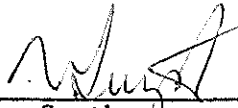
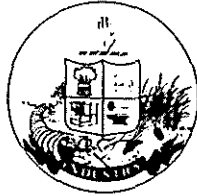


I, NORMAN SMYTH, Deputy Clerk of The Corporation of the City of Vaughan, do hereby certify that the attached is a true copy of Amendment Number 373 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, with modifications, on the 6th day of February, 1992. The attached text incorporates said modifications which are typed in script.

  
\_\_\_\_\_  
Norman Smyth  
Deputy Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 14th day of February, 1992.



# THE CITY OF VAUGHAN

# BY-LAW

## BY-LAW NUMBER 205-91

A By-law to adopt Amendment Number 373 to the Official Plan of the Vaughan Planning Area.

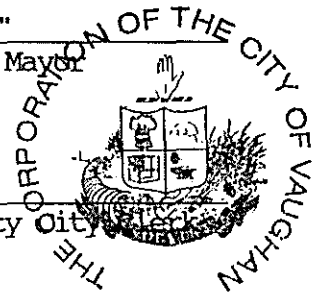
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 373 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "1" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 373 to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST, SECOND and THIRD time and finally passed this 25th day of July 1991.

"L.D. Jackson"  
L. D. Jackson, Mayor

"N. Smyth"  
N. Smyth, Deputy City Clerk



**AMENDMENT NUMBER 373  
TO THE VAUGHAN OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 373 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 373.

Also attached hereto, but not constituting part of the Amendment are Appendices I, II and III.



## I. PURPOSE

The purpose of this Amendment is to amend OPA #240 (Woodbridge Community Plan) to the Official Plan of the Vaughan Planning Area, to permit a residential apartment building with ancillary office and day care uses, having a maximum Floor Space Index of 1.5 and a maximum density of 85 units per net hectare.

## II. LOCATION

The lands subject to this Amendment are located on the south side of Woodbridge Avenue, west of Islington Avenue, being Parcels A and B on Registered Plan 449 and known municipally as 53 Woodbridge Avenue, in Lot 7, Concession 7, City of Vaughan. The lands are shown as "AREA SUBJECT TO AMENDMENT NO. 373" on Schedule "1" attached hereto and are hereinafter referred to as the "Subject Lands".

## III. BASIS

The decision to amend the Official Plan is based on the following considerations:

### 1. Existing Official Plan Policies

The Subject Lands are currently designated "Medium Density Residential" by Official Plan Amendment Number 240, which permits residential development at a density of 35 units per hectare. Subsection 4.8 (b) (vii) of OPA #240 provides the following site specific development policy:

"Development of this approximate 0.65 hectare site is intended to provide for a medium density residential project. This highly visible location requires special architectural treatment and design features that satisfy the requirements of the Town and Metropolitan Toronto and Region Conservation Authority. As a bonus to encourage redevelopment of the site, the portion of the property within the floodplain may be used in calculation of density for the developable portion of the site. Vehicular access to Woodbridge Avenue shall be restricted to a single driveway.

It is recognized that the existing industrial use may continue as a permitted use and the parking of vehicles will be permitted in the floodplain."

The proposed residential densities and office uses do not conform to the aforementioned policies. Therefore, an amendment to the Official Plan is required.

## 2. The Changing Function of the Commercial Core

The "Medium Density Residential" designation was based on a "Woodbridge Core Area" study conducted in 1986 and was reflected in Council's adoption of OPA Number 240 in 1987. The 1986 study indicated that the Woodbridge Core Area could accommodate an additional 60,000 sq. ft. of commercial floor area. Over the years, there has been a shift in the commercial structure of Woodbridge, away from the old core to areas closer to the developing population area, particularly the Highway No. 7 corridor.

In recognition of the changing structure, Council commissioned the Woodbridge Commercial Structure Study which was undertaken by John Winter Associates Limited in 1990. The study indicated that the Woodbridge Core Area was not fulfilling its role as defined in the Woodbridge Community Plan and that its current 7.7 % share of the total retail space in Woodbridge was expected to decrease in the future. Further, surveys indicated that the core area was not succeeding as a tourist attraction and that there was vacant floor space. The study recommended that Vaughan "strengthen the pedestrian and heritage aspects of the Woodbridge Core Area by redesignating it as the Woodbridge Historic Commercial Centre". As a means of strengthening the market for the existing commercial uses, it suggested that "densification" of housing in the immediate area would assist in providing walk-in trade, especially for convenience goods.

