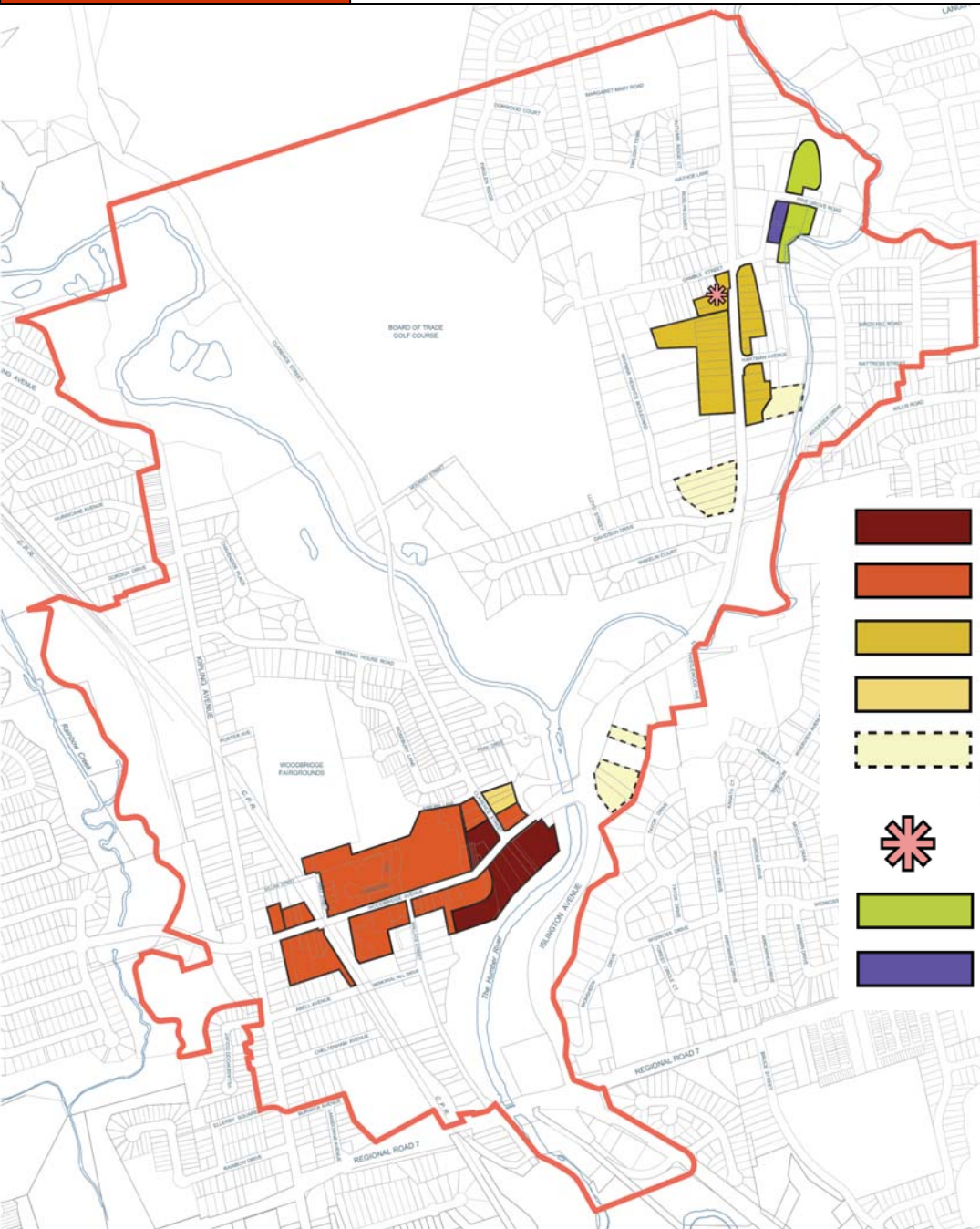










# Land Use Policies





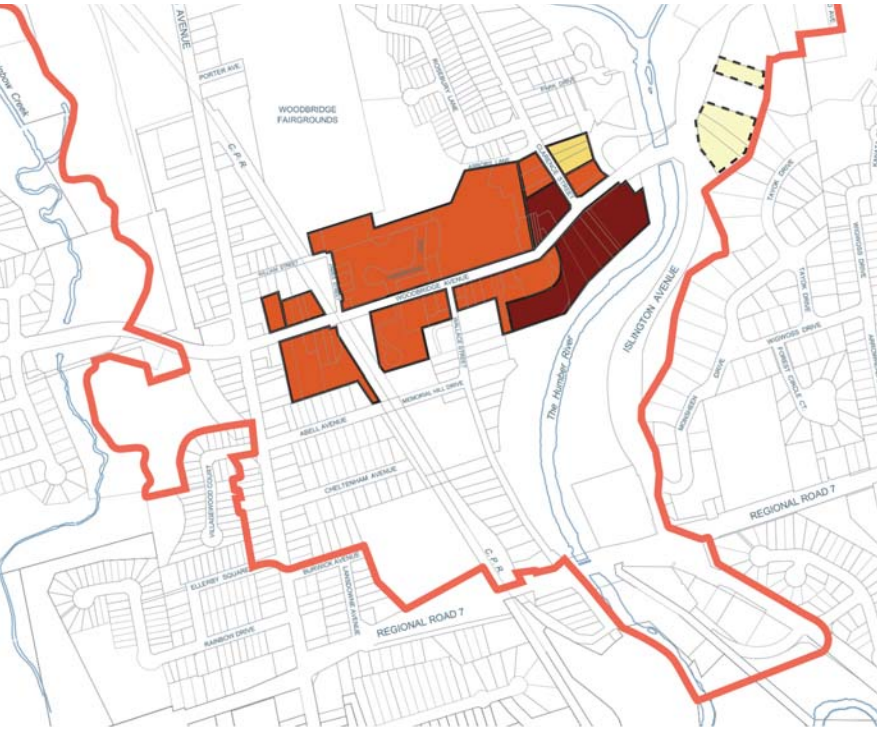
**There are no significant changes to land use from existing Official Plans**

**Kipling Study Area (OPA 695) - no change**

-  Mid-Rise Mixed-Use
-  Low Rise Mixed-Use
-  Low Rise Residential (2) - (Areas of Density Bonusing)
-  Low Rise Residential (1)
