

Appendix I – Summary of Proposed Changes to SPA Policies and Land Use Designations

Introduction

Appendix I is structured in 3 parts.

Part 1

Table I-1 includes a comparison of the existing and proposed SPA policies. The SPA policies are also provided as proposed to appear in the Woodbridge Centre Secondary Plan following Table I-1 below.

Part 2

The second part tracks recommended changes to the text of the Woodbridge Centre Secondary Plan (Council-adopted September 2010) relating to SPA policies and/or land use designations affected by the SPA.

Part 3

The third part tracks recommended changes to the schedules of the Woodbridge Centre Secondary Plan (Council-adopted September 2010) relating to land use designations affected by the SPA.

Part 1 – Changes to SPA Policies

Part 1 of Appendix I includes two sections. Table I-1 is included in the first section. The table provides a comparison of SPA policies between (a) the existing (approved) SPA policies in OPA 440, (b) the SPA policies in the Council-adopted Woodbridge Centre Secondary Plan (September 2010), and (c) the proposed SPA policies for the Woodbridge Centre Secondary Plan following review by the TRCA.

The second section of Part 1 provides the SPA policies as proposed to appear in the revised Woodbridge Centre Secondary Plan.

1.1 Main Policy Changes

Following review by the TRCA, the Ministry of Natural Resources and the Ministry of Municipal Affairs and Housing, the main changes to the SPA policies can be summarized as follows:

- Given the TRCA mandate under Regulation 166/06 for floodplain lands and river valleys, application submittals are to the satisfaction of TRCA rather than in consultation with TRCA.
- The floodproofing standard is specified in one clear policy statement. This is consistent with the policy in OPA 440, but replaces suggested policies in the Council-adopted Secondary Plan in which floodproofing standards varied for several different designations.
- Given that the Low-Rise Residential designation permits townhouse development (see policy 9.2.2.1.c in Volume 1 of VOP 2010), “notwithstanding” policies are added to ensure that single-detached units are not converted to townhouse developments in the Low-Rise Residential designation in the SPA, which would otherwise be a form of intensification in the SPA.

Part 1

Table I-1: Comparison of existing (approved) SPA Policies from OPA 440, the SPA policies as provided in the September 2010 (Council-adopted) Woodbridge Centre Secondary Plan, and the proposed SPA policies for the revised Woodbridge Centre Secondary Plan.

Existing Approved SPA Policies (OPA 440)	Council-Adopted Secondary Plan (September 2010)	Proposed Policy Revisions
<p>6 C. Special Policy Area</p> <p>The Provincial Flood Plain Planning Policy generally prohibits development or redevelopment below the Regulatory Flood as determined by the Metropolitan Toronto and Region Conservation Authority.</p> <p>However, the Provincial Flood Plain Planning Policy also recognizes that parts of certain urban areas have historically developed within floodplains. In accordance with the Special Policy Area provisions of the Provincial Flood Plain Planning Policy, certain lands within the Regulatory Floodplain of the Humber River in the Woodbridge Community have been identified as "Special Policy Area" on Schedule D. The continued viability of these areas depends on a reasoned application of the Provincial standards for flood plain management.</p> <p>The Provincial Flood Plain Planning Policy recognizes the concept of special policy area status as a possible option for flood prone communities or portions thereof where the Province, Conservation Authority and the City agree to accept a higher level of risk to floodplain management. The implementation of flood proofing measures will be a condition of development approval by the City in co-operation with the MTRCA.</p>	<p>7.3 Natural Hazard and Special Policy Area Policies</p> <p>7.3.1. That where there is a conflict between the policies of this Secondary Plan and the Hazardous Lands and Flooding Hazards policies of Volume 1 of the Official Plan, the more restrictive policies apply.</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>7.3 Natural Hazard and Special Policy Area Policies</p> <p>7.3.1. That where there is a conflict between the policies of this Secondary Plan and the Natural Hazards policies of Volume 1 of the VOP 2010, the more restrictive policies apply for lands outside of the SPA.</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. Existing SPA policies and boundaries are included in Chapter 3 and Schedule 8, respectively, in the VOP 2010. The existing SPA policies and boundaries shall remain in effect and in force until the proposed 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>

Existing Approved SPA Policies (OPA 440)	Council-Adopted Secondary Plan (September 2010)	Proposed Policy Revisions
<p>6 C a)</p> <p>The "Special Policy Area" includes all lands designated SPA on Schedule D. The policies for the land use designations as Shown on Schedule A of Official Plan Amendment #240 located within the "Special Policy Area" and related policies continue to apply.</p>		
<p>6 C b)</p> <p>Within the limits of the Special Policy Area, new development, redevelopment, rehabilitation of and addition to existing buildings and structures, shall only be permitted subject to the following policies:</p> <ul style="list-style-type: none"> i) the proposed development is flood protected to the Regulatory Flood, as defined by regulations made under Section 28 of the Conservation Authorities Act, and to the satisfaction of the City in co-operation with the Metropolitan Toronto and Region Conservation Authority; ii) No buildings or structures other than for conservation or flood control projects will be permitted within the "floodway" of the Humber River as defined by the Metropolitan Toronto and Region Conservation Authority; 	<p>7.3.2. Development within the Special Policy Area is permitted in accordance with the land use designations on Schedule 2 and related policies Part B – Section 4 of this Plan, subject to the following criteria, which are intended to protect the public from risks associated with flooding:</p> <ul style="list-style-type: none"> a. Development or redevelopment is not permitted within the floodway. b. For any residential apartment building and/or commercial building, the applicant must provide an emergency response plan, prepared by a qualified professional, as part of the development application. 	<p>7.3.2. Development within the Special Policy Area is permitted in accordance with the land use designations on Schedule 2 and related policies of Part B – Section 4 of this Plan, subject to the following criteria, which are intended to protect the public from unacceptable risks associated with flooding:</p> <ul style="list-style-type: none"> a. Development or redevelopment is not permitted within the floodway of the Humber River as defined by the Toronto and Region Conservation Authority, other than buildings or structures required for conservation or flood control projects. b. For any new residential apartment building and/or commercial/institutional building, the applicant shall provide an emergency response plan, prepared by a qualified professional, as part of the development application, in accordance with emergency management standards and practices.