Council adopted OPA #345 to implement the recommendations of the study, thereby establishing a comprehensive retail hierarchy for the Woodbridge Community and generally directing commercial growth away from the core.

Given the changing nature and function of the core area, the subject proposal is consistent with the recommendations of the Woodbridge Commercial Study.

### 3. Density

The current "Residential Medium Density" designation on the site permits 35 units per hectare, or a total of 27 units. This Amendment would permit 64 residential units, representing a density of 82 units per hectare. This exceeds the Medium Density standard but is less than the "Residential High Density" designation maximum of 99 units per hectare which was applied elsewhere in the core area.

The "Residential High Density" designation is considered to be appropriate, given the highly visible location at the periphery of the core area, close to retail facilities, public amenities and public transportation. A substantial and attractive building on the site would serve as a feature identifying and defining the entrance to the core from Islington Avenue.

### 4. Land Use

The proposed development is not expected to have a substantial impact on the area given the location of the site and the nature of the surrounding land uses. To the north, across from Woodbridge Avenue, is a residential area designated "Residential Medium Density". To the south and east is the Humber River with lands designated "Park and Recreation". To the immediate west of the Subject Lands are lands designated "Residential Medium Density" and beyond that, "Commercial". The proposed use would be compatible with the existing and planned uses in the core area. In addition, a traffic study has indicated that there is satisfactory capacity in the road network to receive the additional traffic generated by this development.

### 5. Urban Design

From an urban design aspect, a prominent building on this site will identify the core area and provide a landmark defining its entrance. The preliminary design anticipates a two-storey office component along the Woodbridge Avenue frontage with the tiered residential building set behind. One office component forms part of the main residential building and the other is in a freestanding building to the east. The two buildings are to be connected by a colonade which provides pedestrian access at sidewalk level and also

connects to the main residential entrance which faces Islington Avenue. This design should blend with the two storey-commercial/ pedestrian streetscape of Woodbridge Avenue. The setting back and tiering of the apartment building prevents the higher building from becoming pronounced.

#### 6. Council Resolution

On April 15, 1991, the Council of the City of Vaughan considered and approved the Official Plan and Zoning By-law Amendment applications at a Council Public Hearing Meeting. A condition of approval requires that Council shall have approved the site development application prior to the enactment of the implementing zoning by-law.

#### IV. DETAILS OF ACTUAL AMENDMENT AND POLICIES RELATING THERETO

Amendment Number 240 to the Official Plan of the Vaughan Planning Area be and is hereby amended by redesignating the lands subject to Amendment Number 373 from "Medium Density Residential" to "High Density Residential" subject to the following development policies:

- i) Development on the site shall have maximum Floor Space Index of 1.5 and a maximum density of 85 units per net hectare, and a maximum 750 m<sup>2</sup> devoted to office use;
- ii) Land or cash-in-lieu of parkland shall be dedicated to the City of Vaughan on the basis of 1 ha per 300 residential dwelling units in accordance with Section 41 of the Planning Act;
- iii) A two-storey commercial streetscape and pedestrian access to the sidewalk level shall be provided along Woodbridge Avenue;
- iv) The residential portion of the development shall be set back and tiered to form an angular plane; the angular plane shall be established in the implementing by-law as a result of the detailed review of the massing and conceptual design of the building;

- v) Vaughan Council shall have approved the site development application prior to the enactment of the implementing zoning by-law, which shall be in a form which reflects the approved site plan.
- vi) *That 25% of the units within the residential component of the proposal shall be affordable units, as defined through the "Provincial Policy Statement on Land Use Planning for Housing Policy Statement".*

V. IMPLEMENTATION

It is intended that the policies of this Official Plan Amendment shall be implemented by way of an Amendment to the Vaughan Zoning By-law and a site development agreement pursuant to the Planning Act.