-  Low Rise Residential (Increased development intensification not permitted in SPA)
-  Gas Station
-  Proposed Parks
-  Commercial Mixed-Use (2)



**OPA 440 – Slight change**



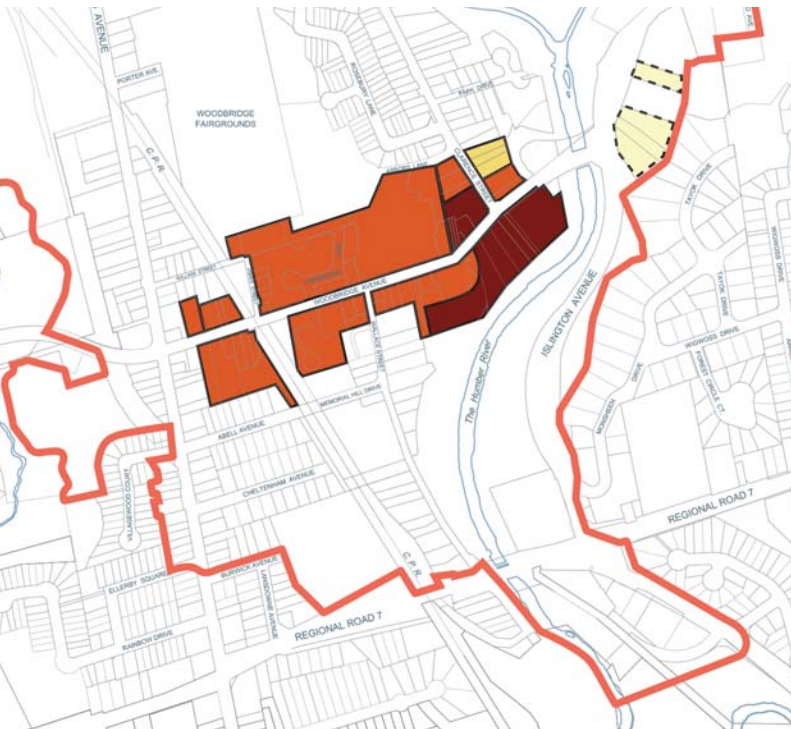
- Mid-Rise Mixed-Use
- Low Rise Mixed-Use
- Low Rise Residential (2) - (Areas of Density Bonusing)
- Low Rise Residential (1)
- Low Rise Residential (Increased development intensification not permitted in SPA)



