

**COMMITTEE OF THE WHOLE   AUGUST 19, 2002**

**CARRVILLE VILLAGE DISTRICT CENTRE STUDY  
(CARRVILLE-URBAN VILLAGE 2)  
FILE: 15.80.4**

**Recommendation**

The Commissioner of Planning in consultation with Finance Staff recommends:

THAT the attached Terms of Reference for the Carrville - Urban Village 2 District Centre Study be approved; and

THAT the approved project budget for the Study be increased to \$125,000.00 and funded from Development Charges.

**Background**

On February 26, 2001, Council approved the Terms of Reference for a study to develop Tertiary Plans for the District Centres in the Vellore and Carrville communities defined by OPA #400 and OPA #600. Subsequently, following a Provincial decision to freeze development applications on the Oak Ridges Moraine, Council decided to defer work on the Carrville District Centre pending completion of the Provincial process. Work on the Vellore Village District Centre Study has continued, and will be completed in the Fall of 2002.

The Province has now approved the Oak Ridges Moraine Conservation Plan, which has further clarified the status and development approval requirements applicable to lands on the Moraine, some of which lie within the designated Carrville District Centre area identified in OPA 600, Schedule C (Attachment 1). Therefore, it is now appropriate for the City to initiate its work on preparation of the Tertiary Plan for the Carrville District Centre. It is noted that mapping of significant natural heritage features and hydrological features on the Moraine has not yet been released by the Province but is expected to be made available in the Fall of 2002.

OPA #600 provides for development of a District Centre in Carrville - Urban Village 2, which is expected to be the community's main focus of major retail, office commercial and residential development, planned and designed in a pedestrian-friendly form to support and encourage public transit ridership. A Tertiary Plan addressing the provisions of OPA #600 policies is required for the District Centre before its development can proceed. The Tertiary Plan is needed to establish a policy planning framework within the District Centre, under which private development applications may be considered by Council.

On June 24, 2002, Council approved an Interim Control Bylaw (Bylaw 224-2002) respecting the lands within the Carrville Village District Centre Study Area, to hold development applications in abeyance for a period of one year to permit completion of the Study. The Owner (Morelli) of the lands at the south-west corner of Dufferin and Rutherford has appealed his zoning application to the Ontario Municipal Board.

**Location**

The lands subject to the Carrville Village District Centre Study include those designated "District Centre" by OPA #600 (generally located at the four corners of Rutherford Road and Dufferin Street), as well as adjacent lands in Blocks 10, 11, 17 and 18, within the primary road network defined in OPA #600 for Carrville - Urban Village 2 (Attachment 1).

## **Purpose**

This report presents the Terms of Reference (Attachment No. 3) for the Carrville Village District Centre Study, which will produce a Tertiary Plan, providing an appropriate planning framework on which Staff will review and evaluate private development proposals. This report also proposes to increase the approved budget from \$62,000.00 to \$125, 000.00.

## **Land Use Status**

- Designations include - "District Centre", "Valley lands", "Tableland Woodlot", "Medium Density Residential Commercial" and "Low Density Residential" by OPA #600;
- "Settlement Area" by the Oak Ridges Moraine Conservation Plan; and
- Zoning: A Agriculture by By-law 1-88.

## **Site Description**

The Study Area includes approximately 80 ha. of relatively flat farmland, with the exception of a treed valleyland, some small wooded tableland areas and a watercourse east of Dufferin Street, both north and south of Rutherford Road. The balance of the Study Area is currently vacant or used for agricultural purposes with the exception of a few scattered houses and a temporary sales pavilion on the northwest corner of the Dufferin/Rutherford intersection.