VI. INTERPRETATION

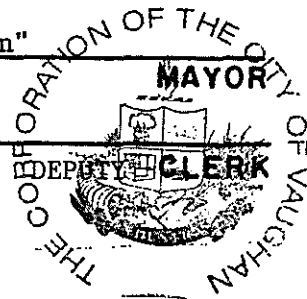
The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



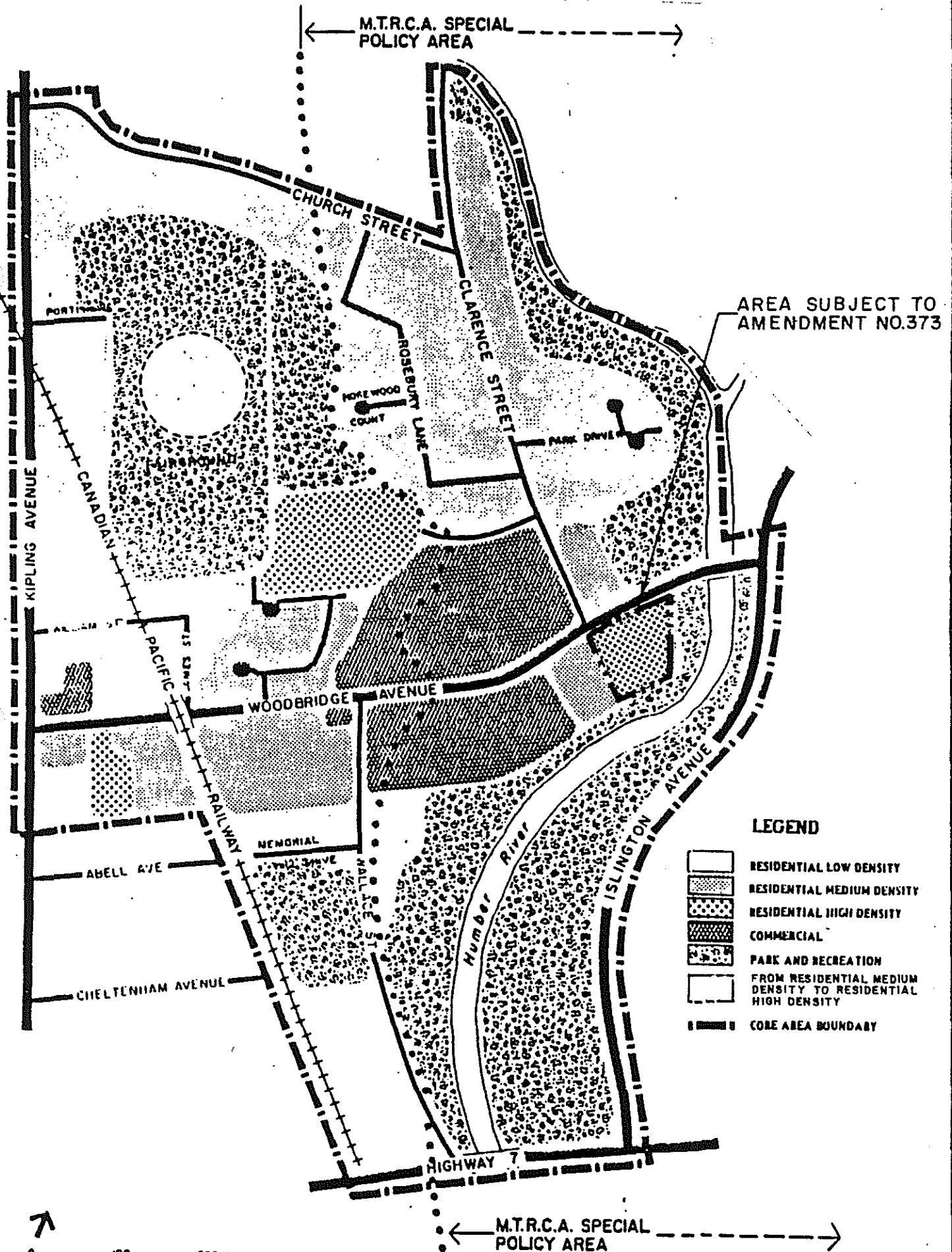
THIS IS SCHEDULE 'I'  
 TO AMENDMENT NO. 373  
 ADOPTED THE 25 DAY OF JULY, 1991.