Existing Approved SPA Policies (OPA 440)	Council-Adopted Secondary Plan (September 2010)	Proposed Policy Revisions
<p>6 C b)</p> <p>x) Ingress and egress for all buildings should be "safe", pursuant to the Provincial floodproofing standards, and/or achieve the maximum level of flood protection determined by the Metropolitan Toronto and Region Conservation Authority in consultation with the City to be feasible and practical.</p>	<p>Policy 7.3.2</p> <p>c. Safe access, or ingress and egress, for emergency vehicles and personnel shall be identified to the satisfaction of the City.</p>	<p>Policy 7.3.2</p> <p>c. Safe pedestrian movement and safe vehicular access and egress for all new buildings shall be provided pursuant to the Provincial flood proofing standards, or achieve the highest level of flood protection determined to be practical by the Toronto and Region Conservation Authority in consultation with the City. More specifically, at a minimum, safe pedestrian movement shall be required for all new buildings that provide overnight accommodation and/or for any redevelopment where an increase in the number of units that provide overnight accommodation is proposed. Wherever possible, dry pedestrian access is preferred.</p> <p>[The following definitions are added to Part C – Definitions and Schedules:</p> <p>Safe Pedestrian Movement May be achieved where product depths and velocities do not exceed 0.371m squared per second and the depth does not exceed 0.8m and the velocity does not exceed 1.7m/s.</p> <p>Safe Vehicular Access and Egress May be achieved where the depth of flooding does not exceed 0.3 – 0.4m.]</p>

Existing Approved SPA Policies (OPA 440)	Council-Adopted Secondary Plan (September 2010)	Proposed Policy Revisions
<p>6 C b)</p> <p>vi) All applications for development approval on lands designated Special Policy Area shall be accompanied by engineering studies, prepared by a qualified professional, detailing such matters as flood frequency, the velocity and depth of storm flows, proposed flood damage reduction details, stormwater management techniques and other information and studies as may be required by the Metropolitan Toronto and Region Conservation Authority and the City.</p>	<p>Policy 7.3.2</p> <p>d. 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>Policy 7.3.2</p> <p>d. 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 and the Toronto and Region Conservation Authority. Structural engineering studies, as may be required by the City and 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 the Regulatory Flood.</p>

Existing Approved SPA Policies (OPA 440)	Council-Adopted Secondary Plan (September 2010)	Proposed Policy Revisions
<p>6 C b)</p> <p>iv) Notwithstanding the provision of 6 C. b)(i) above, where it is technically impractical to flood protect a building or structure, or an addition thereto, to the level of the Regulatory Flood, the city in consultation with the Toronto and Region Conservation Authority, may permit a lower level of flood protection to a minimum of the 1:350 year flood.</p> <p>v) The specific level of flood protection to be imposed, and any flood protection measures to be implemented relative to individual development applications, shall be determined by the Metropolitan Toronto and Region Conservation Authority in consultation with the City. The level of protection to be required shall be the highest level determined to be technically feasible or practical.</p>	<p>Policy 7.3.2</p> <p>e. 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. Where dry passive flood-proofing may not be achieved, wet flood-proofing and/or dry, active flood-proofing measures may be considered by the City in consultation with the Toronto and Region Conservation Authority.</p>	<p>Policy 7.3.2</p> <p>e. Dry flood proofing shall be required to the level of the Regulatory Flood, plus a free board as determined by the Toronto and Region Conservation Authority. Where it is technically impractical to floodproof to the Regulatory Flood Level, a level of flood protection between the Regulatory Flood and the 1:350 year Flood Level may be permitted as determined by the City and the Toronto and Region Conservation Authority to be the required flood level. Efforts must be made to strive for the highest level of flood protection between the Regulatory Flood Level and the 1:350 year Flood Level determined by the Toronto and Region Conservation Authority and the City to be technically feasible and practical.</p>

Existing Approved SPA Policies (OPA 440)	Council-Adopted Secondary Plan (September 2010)	Proposed Policy Revisions
	<p>Policy 7.3.2</p> <p>f. 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> <ul style="list-style-type: none"> i. The habitable floor space of any new residential unit is constructed to an elevation equal to or greater than the regulatory flood level; ii. Windows, doors and other building openings for any new residential unit will be located above the regulatory flood level; iii. Mechanical, electrical and heating equipment for any new residential unit will be located above the regulatory flood level. iv. Non-residential uses are floodproofed to a level no lower than 1 metre below the regulatory flood level. 	<p>DELETED - The policy is no longer required as Policy 7.3.2 (e) provides the floodproofing standard that applies to all residential buildings.</p>
	<p>Policy 7.3.2</p> <p>g. Within the Special Policy Area, parking facilities shall be designed to the satisfaction of the City and the Toronto and Region Conservation Authority so as to minimize flood damage and potential flood flow interference.</p>	<p>The following policy to be re-numbered and replaced as 7.3.2 f.</p> <p>Policy 7.3.2 f) Underground parking is generally discouraged within the Special Policy Area. Where an underground parking garage is proposed, it shall be floodproofed to the Regulatory Flood elevation. Where it is technically impractical to floodproof to the Regulatory Flood level, the entrance and all openings, including those associated with ventilation, shall be floodproofed to the highest level technically feasible and practical, as determined by the City and the Toronto</p>

Existing Approved SPA Policies (OPA 440)	Council-Adopted Secondary Plan (September 2010)	Proposed Policy Revisions
		and Region Conservation Authority. The minimum floodproofing shall be the 1:350 year flood level, as determined by the Toronto and Region Conservation Authority.
	<p>Policy 7.3.2</p> <p>h. Residential intensification in the <i>Low-Rise Residential</i> designation, comprising the construction of a new permitted building on an existing vacant lot, or adding an accessory building to an existing permitted building, shall be permitted provided that the new building or structure meets the height and density specifications in Section 9.2 of the Official Plan, and is dry passive, flood-proofed to the regulatory flood level; and:</p> <ul style="list-style-type: none"> i. The habitable floor space is constructed to an elevation equal to, or greater than the ground floor elevation of adjacent buildings, but in no case lower than the regulatory flood level; ii. Mechanical, electrical and heating equipment will be located no lower than the regulatory flood level; iii. Basements will only be permitted in instances where the elevation of the basement floor is greater than the elevation of one metre below the regulatory flood level. In instances where this basement floor level elevation cannot be achieved, a crawl space of a maximum height of 1.2 metres may be permitted to facilitate servicing; and iv. Safe access is available to the site. 	<p>DELETED - The policy is no longer required as Policy 7.3.2 (e) provides the floodproofing standard that applies to all residential buildings.</p>

Existing Approved SPA Policies (OPA 440)	Council-Adopted Secondary Plan (September 2010)	Proposed Policy Revisions
<p>6 C b)</p> <p>vii) Prior to development proceeding, the Metropolitan Toronto and Region Conservation Authority and the City of Vaughan shall approve any proposed flood damage reduction measures including such matters as setbacks from the Floodway, 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 structural joints, berms/floodwalls, strengthened foundation walls, the installation of backwater valves and sump pumps.</p>	<p>Policy 7.3.2</p> <p>i. 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 floodway, 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 structural joints, berms/floodwalls, strengthened foundation walls, the installation of backwater valves and sump pumps.</p>	<p>The following policy to be re-numbered 7.3.2.g.</p> <p>g. Prior to development proceeding, the City and the Toronto and Region Conservation Authority shall review and approve any proposed flood damage reduction measures that are designed by a qualified professional engineer, as appropriate, including: setbacks from the floodway; fill, columns or design modifications to elevate openings in buildings and structures above the required flood level; water tight doors; waterproof seals at structural joints; berms/floodwalls; strengthened foundation walls; and/or the installation of backwater valves and sump pumps.</p>