**LEGEND**

- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL HIGH DENSITY
- MIXED USE COMMERCIAL
- MIXED USE OFFICE
- OPEN SPACE
- DRAINAGE TRIBUTARY
- CORE AREA BOUNDARY

## OPA 440 – Slight change

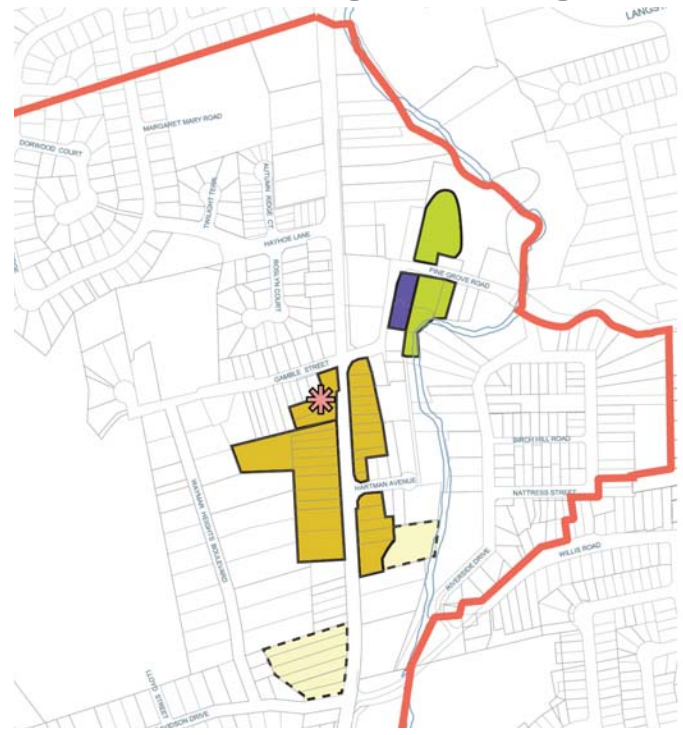


- Commercial ground floor: designated for the entire stretch of Woodbridge Avenue from Kipling Avenue to Islington, as per the WHCD
- Some intensification in Market Lane area:
  - at the northwest corner of Woodbridge Avenue and Clarence Avenue; Medium Density Mixed Use, proposed High Density Mixed Use
  - density range of 1-1.8 FSI, and height range max of 4-6 storeys permits some intensification in existing Market Lane piazza

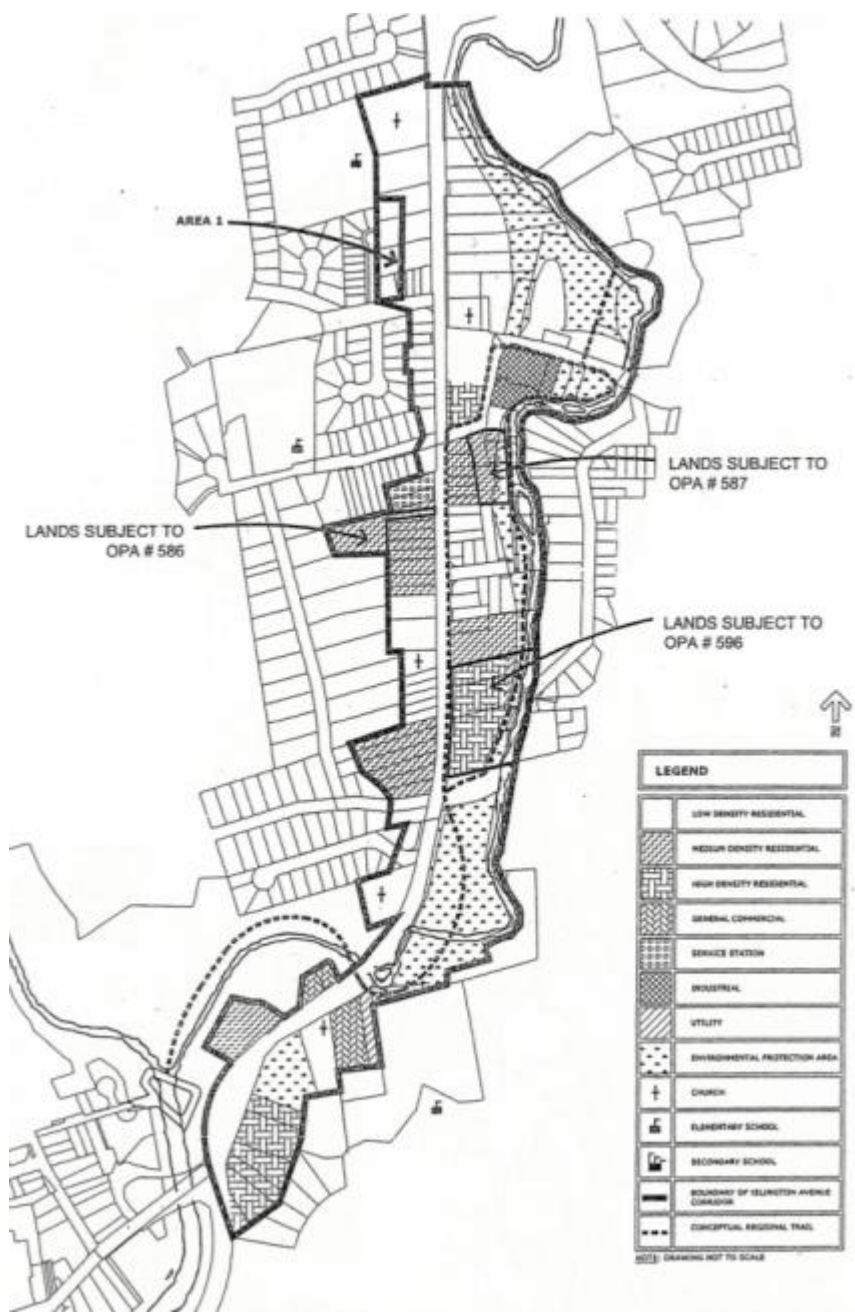
**NET proposed change = additional 181 residential units**