## **Terms of Reference**

The Terms of Reference (Attachment No. 3 to this report), are predicated on the Official Plan objectives of OPA #600 for District Centre tertiary plans, to encourage a mix of uses while ensuring that land uses and development forms within the Centre are compatible, that compatibility with adjacent uses outside the Centre is achieved; and, to create a functional and attractive focus for the Urban Village Area. To this end the Terms of Reference focus on three main study components: protection and enhancement of environmental features and functions, and their integration in a manner which will achieve the planning objectives of OPA #600, and transportation and urban design.

## **Budget**

Originally, when Council directed that the two District Centre plans be prepared, it was anticipated that the work could be carried out for \$62,000.00 approved in the Community Planning Department's 2002 Capital Budget. This amount assumed City Staff would carry out a significant portion of the necessary work. Experience gained through the Vellore Village District Centre Study, however, indicates that additional resources will be necessary to carry out the Carrville Village District Centre Study. The additional resources are needed for the public consultation process, and to undertake environmental work associated with the Master Environmental Servicing Plan (MESP) in view of the presence of the Oak Ridges Moraine within the Study Area. Staff is therefore recommending that the study budget be increased from \$62,000.00, to \$125,000.00. Approval of the increased budget is required now so that staff can proceed immediately with the call for consulting proposals to undertake the Study. The study costs can be recovered through their inclusion in the City's development charges by-law now in preparation.

## **Public Consultation Process**

The Terms of Reference provide for a public consultation process wherein City staff and consultants work closely with a Stakeholder Consultation Group (SCG) through a number of working meetings focused on the full range of planning and development issues relevant to the Carrville Village District Centre.

The main product of this process will be a development concept to be presented to the community at large at a public Open House, followed by a Public Hearing.

It is anticipated that the SCG will include representatives of ratepayer associations from Wards 1 and 5. The SCG would also include representation from landowner groups preparing Block Plans in Blocks 11, 12 and 18, and other individuals owning land within the District Centre area from these blocks and Blocks 10 and 17. The meetings of the SCG will be open to anyone wishing to attend and inform themselves of progress on the Study.

### **Conclusion**

The Carrville Village District Centre Study will create a Tertiary Plan to guide future development in keeping with the City's planning objectives. The proposed study process will provide ample opportunity for the community and development interests to be directly involved in the process of developing the District Centre plan. This process should help to ensure that the final products of the Study will be completed in a timely manner, and will be supported by the Vellore community.

Provided that Council concurs with the attached Terms of Reference for the Carrville Village District Centre Study, Staff should be directed to initiate the Study immediately.

Anticipating the substantial completion of the Study early in 2003, a public hearing on the Study should be scheduled in March 2003. Depending on the results of the Study and conformity of the Morelli application, Staff will be reporting to Council on the City's position respecting the Morelli OMB appeal early in 2003.

### **Attachments**

1. OPA #600, Schedule C-Carrville Urban Village 2
2. Location Map: Carrville Village District Centre Study Area (from Bylaw 224-2002)
3. Carrville Village District Centre Study - Terms of Reference

### **Report prepared by:**

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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

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## **ATTACHMENT NO. 3**

### **CARRVILLE VILLAGE DISTRICT CENTRE STUDY** **TERMS OF REFERENCE**

The Carrville Village District Centre Study is an urban design and land use planning exercise which will involve residents of the Carrville community, together with the development community and other interest groups, in producing a comprehensive development framework to guide the creation of a new urban centre. This Centre is expected to become the major focus of human activity, social interaction and community identity in Carrville, a distinct new community ultimately housing more than 50,000 residents.

To fully achieve the City's vision for the Centre, a stimulating and connected public realm is essential. The public realm will be physically defined by development that is diverse in use and population. Promoting a high level of architecture and urban design, the development framework will also celebrate and have regard for community, culture and topography.

OPA #600 provides for development of a District Centre in the community of Carrville-Urban Village 2. The District Centre is expected to be the community's primary focus of major retail, office commercial and residential uses, planned and designed in a pedestrian-friendly form to support and encourage public transit ridership. A comprehensive tertiary plan is required by OPA 600, to establish a planning framework within the Centre, under which private development applications may be considered by Council.