Existing Approved SPA Policies (OPA 440)	Council-Adopted Secondary Plan (September 2010)	Proposed Policy Revisions
<p>6 C b)</p> <p>viii) For all types of development, dry, passive floodproofing measures shall be implemented to the extent technically and/or practically feasible. Where dry passive floodproofing may not be achieved or practical, wet floodproofing and/or dry, active floodproofing measures may be considered by the Metropolitan Toronto and Region Conservation Authority and the City. The placement of fill as a method of flood damage reduction shall be minimized.</p> <p>ix) Upon completion of the foundation of any building or structure, the Metropolitan Toronto and Region Conservation Authority and the City may require a letter from an OLS or Professional Engineer verifying the required floodproofing levels.</p>	<p>Policy 7.3.2</p> <p>j. 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>i. Building permit applications will be administered in phases, including a foundation permit; and a building permit.</p> <p>ii. Upon completion of any foundation, the City will require a certificate from an Ontario land surveyor or a professional engineer, verifying that the habitable floor space elevation is located above the required flood level, prior to issuance of the building permit.</p> <p>iii. Upon completion of the building or structure, the City will require a letter of compliance by a professional engineer, verifying that the flood-proofing measures have been implemented as required, and are in conformity with the policies of this Plan.</p>	<p>The following policy to be re-numbered 7.3.2.h.</p> <p>h. Any development as defined under the Conservation Authorities Act, alteration to a watercourse or interference with a wetland will not be permitted within the Special Policy Area without the approval of the Toronto and Region Conservation Authority, pursuant to the Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses under Section 28 the Conservation Authorities Act. 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 will be required, subject to the following:</p> <p>i. Building permit applications will be administered in phases, including a foundation permit, and a building permit.</p> <p>ii. Upon completion of any foundation, the City and the Toronto and Region Conservation Authority will require a certificate from an Ontario land surveyor or a professional engineer, verifying that the habitable floor space elevation, electrical wiring, fuse boxes, furnaces, air conditioning, elevators, etc. are located above the Regulatory Flood level, prior to issuance of the building permit.</p> <p>iii. Upon completion of the building or structure, the City and the Toronto and Region Conservation Authority will require a letter of compliance by a professional engineer, verifying that the floodproofing measures have been implemented as required, and are in conformity with the policies of this Plan.</p>

Existing Approved SPA Policies (OPA 440)	Council-Adopted Secondary Plan (September 2010)	Proposed Policy Revisions
<p>6 C b)</p> <p>iii) Notwithstanding 6 C. b)(ii) above, in the area located west of Islington Avenue, north of Legion Court Road, designated "General Commercial" and located within the floodway, no new buildings or structures, or additions shall be permitted, until these lands are removed from the floodway through remedial measures undertaken by the Metropolitan Toronto and Region Conservation Authority or otherwise removed from the floodway through remedial measures undertaken by the Metropolitan Toronto and Region Conservation Authority and the City.</p>	<p>Policy 7.3.2</p> <p>k. Notwithstanding the above policies, in the area located west of Islington Avenue and south of Regional Road 7, and designated Commercial Mixed-Use (1), and located within the floodway, no new buildings or structures, or additions shall be permitted until these lands are removed from the floodway through remedial measures, as verified by the Toronto and Region Conservation Authority and the City of Vaughan.</p>	<p>The following policies to be re-numbered 7.3.2.i.</p> <p>i. Notwithstanding the above policies, in the area located west of Islington Avenue and south of Regional Road 7, and designated Commercial Mixed-Use (1), and located within the floodway, no new buildings or structures, or additions shall be permitted until these lands are removed from the floodway through remedial measures, as verified by the Toronto and Region Conservation Authority and the City of Vaughan.</p>
	<p>Policy 7.3.2</p> <p>l. Notwithstanding the above policies, for the lands at 93 and 97 Woodbridge Avenue, and designated Mid-Rise Mixed-Use, the maximum density permitted is an FSI of 1.5 where it is demonstrated that the entire building footprint is below risk to life thresholds defined by the Province of Ontario, namely, where the product of flood depth and flow velocity is less than or equal to 0.4 m²/s, providing that the depth does not exceed 0.8 metres and the velocity does not exceed 1.7 m/s. The maximum permitted density is an FSI of 1.2 if demonstrated that any part of the building footprint occurs where the risk to life threshold is exceeded as stated above.</p>	<p>DELETED – Schedule 3 will be changed to show a density of 1.5 FSI. Sub-paragraph (d) under Site Specific Policies in subsection 4.1.2 in reference to 93 and 97 Woodbridge Avenue is deleted.</p>

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		<p>The following policies to be added as policy 7.3.2.j, 7.3.2.k and 7.3.2.l.</p> <p>7.3.2.j Notwithstanding the policies of section 7.3.2 above and the consents policies 10.1.2.33 to 10.1.2.46 of Volume 1 of the VOP 2010, new lot creation or unit creation shall be prohibited in the Low-Rise Residential designation in the Special Policy Area.</p> <p>7.3.2.k Notwithstanding the policies of section 7.3.2 above and policy 9.2.2.1 of Volume 1 of the VOP 2010, intensification shall be prohibited in the Low-Rise Residential designation in the Special Policy Area, such that any redevelopment will be of the same use, building type and unit count as the existing development.</p> <p>7.3.2.l A density bonus is not permitted for properties in any land use designation in the Special Policy Area.</p>

Existing Approved SPA Policies (OPA 440)	Council-Adopted Secondary Plan (September 2010)	Proposed Policy Revisions
<p>6 C</p> <p>(c) Notwithstanding the provisions of 6 C.(b), no new development, including additions, shall be permitted on any parcel of land which is designated Special Policy Area if:</p> <ul style="list-style-type: none"> i) the building or structure will be subject to a risk of flooding in excess of 25% over an assumed life of 100 years (approximately 1:350 flood - a probability of occurrence once in every 350 years). ii) the development will be subjected to flows which due to their velocity and/or depth would be a hazard to life or susceptible to major structural damage as a result of a flood less than or equal to the Regulatory Storm. iii) the necessary flood damage reduction measures would increase the risks associated with flooding and erosion on adjacent, up stream or downstream properties. 	<p>3. Notwithstanding the policies above, no new development, including additions or alterations, shall be permitted on any parcel of land in the Special Policy Area if the following conditions apply:</p> <ul style="list-style-type: none"> a. The building or structure will be subject to a risk of flooding in excess of 25% over an assumed life of 100 years (approximately 1:350 year flood – a probability of occurrence once in every 350 years). b. The development will be subject to flows which due to their velocity and/or depth would be a hazard to life or susceptible to major structural damage as a result of a flood less than or equal to the Regulatory Storm. c. The necessary flood damage reduction measures would increase the risks associated with flooding and erosion on <i>adjacent</i>, upstream or down-stream properties. d. The development will be isolated during the flood conditions because roads and escape routes are not passable. 	<p>3. Notwithstanding the policies above, no new development shall be permitted on any parcel of land in the Special Policy Area if the following conditions apply:</p> <ul style="list-style-type: none"> a. The building or structure will be subject to a risk of flooding in excess of 25% over an assumed life of 100 years (approximately 1:350 year flood – a probability of occurrence once in every 350 years). b. The development will be subject to flows which due to their velocity and/or depth would be a hazard to life or susceptible to major structural damage as a result of a flood less than or equal to the Regulatory Flood. c. The necessary flood damage reduction measures would increase the risks associated with flooding and erosion on adjacent, upstream or down-stream properties. d. Safe access for all people and vehicles cannot be achieved during the flood conditions because roads and escape routes are not passable.

