

COMMITTEE OF THE WHOLE (WORKING SESSION) MAY 11, 2004

CENTRE STREET LAND USE STUDY

FILE: 15.92

Recommendation

The Commissioner of Planning recommends:

1. THAT this report BE RECEIVED for information.

Purpose

To provide information to Council respecting the status of the Centre Street Land Use Study, the study process to date, and associated issues.

Background

On October 29, 2001, Council approved a retail commercial campus consisting of 18 buildings, with a total gross floor area of 19,597m², along the perimeter adjacent to Bathurst Street, Centre Street and the future Street 'C', which provides for a pedestrian-scaled and transit-friendly development (Attachment 2). Subsequently, concern was identified that a 'big box' form of retail might be permitted by this approval, which might have associated undesirable impacts on the Town Centre and immediate commercial and residential areas.

On June 23, 2003, Council adopted a resolution directing Staff to prepare a Terms of Reference for a study of the Centre Street commercial area in Thornhill-Vaughan, between Dufferin and Bathurst Streets. Council also enacted Interim Control By-law 255-2003 respecting the subject lands to allow one year in which to complete the Study.

On August 25, 2003, Council approved the Terms of Reference for the Centre Street Land Use Study to produce a policy framework establishing requirements for planning, urban design and associated infrastructure, providing the basis for future review of development proposals within the Study Area.

Subsequently, on December 15, Council approved the selection of IBI Group to lead a team of consultants to undertake the Study.

The Study is focused on developing an up-to-date planning and urban design policy framework to guide development and redevelopment along Centre Street in Thornhill. The Study includes land use planning, urban design, transportation and commercial market components. The Study also includes an extensive public consultation process. The resulting policy framework will provide the basis for an amendment to the Official Plan.

The work undertaken for this Study will be co-ordinated with work already initiated, pursuant to Council's direction, for the lands fronting on the north side of Centre Street, between Concord Road and Vaughan Boulevard. To date, applications have been received to permit a seniors' residence, business and professional offices, and a daycare.

The Interim Control Bylaw is scheduled to expire on June 23, 2004, subject to its possible extension by Council for up to one additional year. The Bylaw has been appealed to the OMB by several property owners in the area. A pre-hearing with the OMB is scheduled for May 21, 2004.

Location

The lands subject to the Interim Control By-law are identified on Attachment 1, and include much of the lands within the Thornhill Town Centre North and South, and most of the properties located along the north side of Centre Street from Bathurst Street to Dufferin Street, with the exceptions of a residential block immediately west of Concord Road, and the northeast corner of New

Westminster and Centre Street where a seniors' development is proposed. The south side of Centre Street, west of the Town Centre, is comprised of residential uses.

While this section of Centre Street is the main focus of the Study, the wider Thornhill-Vaughan Community provides the broader context for the planning analysis to be undertaken. Therefore, to properly address the scope of the Study, the consulting team has also included the lands along Centre Street west of Dufferin Street to its intersection with Highway 407.

Land Use Status

The area is generally governed by the Thornhill Community Plan – OPA #210, as well as a number of subsequently approved site-specific Official Plan amendments.

- Designations include - "Town Centre Commercial", "General Commercial", "Service Station", "Low Density Residential"
- OPA #210 also identifies the southwest quadrant of Bathurst and Centre Streets as "Retail Core".

Site Description

The Study is focused on the lands located along Centre Street, between Bathurst Street and Dufferin Street in central Thornhill-Vaughan. The area may be characterized as a mature urban area, with most properties fully developed, primarily for low density residential uses along the south side of Centre Street, and a combination of commercial and low density residential uses on the north side. Most development has occurred in the past 10-15 years, and the area has been experiencing some redevelopment of the older areas along the north side.

Properties located immediately west of Bathurst Street, north and south of Centre Street, are included in the Thornhill Town Centre. The Promenade Mall and other retail commercial development, together with several apartment buildings, are on the southwest corner.

North of Centre Street, a large vacant parcel remains extending from Bathurst Street through to New Westminster. An application for a 4-storey seniors residence has been received for the lands at the corner of Bathurst Street/New Westminster. A site plan application for a big box form of retail has been submitted for the east end of this property, at the northwest corner of Bathurst and Centre. To the north of the study area, within the Town Centre North, medium and high density residential development is proposed in addition to that which has already been built.

Current Study Status

To date, the Study has included a full discussion of the key planning and development issues within the area, including presentation from each applicant respecting their plans and aspirations for their properties. The Stakeholder Consultation Group has identified a set of planning and urban design principles to assist in the consideration of alternative planning solutions. The consulting team has identified a range of development options for each part of the Centre Street corridor between Bathurst Street and Highway 407. The analysis of transportation and urban design issues is currently ongoing.

The consulting team anticipates identifying a preferred land use/urban design scenario for the area, to be described in a planning report to be submitted to Committee of the Whole on June 21, 2004.

Public Consultation Process

The Study has included a significant public consultation component. In early January, a Public Open House was held to inform the general public about the Study, and the ongoing consultation process. In addition, since January, City staff and consultants have been working closely with a

Stakeholder Consultation Group (SCG) comprised of local residents, landowners and business interests, including several persons with active applications for development within the Study area. To date, seven SCG meetings have been held, most recently on May 6. The final SCG meeting is scheduled for May 20, when the results of the consultants' analysis of land use scenarios will be presented to participants.