"L.D. Jackson"

"N. Smyth"



LOCATION: PART OF LOT 7, CONCESSION 7



NOTE: THIS PLAN FORMS PART OF THE OFFICIAL PLAN  
 OF THE VAUGHAN PLANNING AREA AND MUST  
 BE READ IN CONJUNCTION WITH THE WRITTEN TEXT.

EXTRACT FROM COUNCIL PUBLIC HEARING MEETING 15 APRIL 1991

1. ZONING BY-LAW AMENDMENT  
 P.91.33  
 OFFICIAL PLAN AMENDMENT  
 GATEWAY TO WOODBRIDGE INC.  
FILES: Z.104.90 & OP.56.90

ORIGIN

Pursuant to Sections 17 and 34 of the Planning Act, the applicant has requested amendments to the Official Plan and Zoning By-law.

LOCATION

South side of Woodbridge Avenue, west of Islington Avenue, being Parcels A and B on Registered Plan 449 and known municipally as 53 Woodbridge Avenue, in Lot 7, Concession 7, City of Vaughan.

PROPOSAL

To amend Official Plan Amendment #240 (Woodbridge Community Plan) and By-law 1-88 to permit a high density residential and office complex with a floor space index of 1.52. The breakdown of proposed uses is as follows:

<u>Use</u>	<u>Gross Floor Area</u>	
2 storey office	749 m <sup>2</sup>	(8,056 sq.ft.)
2 storey day care	440 m <sup>2</sup>	(4,736 sq.ft.)
8 storey residential	<u>11,106 m<sup>2</sup></u>	<u>(119,546 sq.ft.)</u>
	12,295 m <sup>2</sup>	(132,338 sq.ft.)

Mr. David Matthews, Planning Consultant for the applicant, appeared before Council in support of the staff report and recommendations therein. He provided Council with a site and landscaping plan as well as elevation plans.

Mr. Robert Watson, appeared before Council on behalf of his late father's estate and mother who resides at 86 Woodbridge Avenue and on behalf of Ms. Ethel Robb of 92 Woodbridge Avenue. He indicated their support of the application based on the following reasons:

- the present industrial building is unattractive and supports its removal;
- the future will see a deterioration of the village commercial core if there is no increase in the commercial core;
- provides an opportunity for the young people to establish homes in Woodbridge;
- the proposal is architecturally in keeping with the centre core; and
- the surrounding community should have anticipated this type of development at this location.

Mr. Roland Jonker, 160 Monsheen Drive, appeared before Council expressing his concerns with respect to high

APPENDIX I

EXTRACT FROM COUNCIL PUBLIC HEARING MEETING 15 APRIL 1991

density, commercial space, height, two entrances proposed whereas one is permitted as outlined in Official Plan Amendment #240, traffic congestion, the need to preserve the character of the commercial core through improved streetscaping, and the lack of community input. He requested that Council table this item until it is acceptable and to work with the community so that it can support the proposal.

Mr. Jeremy Grant, Planner with the Seaton Group, appeared before Council to express his company's support of the proposal. He reviewed the following points that were outlined in a letter that was previously submitted to Members of Council:

- the proposal will assist in increasing the current residential component;
- project meets the minimum economic criteria;
- character of the old village has been preserved and enhanced by the Victorian theme;
- planning and housing considerations given by providing a variety of housing alternatives;
- consistent with overall intent of the Official Plan.

Mr. Steve Helston, 175 Clarence Street, appeared before Council indicating his concerns regarding height, two driveways proposed deviating from the Official Plan Amendment, traffic congestion and enquired as to what methods would be taken to alleviate this, fumes being emitted into day care area, parking and environmental concerns.

In response to Mr. Helston's transportation concerns, the agent for the applicant advised that a transportation study has been completed and other details will be worked out as this matter progresses.

Ms. Jan Saville, who resides at 212 Woodbridge Avenue and who is a daycare worker, appeared before Council and advised that the Woodbridge daycare facility in which she is presently employed is in jeopardy of being closed due to low enrolment. She expressed her concern about the opening of another daycare facility. Ms. Saville commented that details need to be worked out, such as a drop-off and pick-up space for children. She advised that the existing industrial building is an eyesore to the community.

Mr. Wallace Beaton, 737 Clarence Street, appeared before Council and supported the previous speaker's comments relating to an excess of daycare capacity at the present time. Mr. Beaton expressed his concern relating to the child care perspective not being studied, high density block with low residential community core, location of building needs to be at the centre of the core rather than at the entrance, traffic congestion, setting precedents for other developments, and spot planning.