Existing Approved SPA Policies (OPA 440)	Council-Adopted Secondary Plan (September 2010)	Proposed Policy Revisions
<p>6 C</p> <p>d) The following uses shall be prohibited on lands designated Special Policy Area:</p> <p>i) public or private elementary school, day care centre, hospital, nursing home, senior citizens housing, a home for the physically or mentally handicapped; and</p> <p>ii) an automobile service station or any development which includes the storage, handling, production, disposal or use of a chemical, flammable, explosive, toxic, corrosive, or other dangerous material which would pose an unacceptable threat to public safety if they were to escape their normal containment and the treatment, collection or disposal of sewage; and</p> <p>iii) a building or structure directly related to the distribution and delivery of an essential or emergency public service including police, fire, ambulance and electric power transmission.</p>	<p>4. The following uses are prohibited on lands in the Special Policy Area:</p> <p>a. Institutional uses related to education and health, such as public or private elementary school, day care centre, hospital, nursing home, senior citizens housing, a home for the physically or mentally challenged.</p> <p>b. Any development, such as an automobile service station, which includes the storage, handling, production, disposal or use of a chemical, flammable, explosive, toxic, corrosive or other dangerous material which would pose an unacceptable threat to public safety if they were to escape their normal containment.</p> <p>c. Treatment, collection or disposal of sewage.</p> <p>d. Buildings or structures directly related to the distribution and delivery of an essential or emergency public service including police, fire, ambulance and electric power transmission.</p> <p>e. Where the above uses are pre-existing, any application for redevelopment or alteration will consider a higher flood-proofing standard to the level of the Regulatory Flood plus a free board of 0.3 metres (1 foot).</p>	<p>4. The following uses are prohibited on lands in the Special Policy Area:</p> <p>a. An <i>institutional use</i> including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;</p> <p>b. Any development, such as an automobile service station, which includes the manufacture, treatment, storage, handling, production, disposal or use of hazardous substances including chemical, flammable, explosive, toxic, corrosive or other dangerous material which would pose an unacceptable threat to public safety if they were to escape their normal containment;</p> <p>c. Treatment, collection or disposal of sewage; and</p> <p>d. Buildings or structures directly related to the distribution and delivery of an essential or emergency public service including police, fire, ambulance and electrical substation.</p> <p>DELETED Policy 7.3.4(e).</p> <p>[The following definitions are added to Part C – Definitions and Schedules:</p> <p>Hazardous substances Means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.]</p>

Existing Approved SPA Policies (OPA 440)	Council-Adopted Secondary Plan (September 2010)	Proposed Policy Revisions
<p>6 C</p> <p>e) Modifications to the boundaries of the Special Policy Area designation as shown on Schedule “D” may be considered, based on flood or erosion control remedial measures, approved by the Metropolitan Toronto and Region Conservation Authority. Such modifications, if approved by the City shall be adopted by amendment to the Official Plan.</p>	<p>5. 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>5. Modifications to the Official Plan policies, land use designations or boundaries, as shown on Schedule 9, applying to the Special Policy Area lands must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications.</p>
<p>6 C</p> <p>f) The Zoning By-law may be amended to show lands designated Special Policy Area on Schedule “D” and to include the necessary provisions to implement the policies of 6 C.(d) of the Official Plan.</p>		
<p>6 C</p> <p>g) Any new restricted area zoning by-laws within the Special Policy Area shall contain provisions, where appropriate, relating to minimum building or structure setbacks, maximum lot coverage, minimum building or structure setbacks, minimum height of any building or structure opening, and other such matters as determined by the Metropolitan Toronto and Region Conservation Authority and the City of Vaughan.</p>		

Existing Approved SPA Policies (OPA 440)	Council-Adopted Secondary Plan (September 2010)	Proposed Policy Revisions
<p>6 C</p> <p>h) The implementation of flood proofing and all other requirements of the Metropolitan Toronto and Region Conservation Authority shall be a condition of the City for development in the Special Policy Area.</p>		

1.2 Structure of Proposed SPA Policies

The SPA policies are provided below as proposed to appear in the revised Woodbridge Centre Secondary Plan.

7.3 Natural Hazard and Special Policy Area Policies

1. That where there is a conflict between the policies of this Secondary Plan and the Natural Hazards policies of Volume 1 of the VOP 2010, the more restrictive policies apply for lands outside of the SPA.

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. Existing SPA policies and boundaries are included in Chapter 3 and Schedule 8, respectively, in the VOP 2010. The existing SPA policies and boundaries shall remain in effect and in force until the proposed 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.

2. Development within the Special Policy Area is permitted in accordance with the land use designations on Schedule 2 and related policies of Part B – Section 4 of this Plan, subject to the following criteria, which are intended to protect the public from unacceptable risks associated with flooding:
 - a. Development or redevelopment is not permitted within the floodway of the Humber River as defined by the Toronto and Region Conservation Authority, other than buildings or structures required for conservation or flood control projects.
 - b. For any new residential apartment building and/or commercial/institutional building, the applicant shall provide an emergency response plan, prepared by a qualified professional, as part of the development application, in accordance with emergency management standards and practices.
 - c. Safe pedestrian movement and safe vehicular access and egress for all new buildings shall be provided pursuant to the Provincial flood proofing standards, or achieve the highest level of flood protection determined to be practical by the Toronto and Region Conservation Authority in consultation with the City. More specifically, at a minimum, safe pedestrian movement shall be required for all new buildings that provide overnight accommodation and/or for any redevelopment where an increase in the number of units that provide overnight accommodation is proposed. Wherever possible, dry pedestrian access is preferred.
 - d. 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 and the Toronto and Region Conservation Authority. Structural engineering studies, as may be required by the City and 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 the Regulatory Flood.