#### **PURPOSE OF THE STUDY**

The Carrville Village District Centre Study has the following objectives:

1. To satisfy the policy requirements of OPA #600, Section 4.2.1.5, "District Centres".
2. To provide the policy basis for an Official Plan Amendment describing the planning and urban design policy framework which will guide development within the Carrville Village District Centre.
3. To define requirements for implementing draft plans of subdivision, zoning bylaws and site plan agreements in accordance with OPA #600 policies.

#### **SCOPE & FOCUS OF THE STUDY**

OPA #600, Section 4.2.1.5, v) identifies the following objectives which a District Centre tertiary plans (in the form of an OPA) is expected to address, including:

- To assist in defining a vision for the Carrville Village District Centre;
- to provide Council and the public with a fuller understanding of the nature of the proposed development;
- to provide a basis for the preparation of implementing draft plans of submission, zoning bylaws and site plan agreements;
- to provide for a variety of housing opportunities;

- to encourage a mixing of uses while ensuring that land uses and development forms within the District Centre are compatible;
- to ensure that compatibility is maintained between the District Centre development and uses in adjacent designations;
- to create a functional, pedestrian friendly District Centre;
- to ensure that opportunities for future intensification or redevelopment are not compromised; and,
- to create an attractive focus for the Urban Village areas.

OPA #600, Section 4.2.1.5, subsections ix) and x) require that the tertiary plan be based on an Urban Design Plan in support of the Official Plan Amendment, and identify the information requirements to be addressed by the Urban Design Plan. In particular, the Urban Design Plan shall address the following:

- Distribution of land uses
- Relationships to uses in abutting designations
- Relationships to other District Centre uses
- Distribution of densities by parcel
- Traffic and pedestrian circulation systems
- Height and massing of buildings
- Relationships between streets and buildings, public and private realm
- Integration of parks, open space and natural features
- Micro-climate considerations
- Phasing of development

Accordingly, the Carrville Village District Centre Study will be directed toward addressing the fundamental planning and urban design policy requirements noted above. The scope of the Study is to clearly articulate the City's planning and urban design requirements for the Carrville-Urban Village 2 District Centre. This will ensure that the City's ultimate development objectives are not compromised, while retaining sufficient flexibility to permit individual landowners to initiate private development in keeping with market opportunities.

The Study's focus is to create a framework of clearly defined policies and an approval process to guide future Carrville Village District Centre development. The objective is to ensure that policy is implemented in a manner consistent with Council's vision. The Study will produce a "tertiary plan", in the form of an amendment to OPA #600, applicable to the lands designated "District Centre" at the intersection of Rutherford Road and Dufferin Street. Policies at the "tertiary plan" level of detail will address future development within the designated District Centre area, and the relationship to adjacent lands in the surrounding community.

#### COMPONENTS OF THE CARRVILLE VILLAGE DISTRICT CENTRE STUDY

The Carrville Village District Centre Study includes the following components:

1. Based upon existing Official Plan policy, review and refine the vision for the Carrville Village District Centre.
2. Prepare an environmental study documenting existing environmental features within the subject lands, describing the constraints to development, assessing the potential environmental impacts of development, and defining requirements to mitigate such impacts and protect environmental features and functions. The environmental consultant shall ensure that the requirements of the Oak Ridges Moraine Conservation Act and Plan, and the environmental policies of OPA #600 are identified and addressed:

The environmental component shall include the following:

- review existing environmental policies in OPA 600, the Environmental Management Guideline, the Region of York Official Plan, and legislation in the Oak Ridges Moraine Conservation Act and Plan, and determine applicability of same to the study area and implication and environmental considerations to be included in the development of the Tertiary Plan;
  - review of existing master environmental servicing plan (MESP) reports for Blocks 10, 11, 17 and 18 with respect to the lands within the study area, and comments from Vaughan, TRCA, and peer review consultants on same;
  - review of any additional information which may be submitted to the City during the course of the study in relation to the Master Environmental Servicing Plans for Blocks (ie. 10, 11, 17 and 18) and related comments from the City and external agencies;
  - initiate background research including site visit(s) to complete documentation of environment conditions; addressing any identified information deficiencies;
  - collaboration with the land use planning, transportation and urban design consultants and City staff in development and evaluation of up to four (4) conceptual land use scenarios;
  - review of the recommended scenario from an environmental planning perspective and advise on methods of mitigating environmental impacts;
  - prepare a report documenting the environmental component of the Study, including analysis and recommendations supporting the District Centre Tertiary Plan; and
  - attendance at two SCG meetings and two public meetings, to discuss environmental issues and to provide results of the analysis.
3. Develop a planning and urban design framework defining the physical structure of roads and development blocks in the Carrville Village District Centre, within which private development will be initiated.
4. Prepare a transportation report discussing the road and public transit infrastructure, and the functional and operational transportation requirements of the District Centre. The transportation component shall include the following:
- Initiate background research on the planning and development context, including site conditions, relevant City and Region planning policies, current development applications, etc.;
  - review of existing traffic counts on roadways at key intersections, turning movement and AADT information from York Region, MTO, etc.;
  - forecasts of future background traffic volumes on area arterial roadways for the 2011 and 2021 planning horizons;
  - collaboration with the land use planning, urban design and environmental consultants, and City staff in development and evaluation of up to four (4) conceptual land use scenarios;
  - review of the recommended scenario from a transportation planning perspective, and advice on parking, transit station requirements, and transportation infrastructure improvements, including their phased introduction;
  - prepare a report documenting the transportation component of the Study, including the analysis and recommendations supporting the District Centre tertiary plan; and,
  - attendance at two SCG meetings and two public meetings, to discuss transportation issues and analytical methodology; and, to provide results of the analysis.

5. Prepare an urban design report discussing and illustrating the recommended built form, open space and public realm development framework for the Carrville Village District Centre. The urban design component shall include the following:
  - Initiate background research on the planning and development context, including site conditions, relevant City and Region planning policies, current development applications, etc.;
  - collaborate with the lead land use planning, transportation and environmental consultants and City staff in developing and evaluating up to four (4) conceptual land use scenarios and provide input on urban design considerations;
  - for each of the land use scenarios, prepare one axonometric plan and up to three rendered perspective drawings, illustrating the physical appearance, scale and massing of structures, and the inter-relationship of built forms and public realm;
  - present the drawings noted in (2) above at a public information meeting, and assess each scenario based on the City's planning and urban design objectives;
  - review the preferred scenario at a design charette to fully articulate the recommended scenario. The charette will address both the long term objectives as well as interim options and phasing. Charette activities shall be supported by plan and 3-D computer and manual renderings, photo-manipulation techniques, and sections;
  - prepare drawings and sketches of the preferred scenario, suitable for inclusion in the Urban Design Plan: this scenario will become the basis for the Tertiary Plan and Official Plan Amendment;
  - prepare the Carrville Village District Centre Urban Design Plan, including the principles, explanatory text and illustrations of the full range of spatial relationships; and,
  - prepare a report summarizing the urban design component of the Study, including the analysis and recommendations supporting the tertiary plan.
6. Prepare a comprehensive report including recommended planning and urban design policies, and the process requirements for individual applications for draft plans of subdivision and site plans, within the District Centre.
7. Prepare an Official Plan amendment incorporating the recommended planning and urban design policy framework.
8. Prepare a zoning by-law establishing development standards for the District Centre.

#### WORKING MEETINGS

During the course of the Carrville Village District Centre Study, attendance by the lead planning consultant at up to twelve (12) working meetings with staff. Attendance by sub-consultants may also be required at some working meetings.

