



STATUTORY PUBLIC MEETING

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

KLM Planning Partners Inc. c/o Glendower Properties Inc.

**11139 Victoria Square Boulevard & 11251 Woodbine Avenue (Ward 2)
File No: PLAN 23 121495**

October 24, 2023



Area Context

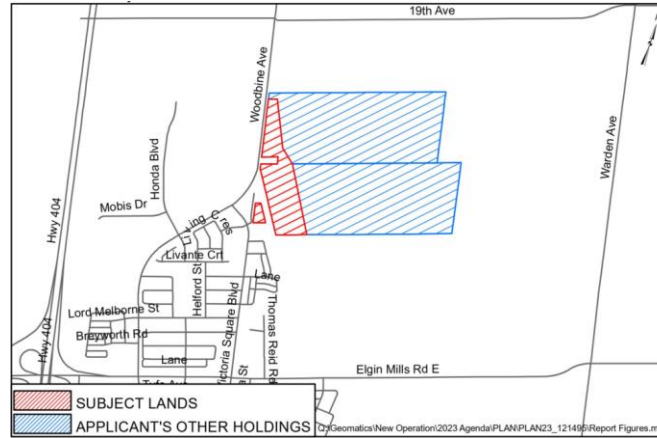


Location and Size of Site

- 11.06 ha (27.33 ac)
- Occupied by one Detached Dwelling (listed on the City's Heritage registry) & Accessory Structure

Surrounding Land Uses

- **North:** natural heritage features and agricultural uses
- **East:** natural features and future employment lands
- **South:** natural heritage features and future residential lands
- **West:** Victoria Square Boulevard, Woodbine Avenue, Vetmar Avenue, and existing and future residential and mixed-use lands





The Proposal



Area 1

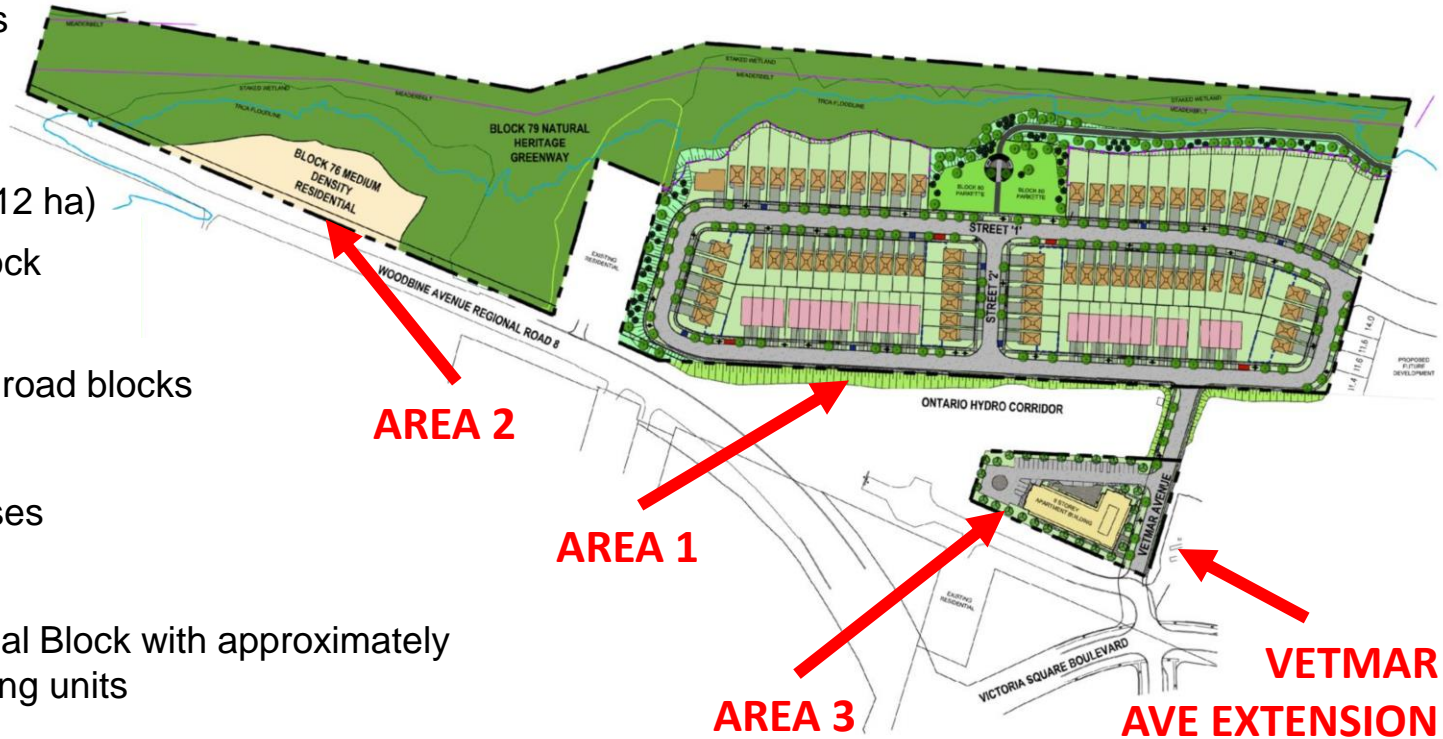
- 70 single detached dwellings
- 32 street townhouses
- 7 single detached part blocks
- 1 parkette block (0.312 ha)
- 1 natural heritage block
- 1 grading block
- Road widenings and road blocks