- e. Dry floodproofing shall be required to the level of the Regulatory Flood, plus a free board as determined by the Toronto and Region Conservation Authority. Where it is technically impractical to floodproof to the Regulatory Flood Level, a level of flood protection between the Regulatory Flood and the 1:350 year Flood Level may be permitted as determined by the City and the Toronto and Region Conservation Authority to be the required flood level. Efforts must be made to strive for the highest level of flood protection between the Regulatory Flood Level and the 1:350 year Flood Level determined by the Toronto and Region Conservation Authority and the City to be technically feasible and practical.
- f. Underground parking is generally discouraged within the Special Policy Area. Where an underground parking garage is proposed, it shall be floodproofed to the Regulatory Flood elevation. Where it is technically impractical to floodproof to the Regulatory Flood level, the entrance and all openings, including those associated with ventilation, shall be floodproofed to the highest level technically feasible and practical, as determined by the City and the Toronto and Region Conservation Authority. The minimum floodproofing shall be the 1:350 year flood level, as determined by the Toronto and Region Conservation Authority.
- g. Prior to development proceeding, the City and the Toronto and Region Conservation Authority shall review and approve any proposed flood damage reduction measures that are designed by a qualified professional engineer, as appropriate, including: setbacks from the floodway; fill, columns or design modifications to elevate openings in buildings and structures above the required flood level; water tight doors; waterproof seals at structural joints; berms/floodwalls; strengthened foundation walls; and/or the installation of backwater valves and sump pumps.
- h. Any development as defined under the Conservation Authorities Act, alteration to a watercourse or interference with a wetland will not be permitted within the Special Policy Area without the approval of the Toronto and Region Conservation Authority, pursuant to the Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses under Section 28 the Conservation Authorities Act. 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 will be required, subject to the following:
 - i. Building permit applications will be administered in phases, including a foundation permit, and a building permit.
 - ii. Upon completion of any foundation, the City and the Toronto and Region Conservation Authority will require a certificate from an Ontario land surveyor or a professional engineer, verifying that the habitable floor space elevation, electrical wiring, fuse boxes, furnaces, air conditioning, elevators, etc. are located above the Regulatory Flood level, prior to issuance of the building permit.
 - iii. Upon completion of the building or structure, the City and the Toronto and Region Conservation Authority will require a letter of compliance by a professional engineer, verifying that the flood-proofing measures have been implemented as required, and are in conformity with the policies of this Plan.
- i. Notwithstanding the above policies, in the area located west of Islington Avenue and south of Regional Road 7, and designated Commercial Mixed-Use (1), and located within the floodway, no new buildings or structures, or additions shall be permitted until these lands are removed from the floodway through remedial measures, as verified by the Toronto and Region Conservation Authority and the City of Vaughan.
- j. Notwithstanding the policies of section 7.3.2 above and the consents policies 10.1.2.33 to 10.1.2.46 of Volume 1 of the VOP 2010, new lot creation or unit creation shall be prohibited in the Low-Rise Residential designation in the Special Policy Area.

- k. Notwithstanding the policies of section 7.3.2 above and policy 9.2.2.1 of Volume 1 of the VOP 2010, intensification shall be prohibited in the Low-Rise Residential designation in the Special Policy Area, such that any redevelopment will be of the same use, building type and unit count as the existing development.
 - l. A density bonus is not permitted for properties in any land use designation in the Special Policy Area.
3. Notwithstanding the policies above, no new development shall be permitted on any parcel of land in the Special Policy Area if the following conditions apply:
- a. The building or structure will be subject to a risk of flooding in excess of 25% over an assumed life of 100 years (approximately 1:350 year flood – a probability of occurrence once in every 350 years).
 - b. The development will be subject to flows which due to their velocity and/or depth would be a hazard to life or susceptible to major structural damage as a result of a flood less than or equal to the Regulatory Flood.
 - c. The necessary flood damage reduction measures would increase the risks associated with flooding and erosion on adjacent, upstream or down-stream properties.
 - d. Safe access for all people and vehicles cannot be achieved during the flood conditions because roads and escape routes are not passable.
4. The following uses are prohibited on lands in the Special Policy Area:
- a. An *institutional use* including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
 - b. Any development, such as an automobile service station, which includes the manufacture, treatment, storage, handling, production, disposal or use of *hazardous substances*, including chemical, flammable, explosive, toxic, corrosive or other dangerous material which would pose an unacceptable threat to public safety if they were to escape their normal containment;
 - c. Treatment, collection or disposal of sewage; and
 - d. Buildings or structures directly related to the distribution and delivery of an essential or emergency public service including police, fire, ambulance and electrical substation.
5. Modifications to the official plan policies, land use designations or boundaries, as shown on Schedule 9, applying to the Special Policy Area lands must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications.

Part 2 – Recommended Changes to the Text of the Woodbridge Centre Secondary Plan

Outside of the SPA policies (section 7.3.2), the table below identifies additional changes to the text of the Woodbridge Centre Secondary Plan related to the SPA.

Text Location	Recommended Action	Rationale
<p>4.1 Land Use Policy Specific to the Woodbridge Commercial Core;</p> <p>Under Section 4.1.2 (Residential Policies) and Site-Specific Policies (Subsection 5)</p>	<p>Delete Policy 4.1.2.5(d) regarding 93 and 97 Woodbridge Avenue</p> <p><i>d. 93 and 97 Woodbridge Avenue designated Mid-Rise Mixed-Use</i></p> <p><i>i. Refer to Section 7.3.2 - Natural Hazard and SPA Policies.</i></p>	<p>It is proposed to remove Policy 4.1.2.5(d) as the site-specific policies pertaining to this site are removed from Section 7 (Special Policy Area policies). Schedule 3 no longer shows a density range from 1.2 to 1.5 FSI for the properties, but depicts the FSI at 1.5 consistent with a density of 99 units per hectare and the density bonus expressed in OPA 440.</p>
<p>4.2 Land Use Policy Specific to the Islington Avenue Corridor;</p> <p>Under Section 4.2.2 (Residential Policies) and Low Rise Residential (2) designation.</p>	<p>Add the following text to the end of Policy 4.2.2.2(e):</p> <p>A density bonus is not permitted for properties in the Low Rise Residential (2) designation that are also in the Special Policy Area.</p>	<p>Properties along Islington Avenue in the SPA are not intended for intensification, as concluded from the flood risk assessment. In particular, 8050 Islington Avenue was previously permitted to develop as medium density development (35 units per hectare). Hence, maintaining a density of 0.5 FSI without an option for a density bonus is consistent with the previous permissions, although the site is identified in the Low Rise Residential (2) designation.</p>
<p>End of Section 4</p>	<p>Add a section , 4.3, for the Natural Areas designation.</p> <p>4.3 Natural Areas</p> <p>a) Natural Areas as shown on Schedules 2, 3, 4 and 6 of the Woodbridge Centre Secondary Plan depict a portion of the Natural Areas on Schedule 13-Q of Volume 1 of the City of Vaughan Official Plan. Refer to Schedule 13-Q of Volume 1 of the City of Vaughan Official Plan for complete Natural Areas mapping.</p> <p>b) Natural Areas are subject to the policies applicable to Core Features in the Natural Heritage Network in Section 3.2 of Volume 1 of the City of the VOP 2010.</p>	<p>Consistency with Volume 1 of the City of Vaughan Official Plan.</p>

Part 3 – Recommended Changes to Schedules of the Woodbridge Centre Secondary Plan

The tables below identify proposed changes to the appropriate Schedules in the Woodbridge Centre Secondary Plan following review related to comments provided by TRCA in a letter dated December 13th, 2010. The revised Schedules are provided on the following pages with notation identifying the changes (Figures I-1, I-2 and I-3).