### OPA 597 – Slight Change



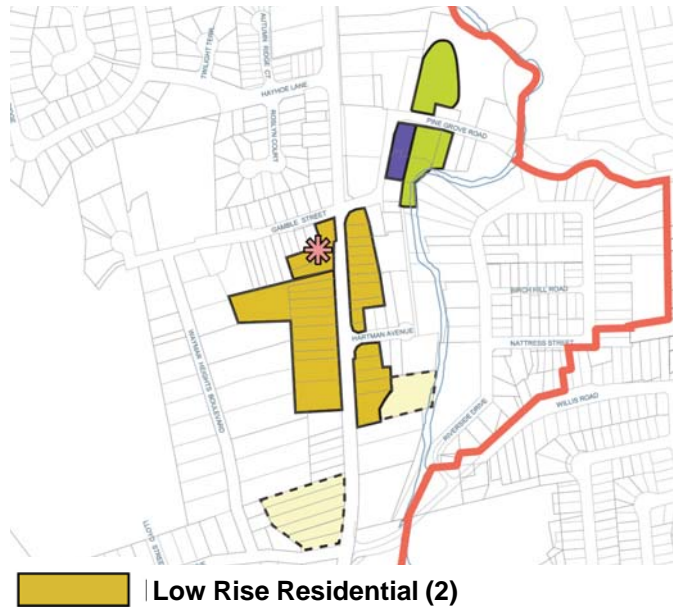
- Low Rise Residential (2) - (Areas of Density Bonusing)
- Low Rise Residential (1)
- Low Rise Residential (Increased development intensification not permitted in SPA)
- Gas Station
- Proposed Parks
- Commercial Mixed-Use (2)



LEGEND	
	LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	HIGH DENSITY RESIDENTIAL
	GENERAL COMMERCIAL
	SERVICE STATION
	INDUSTRIAL
	UTILITY
	ENVIRONMENTAL PROTECTION AREA
	CHURCH
	ELEMENTARY SCHOOL
	SECONDARY SCHOOL
	BOUNDARY OF WELLINGTON AVENUE CORRIDOR
	CONCEPTUAL REGIONAL TRAIL