Mr. Angelo Potkidis, 27 Rosebury Lane, appeared before Council and submitted additional names to the petition that was previously presented to Council by the Village of Woodbridge Ratepayers' Association in opposition to the proposal. With the use of some

APPENDIX I

EXTRACT FROM COUNCIL PUBLIC HEARING MEETING 15 APRIL 1991

slides, he outlined his concerns relating to the Staff Report including height, no meaningful dialogue with applicant and community, vehicular access, easement containing sewer line and lack of Engineering Department input, setback requirements, transient trades not being attracted, existing vacant floor space, traffic study needed, environmental concerns, parking requirements, and high density. Mr. Potkidis requested that this application be refused and that a recorded vote be taken.

Mr. Roger Reid-Bicknell, 37 Chavender Place, appeared before Council addressing his concern about this project acting as a precedent setter and the need to have the City of Vaughan protected from any responsibility that may result from environmental contaminations.

The following persons appeared before Council in opposition to the application:

- i) Mr. Lutzeier, 120 Waymar Heights Boulevard
- ii) Mr. David Harding, 109 Clarence Street
- iii) Mr. James Maynard, 8074 Kipling Avenue
- iv) Ms. Andrea Lutzeier, 120 Waymar Heights Boulevard
- v) Mr. Bill Sahid, 190 Woodbridge Avenue
- vi) Mr. Mark Northwood, 30 Park Drive
- vii) Ms. Heather Patterson, 50 Park Drive
- viii) Mr. Erwin Niessner, 140 Monsheen Drive

The following persons appeared before Council in support of the application:

- i) Ms. Clara Astolfo, President of Vaughanwood Ratepayers' Association
- ii) Mr. Nick Pinto, President of Woodbridge Homeowners' Association
- iii) Mr. Almerigo Borgo, whose parents own the property located at 8477 Islington Avenue
- iv) Mr. Tony Nicoletti, on behalf of his father and uncle who own the property directly across the street from this proposal.

In summary, the agent for the applicant stated that community involvement has been attempted but with limited success. He further pointed out that there will not be a massive influx of people as a result of this development. The principles of this development were being considered and not the details as they will be dealt with at the site plan stage.

Councillor Racco requested that he not vote on the application as he was not in attendance for a majority of the meeting. He left the Council Chambers from 8:15 p.m. to 8:45 p.m. and 9:10 p.m. to 9:22 p.m.

MOVED by Councillor Rosati  
seconded by Councillor Cipollone

1. THAT Zoning By-law Amendment Application Z.104.90 (Gateway to Woodbridge), BE RECEIVED and be referred to a future Council Committee Meeting for consideration in conjunction with the site plan application.
2. THAT Official Plan Amendment Application OP.56.90 (Gateway to Woodbridge) BE APPROVED, subject to the following:
  - a) That the amendment to Official Plan Amendment #240 (Woodbridge Community Plan)

APPENDIX I

EXTRACT FROM COUNCIL PUBLIC HEARING MEETING 15 APRIL 1991

- permit a mixed-use, residential/office complex with a Maximum Floor Space Index of 1.5 and a maximum density of 85 units per net hectare.
- b) That the amendment contain provisions requiring cash-in-lieu of the dedication of parkland on the basis of 1 ha per 300 units in accordance with Section 41 of the Planning Act.
  - c) That the amendment include policies pertaining to the design of the proposed development including, but not limited to the following:
    - i) maintaining a two-storey commercial pedestrian character and streetscape of Woodbridge Avenue;
    - ii) maintain pedestrian access to the site at sidewalk level;
    - iii) setting back and tiering the residential portion of the development and establishing an angular plane.