Area 2

- 9 rear-lane townhouses

Area 3

- A Mid-Rise Residential Block with approximately 100 apartment dwelling units





Proposed Official Plan Amendment



An Official Plan Amendment **for Area 3** is required to facilitate a Mid-Rise Residential building with **approximately 100 units**





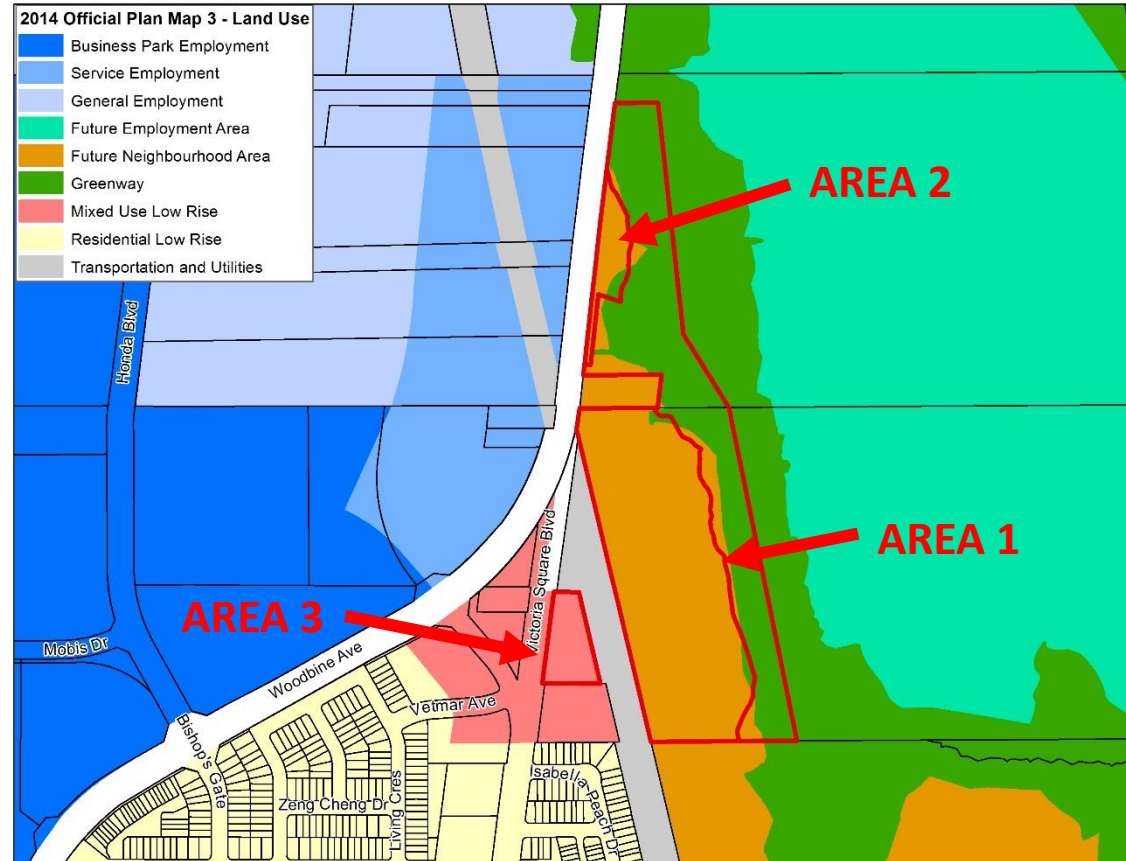
“Future Neighbourhood Area”