#### CONSULTATION WITH THE PUBLIC, LANDOWNERS AND PUBLIC AGENCIES

The Carrville Village District Centre Study will require a public consultation process, including the formation of a Stakeholder Consultation Group (SCG) comprised of representatives of the local community, ratepayer associations, landowners within the Study Area and public agencies; this process will entail:

1. Up to six (6) meetings with the SCG, City and agency staff;
2. Two (2) public information/Open House meetings to inform the public about work in progress, and receive input.
3. A statutory Public Hearing.

## CONSULTING AND FINANCIAL REQUIREMENTS

The Carrville Village District Centre Study will be supervised by the City's Project Manager, under the direction of the Manager of Policy and Special Studies. A consulting team, led by a land use/urban design consultant, will carry out the study with the input and participation of City planning, urban design and engineering staff. The consulting team will include expertise in land use planning, urban design, transportation planning and environmental planning/engineering.

The Carrville Village District Centre Study will include transportation, environmental, and urban design sub-components. The costs of each sub-component of the Study will be individually established and itemized in the proposals for consulting services.

## TIMING AND SCHEDULING OF THE STUDY

The Study is expected to require approximately 6 months to be completed, once the consultant has been selected and approved by Council.



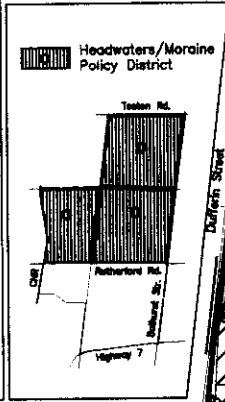
# CARRVILLE - URBAN VILLAGE 2

## LEGEND

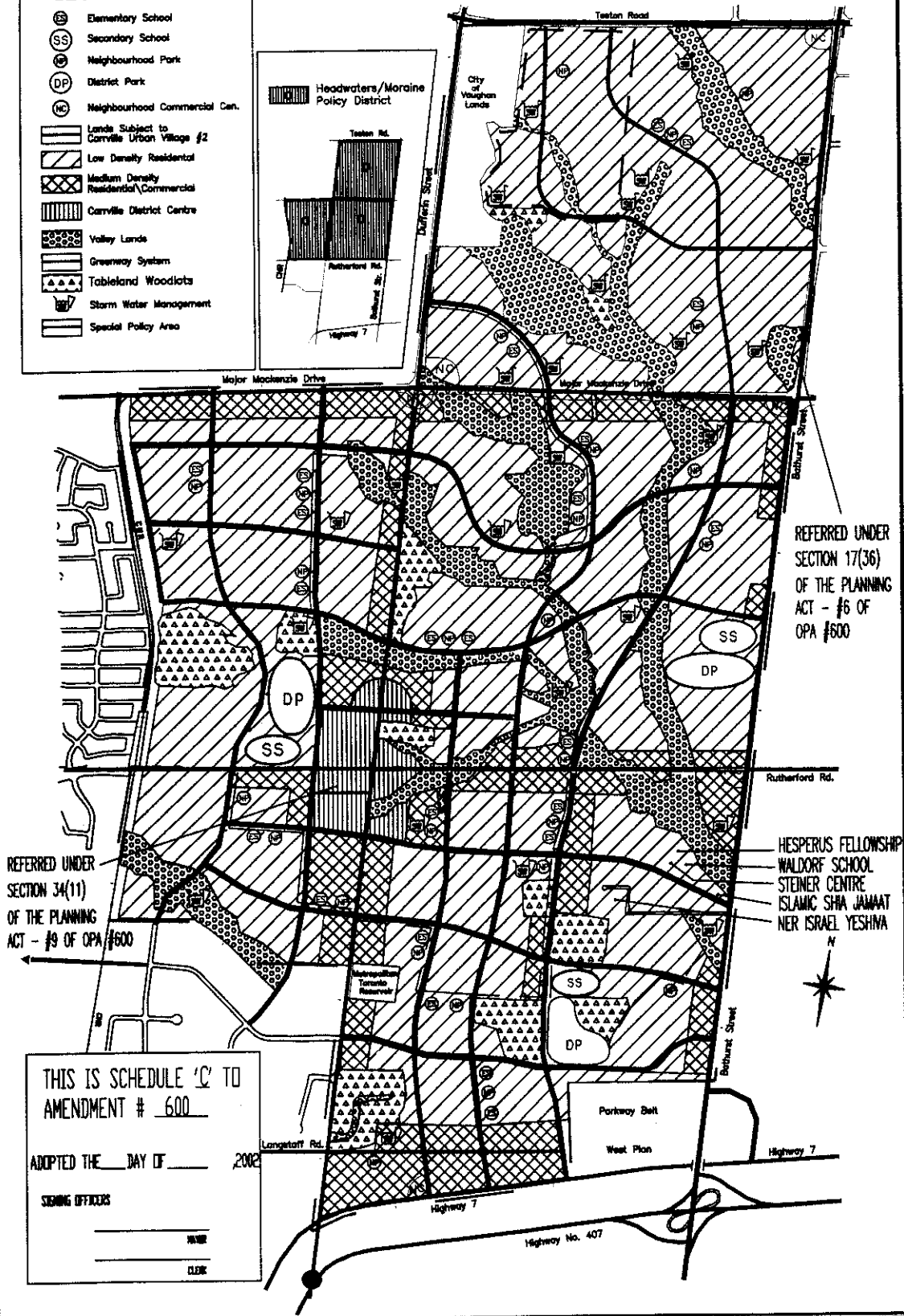
- Elementary School
- Secondary School
- Neighbourhood Park
- District Park
- Neighbourhood Commercial Can.

