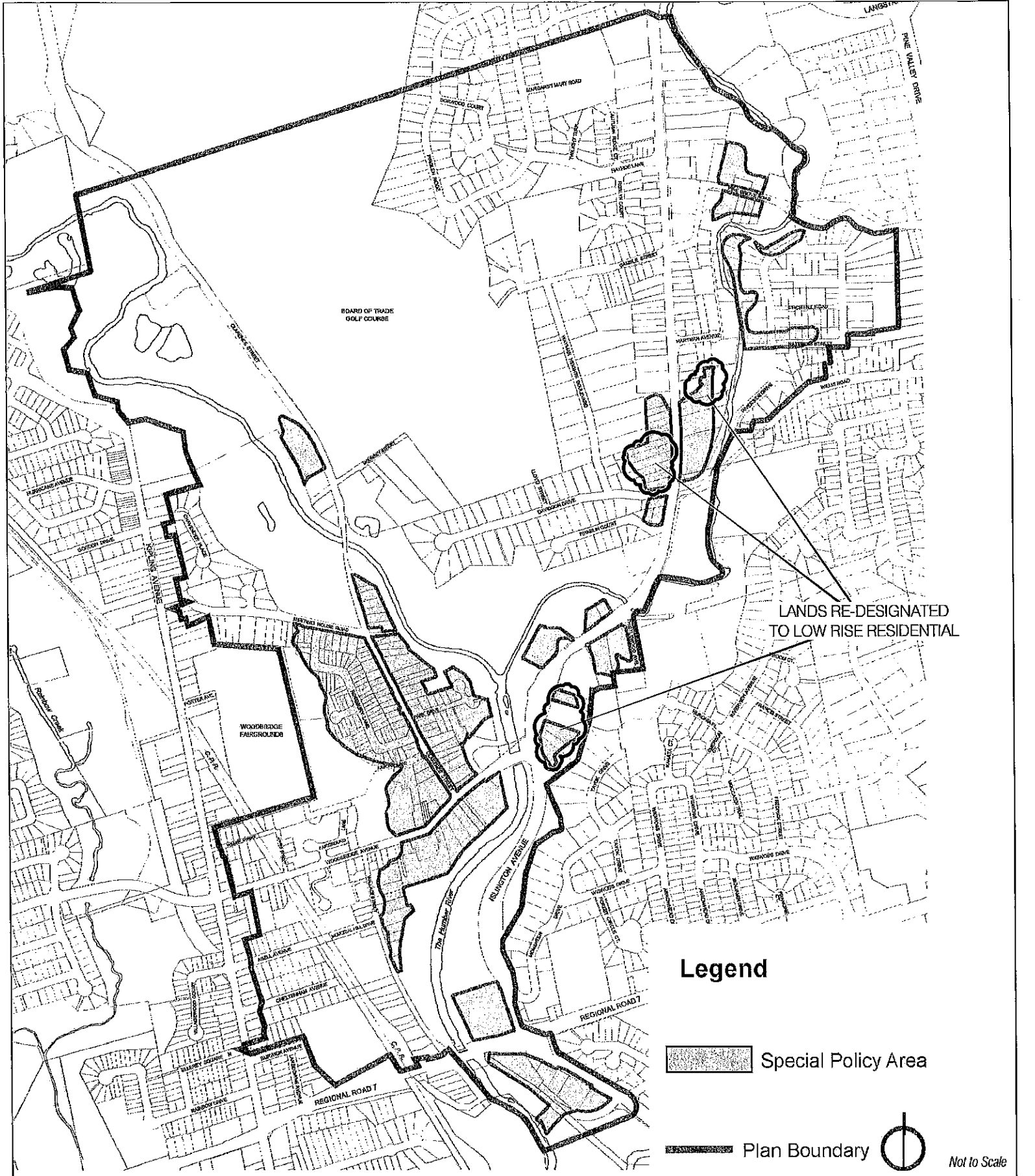
Woodbridge Secondary Plan

Attachment No. 7

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August 31, 2010



Special Policy Areas

Woodbridge Secondary Plan Attachment No. 8

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