Designation **for Areas 1 and 2**

- Located within the “Future Urban Area” boundary and designated “Future Neighbourhood Area”
- Detailed land use designations are deferred to the Victoria Glen Secondary Plan

“Commercial” Designation **for Area 3**

- Intended to provide for a full range of commercial goods and services, mixed uses are encouraged



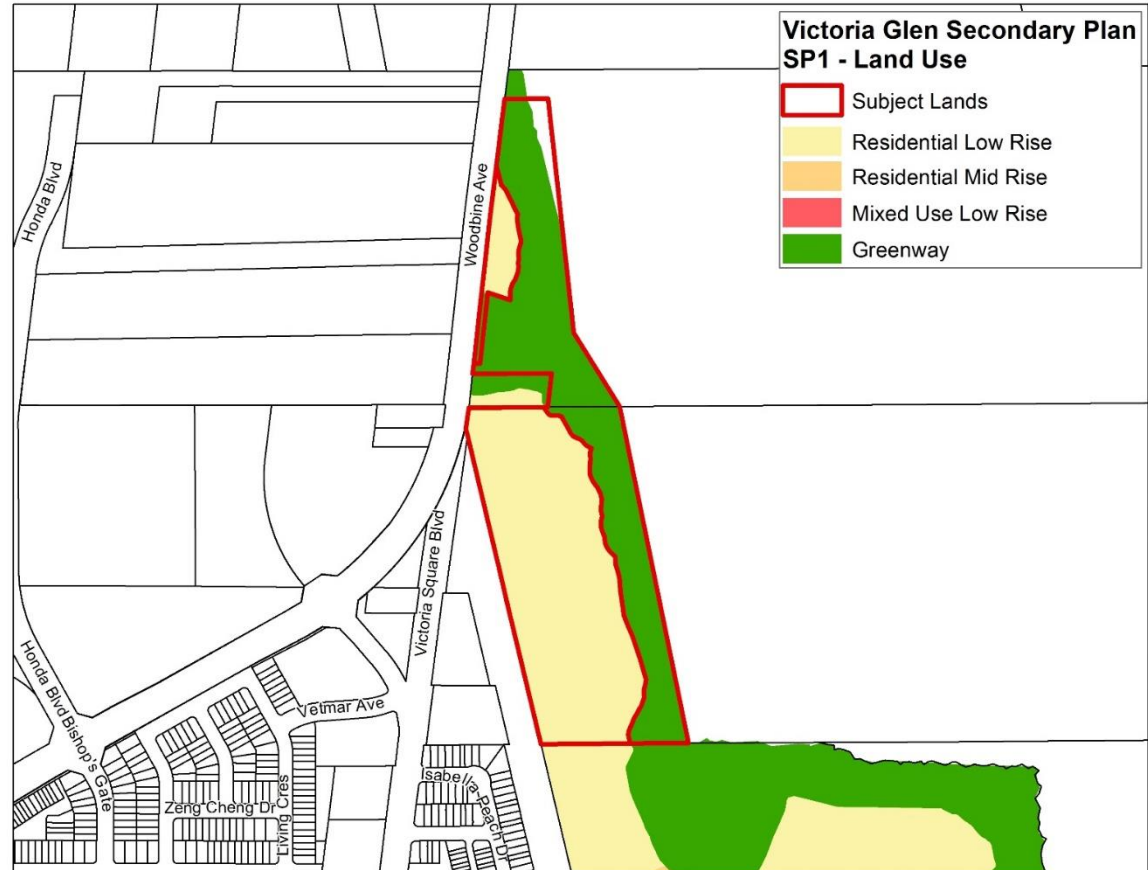


Victoria Glen Secondary Plan



“Residential Low Rise”, and “Greenway System”, Designations

- Residential Low Rise: maximum 3-storeys and ground-related housing
- Greenway System: protection of natural heritage features, passive recreation uses





Highway 404 North Secondary Plan



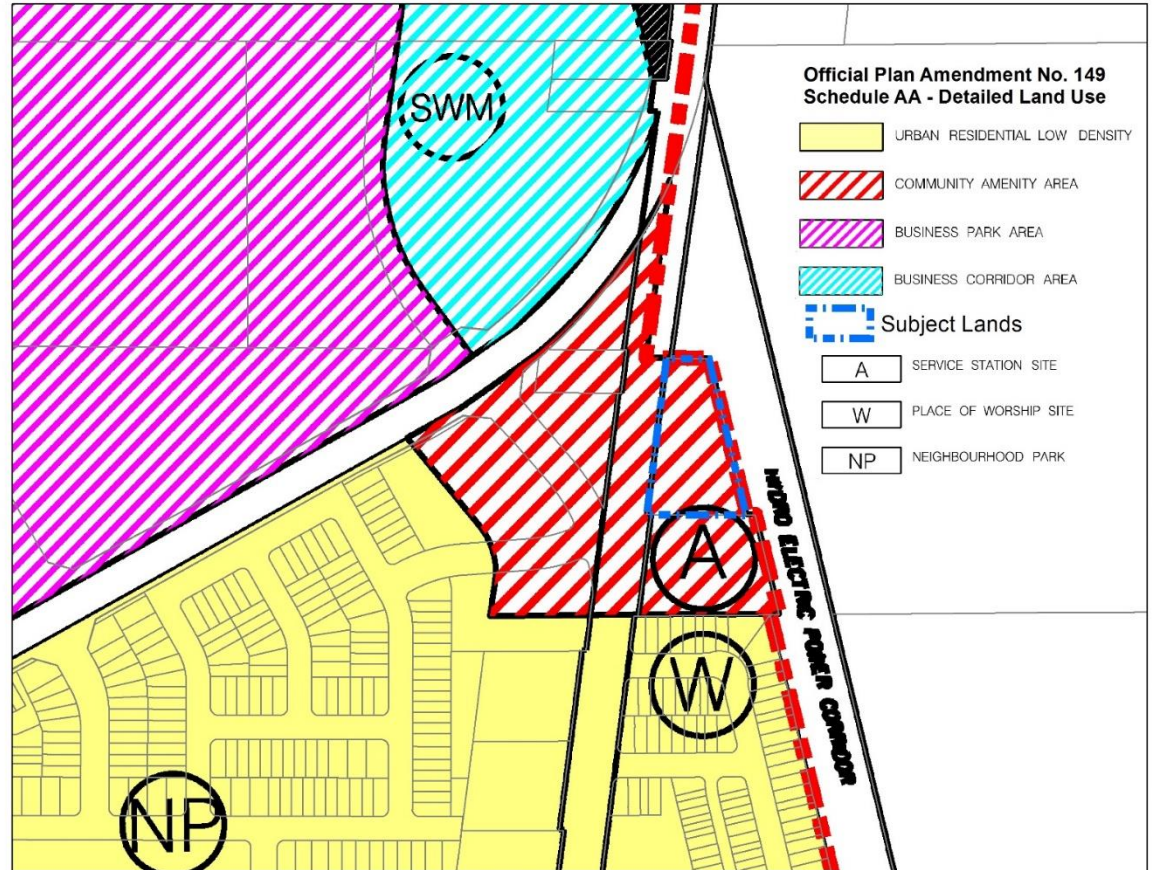
“Community Amenity Area”