3.1 Proposed Changes to Schedules 2, 3 and 4

Location	Recommended Action	Rationale
141 Pine Grove Road	Change the designation from Low-Rise Residential to Natural Areas.	Most of the parcel is identified as part of a Regionally Significant Forest. The parcel is not in the proposed SPA and is owned by the TRCA.
170 Pine Grove Road	Change the designation from Low-Rise Residential to Parks.	The abandoned house on the parcel is removed and there is no intention to re-build on the property.
8265 Islington Avenue	The Low Rise Residential (2) designation for 8265 Islington Avenue should be outside of the proposed SPA boundary.	Parcels in the SPA along Islington Avenue are not intended for intensification. The Low Rise Residential (2) designation has a density of 0.5 FSI with a maximum additional bonus density of 0.5 FSI.
8045 Islington Avenue	Refine the delineation of the Private Open Spaces designation.	The parcel is designated Low Density Residential in OPA 240 and OPA 597. OPA 597 also identifies a 'Church' use. Private Open Spaces include cemeteries in the Woodbridge Centre Secondary Plan.
100 Arbors Lane	Change the designation of the northern half of the parcel to Natural Areas.	Council-approved Exception 431 and Schedule E-456 refers to OS2 lands shall be maintained in their natural state.
39 Wallace Street	Change the designation from Low-Rise Residential (1) to Mid-Rise Residential	There is an existing condominium building with 85 units on the site.
Legend	After the legend item for Natural Areas, include a note stating: Refer to Schedule 13-Q of Volume 1 of the City of Vaughan Official Plan for complete Natural Areas mapping.	Consistency with Volume 1 of the City of Vaughan Official Plan. Consistency with the new text added as Section 4.3 of the Woodbridge Centre Secondary Plan.

3.2 Changes to Schedule 3

Location	Recommended Action	Rationale
Parcels with the Low Rise Residential designation.	Remove the density specification of 0.3 FSI (D0.3).	Consistency with Schedule 13 in Volume 1 of the Official Plan.
93 and 97 Woodbridge Avenue	Change the density specification noted as "D1.2-1.5" to "D1.5".	A density of 1.5 FSI is consistent with the approved density of 99 units per hectare for the Residential High Density designation in OPA 440, including the policy for a density bonus "up to 20 additional units per net hectare".

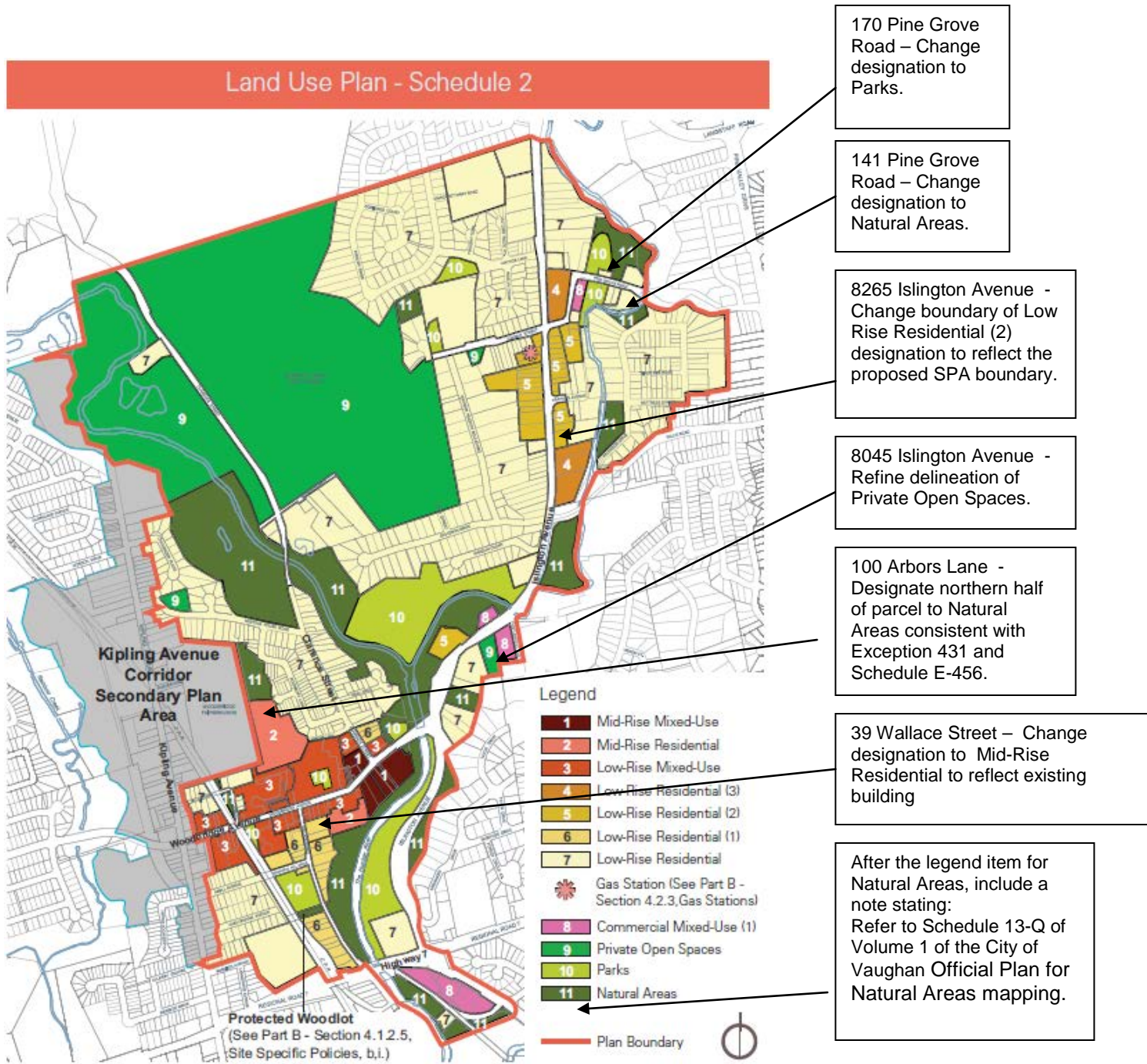


Figure I-1a Proposed changes (see notation boxes) to Schedule 2 of the Woodbridge Centre Secondary Plan.