CARRIED UPON A RECORDED VOTE

YEAS

Cipollone  
on  
Chapley  
Green  
Rosati  
Di Biase  
Meffe

NAYS




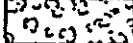
Jacks

# SURROUNDING LAND USES

OFFICIAL PLAN AMENDMENT NO. 373

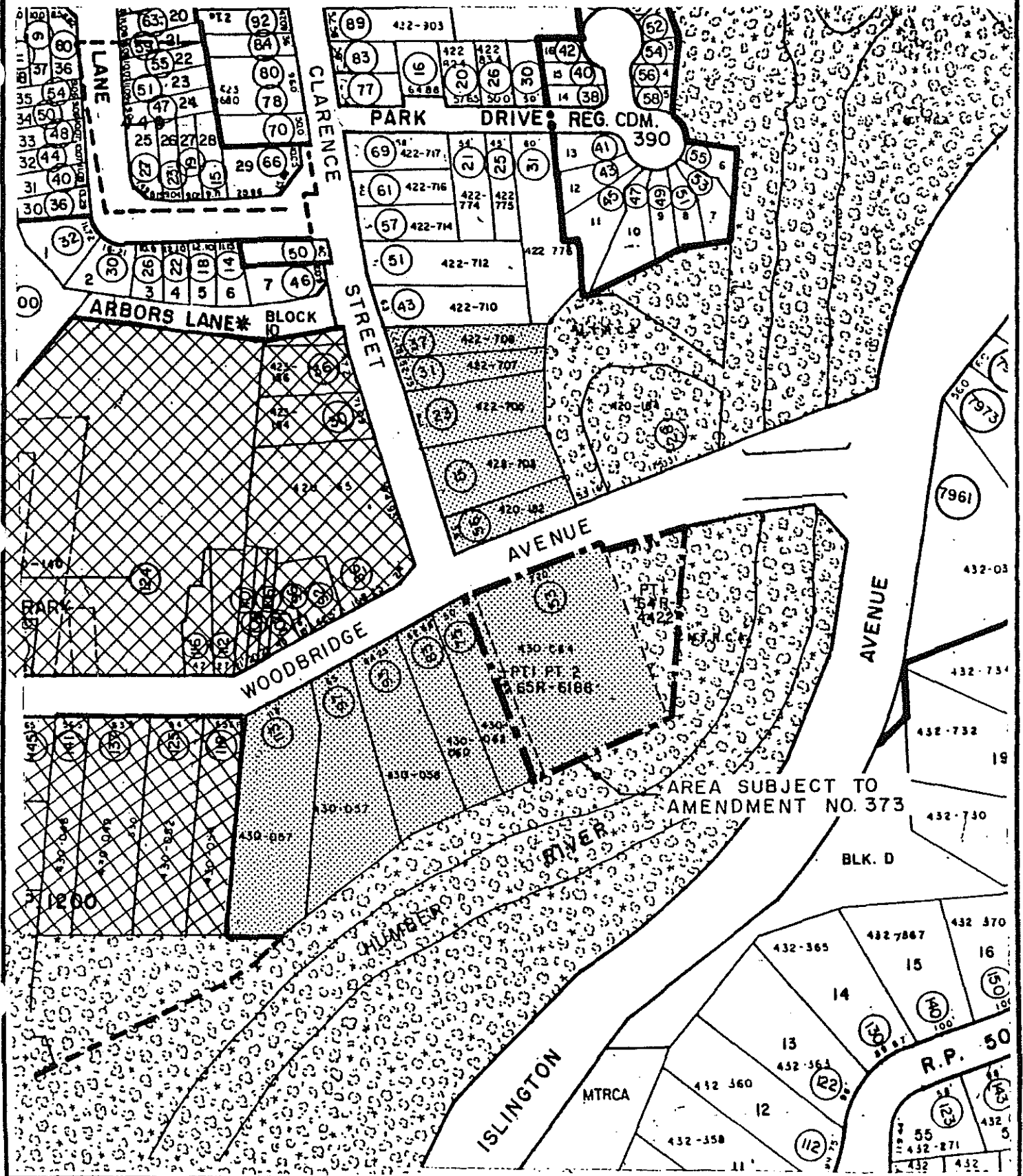
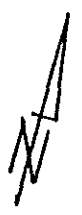
CITY OF VAUGHAN

### LEGEND

-  RESIDENTIAL LOW DENSITY
-  RESIDENTIAL MEDIUM DENSITY
-  COMMERCIAL
-  PARK AND RECREATION

DATE: 91/06/24

SCALE: 0 200 FT.



THIS IS APPENDIX III  
TO AMENDMENT NO. 373  
ADOPTED THE 25 DAY OF July, 1991.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

LOCATION: PART OF LOT 7, CONCESSION 7

NOT TO SCALE