Designation within **Area 3**

- Permits range of commercial uses
- Medium and High-Density residential uses are also permitted subject to a specific development proposal

The Proposed Development requires an Official Plan Amendment to:

- Re-designate **Area 3** to **Mid-Rise Residential** from “Community Amenity Area” to permit a 6-storey residential building





Current Zoning

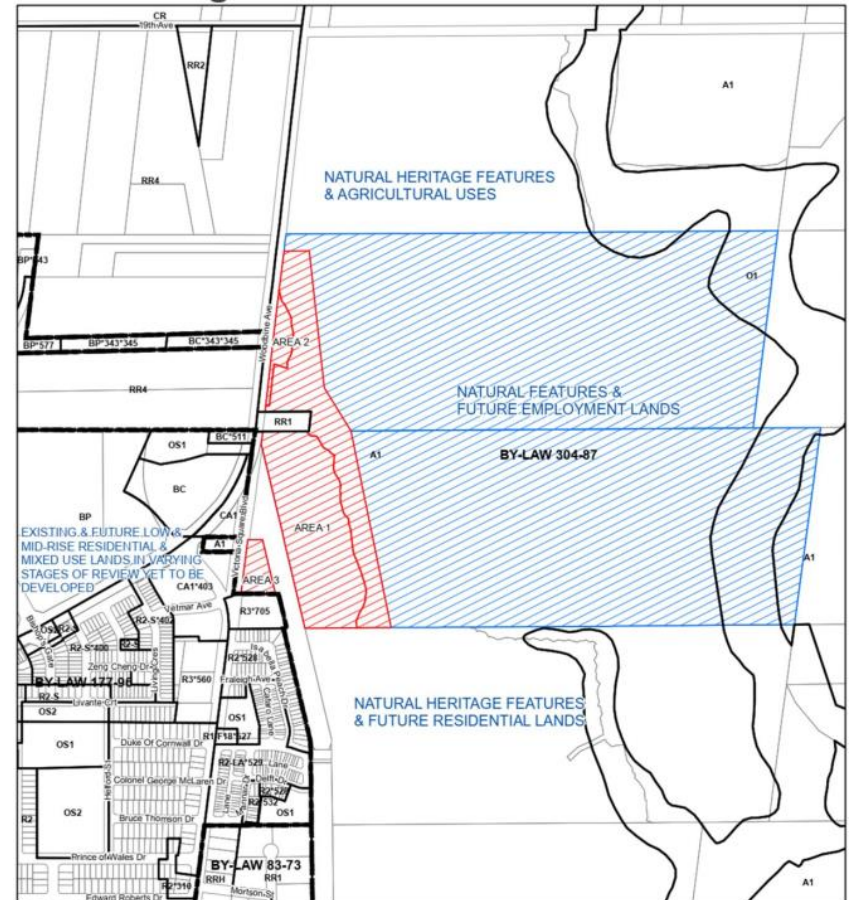


“Agricultural One” (A1) Zone per By-law 304-87, as amended

- Permits agricultural uses and accessory single detached dwelling

The Proposed Development requires a Zoning By-law Amendment to permit:

- A residential subdivision with site-specific provisions including, but not limited to, height, setbacks, and encroachments; and,
- A Mid-Rise Residential Building within **Area 3**





Outstanding Items and Next Steps



Staff will continue to review the Proposed Development with regard for:

- Examine height, density, built form, land uses, and potential inclusion of commercial uses within Area 3
- Evaluate compatibility with existing and planned developments
- Review amenity and parkland dedication requirements
- Review of the Community Benefits Charges By-law in context of Area 3;
- Review traffic impacts, access, parking, pedestrian connections, & required widening of Woodbine Avenue
- The conveyance into public ownership of the lands designated “Greenway System”
- Assess technical studies, including further evaluation of the Henry Lever House
- Ensure compliance to any requirements of applicable external agencies (York Region, TRCA, Hydro One)