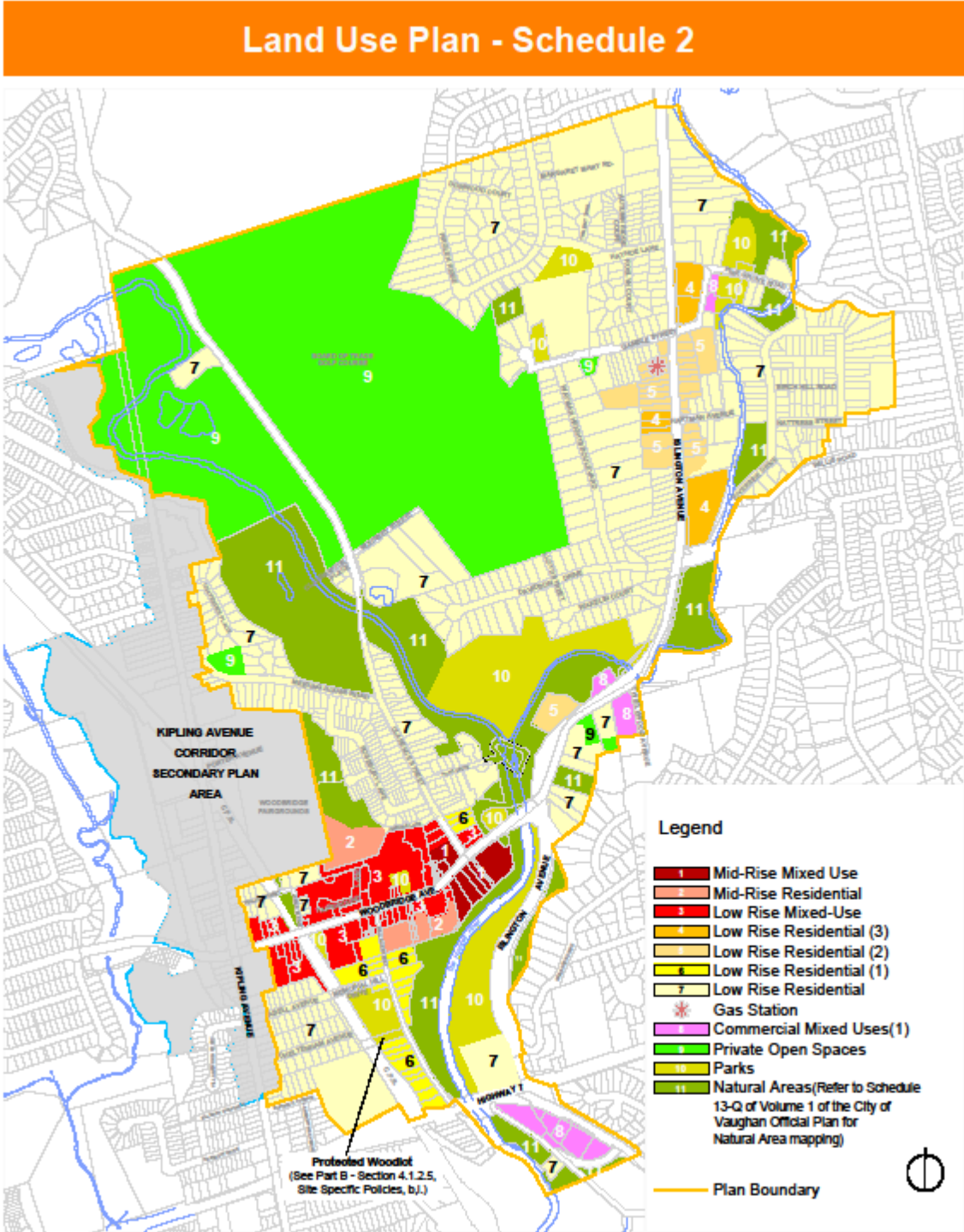


Figure I-1b Proposed changes to Schedule 2 of the Woodbridge Centre Secondary Plan as noted in Figure I-1a.

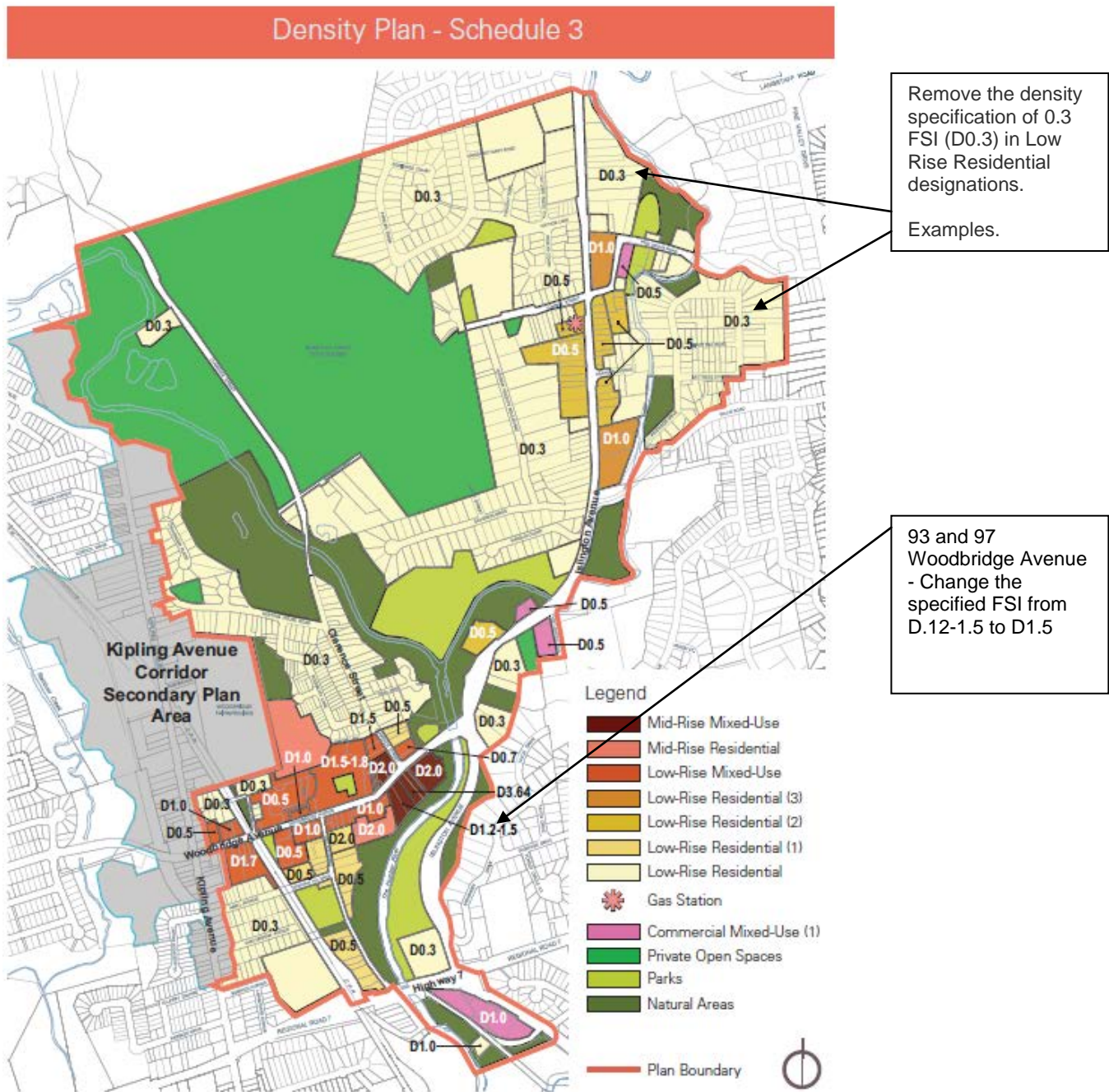


Figure I-2a Proposed changes to Schedule 3 of the Woodbridge Centre Secondary Plan. All the changes proposed for Schedule 2 are included and two additional changes to Schedule 3 are proposed (see notation boxes).