- Lands Subject to Carrville Urban Village #2
- Low Density Residential
- Medium Density Residential/Commercial
- Carrville District Centre
- Valley Lands
- Greenway System
- Tableland Woodlots
- Storm Water Management
- Special Policy Area

Headwaters/Moraine Policy District



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REFERRED UNDER SECTION 17(36) OF THE PLANNING ACT - #6 OF OPA #600

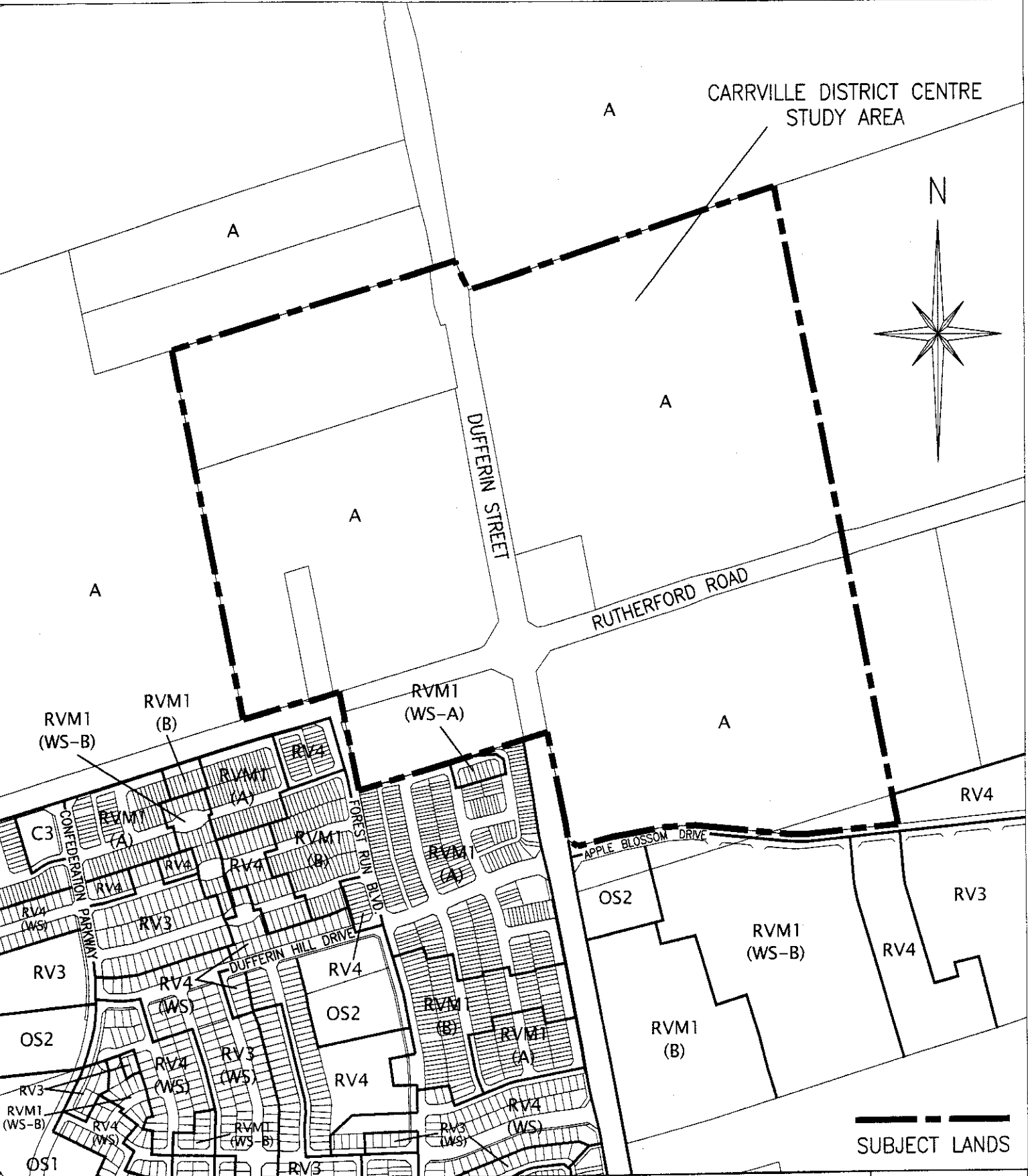
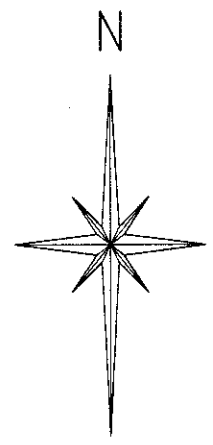
REFERRED UNDER SECTION 34(11) OF THE PLANNING ACT - #9 OF OPA #600

- HESPERUS FELLOWSHIP
- WALDORF SCHOOL
- STEINER CENTRE
- ISLAMIC SHA JAMAAT
- NER ISRAEL YESHIVA

THIS IS SCHEDULE 'C' TO AMENDMENT # 600  
 ADOPTED THE \_\_\_ DAY OF \_\_\_ 2002  
 SIGNING OFFICERS  
 \_\_\_\_\_ W.M.  
 \_\_\_\_\_ C.E.

<h1>ATTACHMENT '1'</h1> <h2>CARRVILLE URBAN VILLAGE 2</h2>	<h3>CARRVILLE VILLAGE DISTRICT CENTRE STUDY AREA</h3>	CITY OF VAUGHAN PLANNING DEPARTMENT	NOT TO SCALE
		LOCATION:	FILE #:  15.80.4

CARRVILLE DISTRICT CENTRE  
STUDY AREA



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SUBJECT LANDS

**ATTACHMENT '2'  
LOCATION MAP**

CARRVILLE VILLAGE  
DISTRICT CENTRE  
STUDY AREA

CITY OF VAUGHAN  
PLANNING DEPARTMENT

NOT TO SCALE

LOCATION:  
PART OF LOT 15,  
CONCESSION 3

FILE #:  
15.80.4