Committee may refer the Application back to Staff

- Staff to prepare a Recommendation Report for a future DSC meeting

Applicant will provide a detailed presentation on the Proposed Development



Thank You

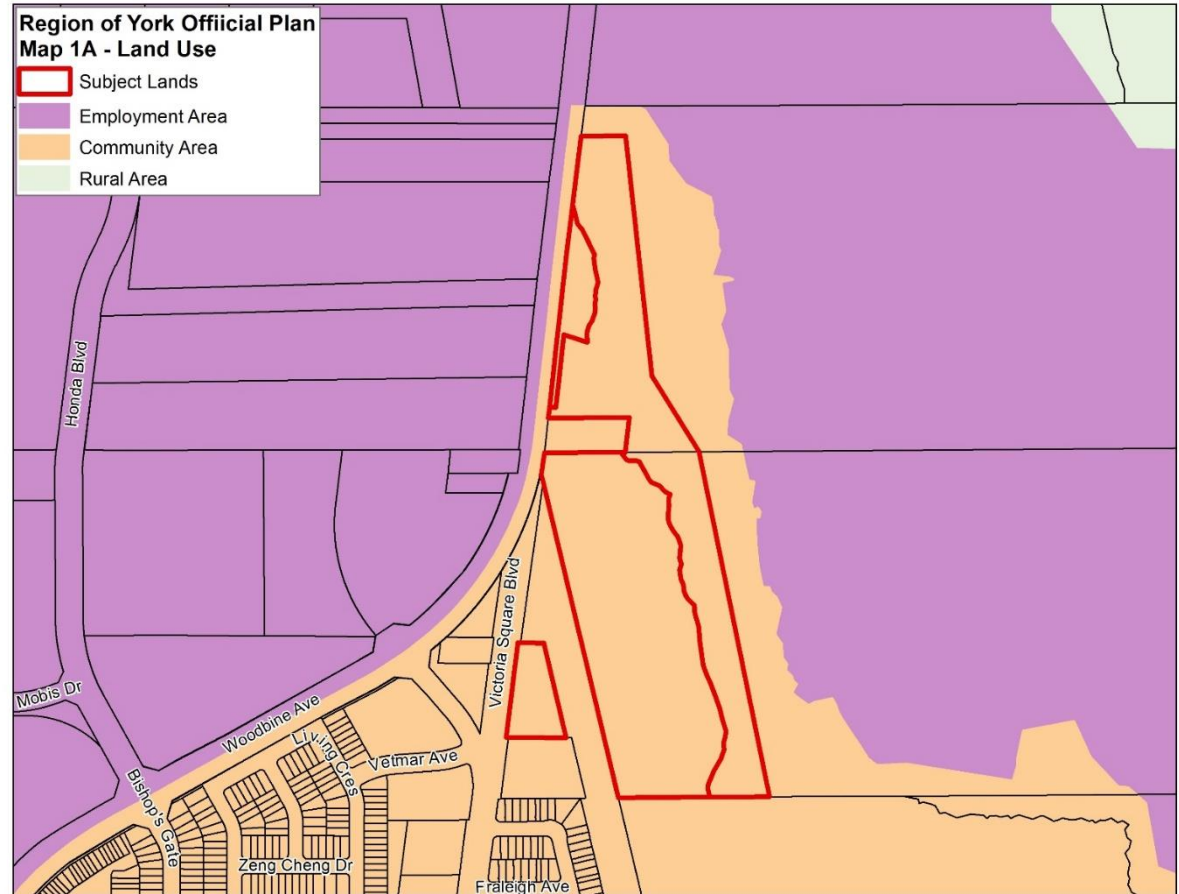


Region of York Official Plan (2022)



“Community Area” Designation

- areas where most of the housing and jobs are to be located







Proposed Zoning By-law Amendment



A Zoning By-law Amendment (with related Draft Plan of Subdivision) to facilitate the following:

- A Mid-Rise Residential Block with approximately 100 apartment dwelling units
- 70 single detached dwellings
- 32 street townhouses
- 9 rear-lane townhouses
- 7 single detached part blocks
- 1 parkette block, 1 natural heritage block, 1 grading block, road widenings and road blocks