NOT DRAWING NOT TO SCALE

## OPA 597 – Slight Change

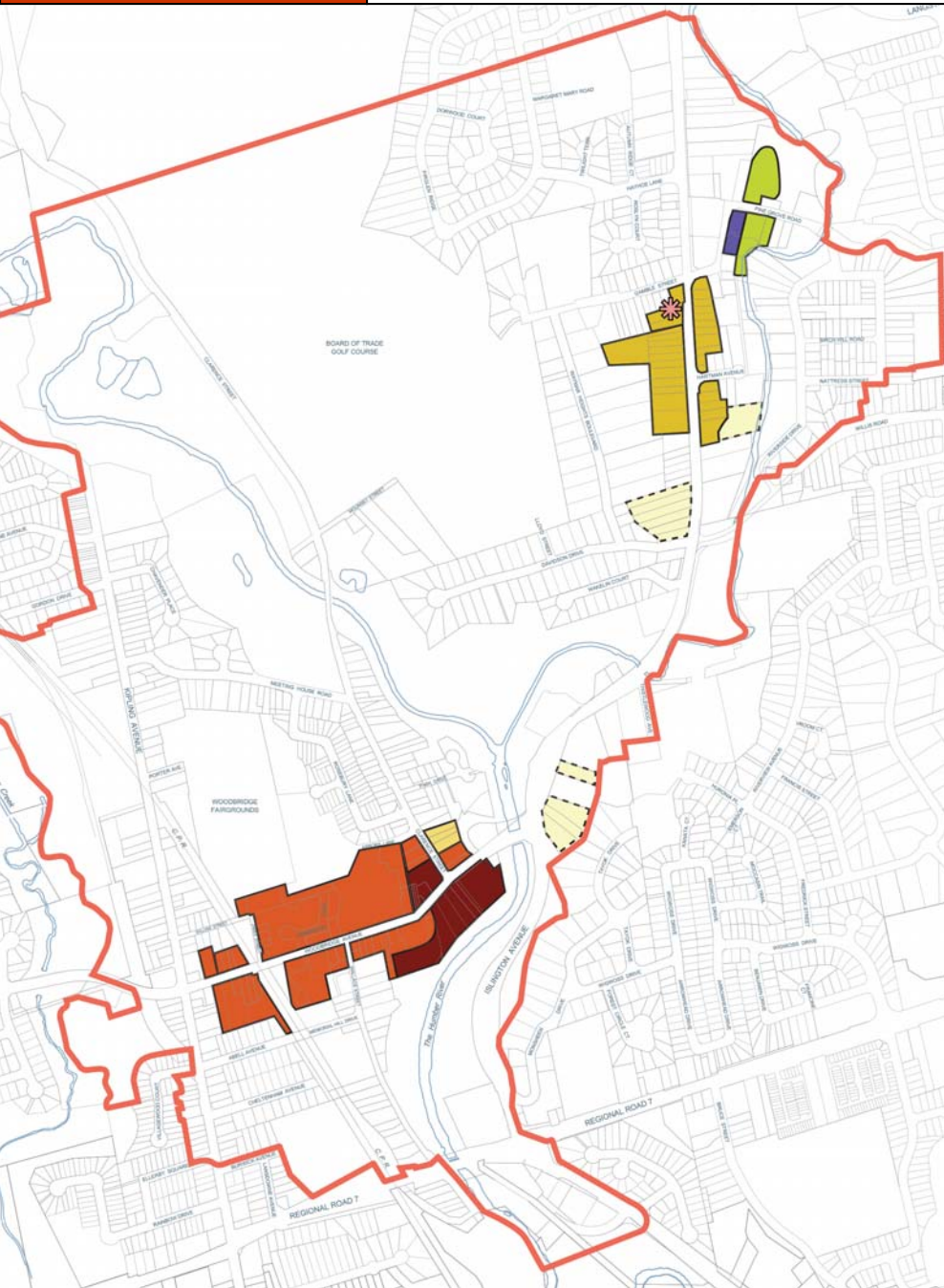


- Low Rise Residential (2) is proposed to be extended to two lots south on the west side of Islington Avenue
- The lands north and south of Hartman Avenue have been proposed for re-designation from Low Density Residential to Low Rise Residential (2)
- Low Rise Residential (2) Designation is essentially the same as that of OPA 597 (height max. of 3.5 storeys, and max. FSI of 0.5). Density Bonusing will however permit an increased density to FSI of 1.0 if certain design and environmental protection criteria are provided
- Where OPA 597 had proposed intensification in the SPAs in south portion of Islington Avenue, the study now proposes to re-designate these lands back to Low Rise Residential

**NET proposed change = a decrease of 123 residential units**

## Community Benefits Available in Exchange for Density Bonusing:

- shade awnings, green roofs, energy efficient or LEED certified materials and measures, sustainable landscaping measures, publicly accessible courtyards and seating areas



**Total NET change proposed between the Woodbridge Commercial Core (OPA 440), and Islington Avenue (OPA 597) =**

- **additional 58 residential units**
- **additional Parkland on the north and south side of Pine Grove Road as identified**