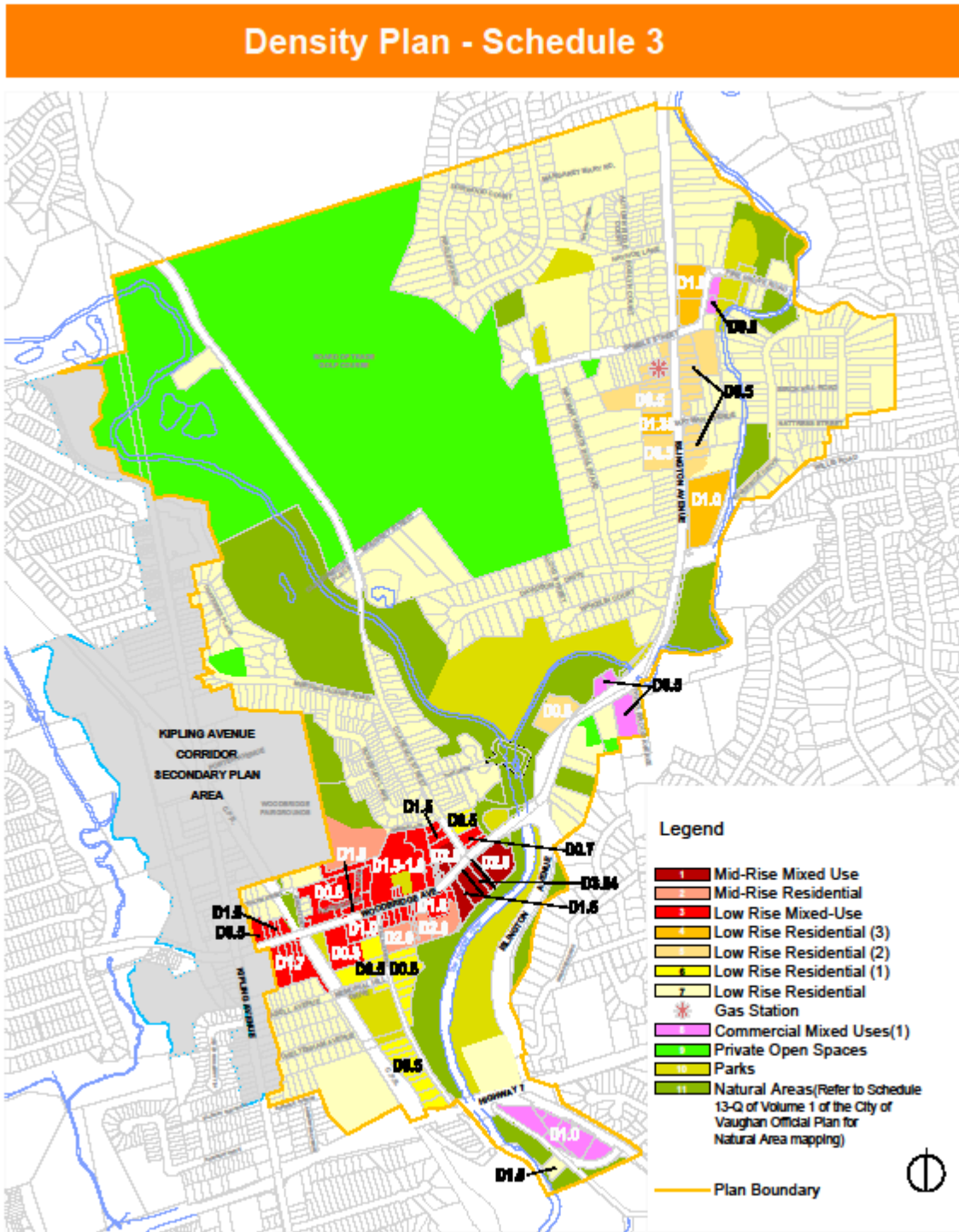


Figure I-2b Proposed changes to Schedule 3 of the Woodbridge Centre Secondary Plan as noted in Figure I-2a.

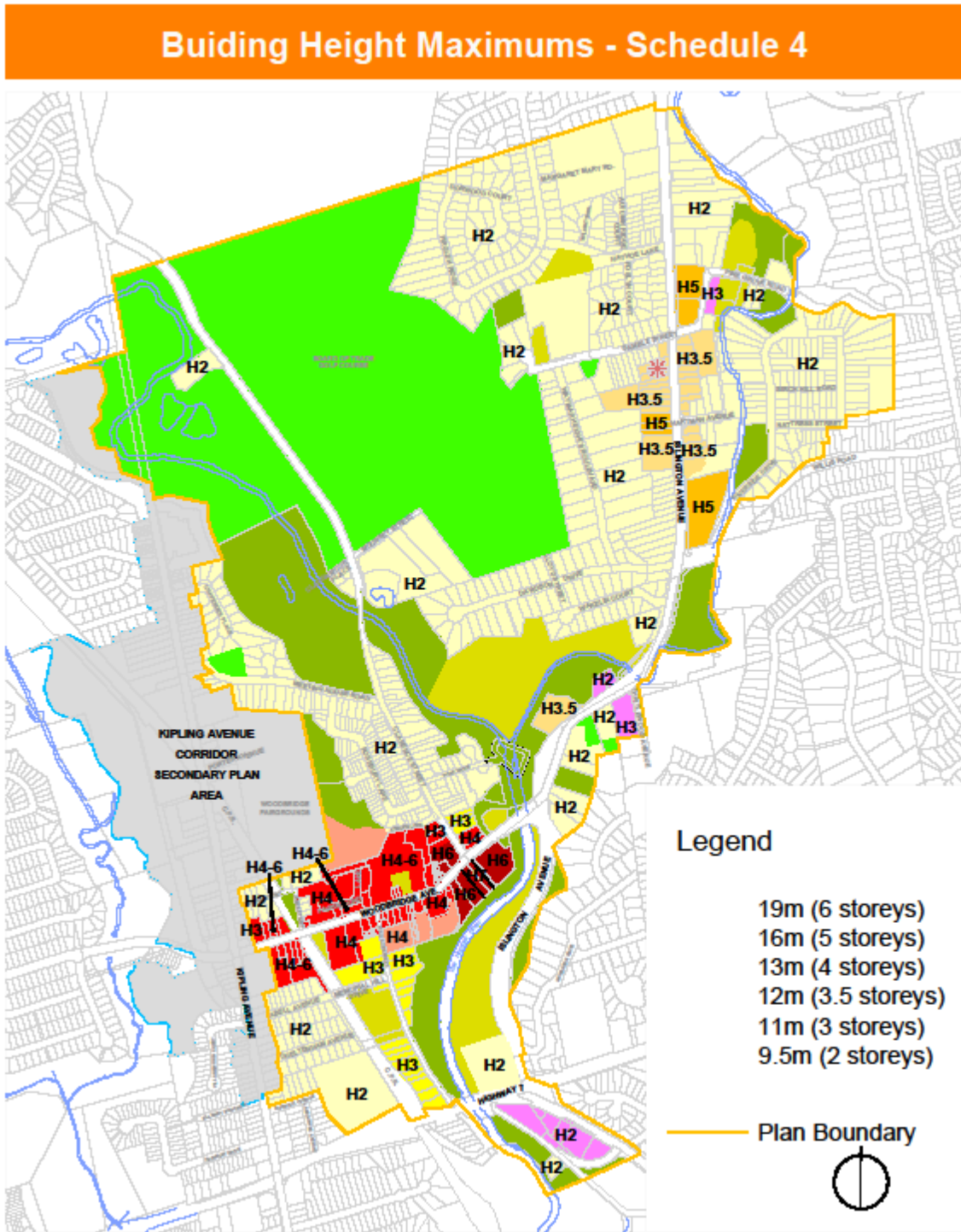


Figure I-3 Proposed changes to Schedule 4 of the Woodbridge Centre Secondary Plan. Changes are the same as noted in Figure I-1a.