OMB Referrals

The Interim Control Bylaw is scheduled to expire on June 23, 2004, subject to its possible extension by Council for up to one additional year. Three parties have filed appeals to the Interim Control Bylaw and appealed their own applications to the OMB. A Pre-hearing Conference was held on January 22, 2004, at which time the Board found that it would be preferable to allow the City to continue the Study based on assurances that the work plan would be adhered to and the Study completed by June. A further Pre-hearing Conference has been scheduled for May 21, at which time the Board will be informed as to the status of the Study and its completion date. At, or following this Pre-hearing Conference, the various appellants will decide how they wish to proceed.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #600.

Conclusion

The Study is proceeding on schedule with the intention of its completion prior to the expiry of the Interim Control Bylaw on June 23, 2004. Council also has the option of extending the Bylaw for up to one additional year if it wishes.

Provided Council is satisfied with the Study and Staff report to be presented at its June 21 meeting, the consulting team will proceed with preparation of an Official Plan amendment to be brought forward in Fall, 2004.

Attachments

1. Lands subject to Interim Control By-law #255-2003
2. October 29, 2001, Retail Commercial Campus

Report prepared by:

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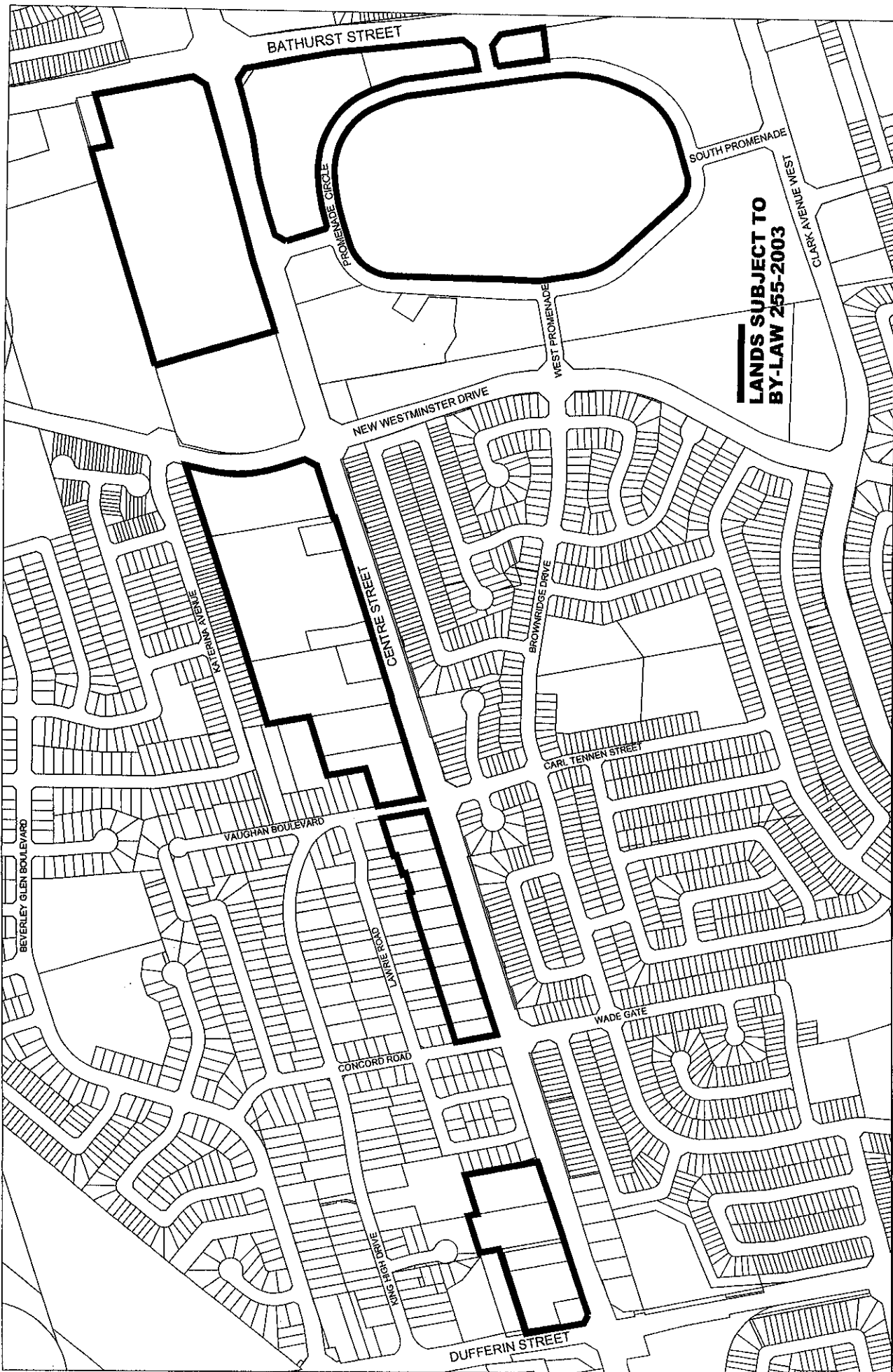
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

WAYNE McEACHERN
Manager of Policy

/LG

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**LANDS SUBJECT TO
BY-LAW 255-2003**

**Thornhill
Centre Street Study**

Part Lots 4, 5, 6
Concession 2
FILE No.:
15.92

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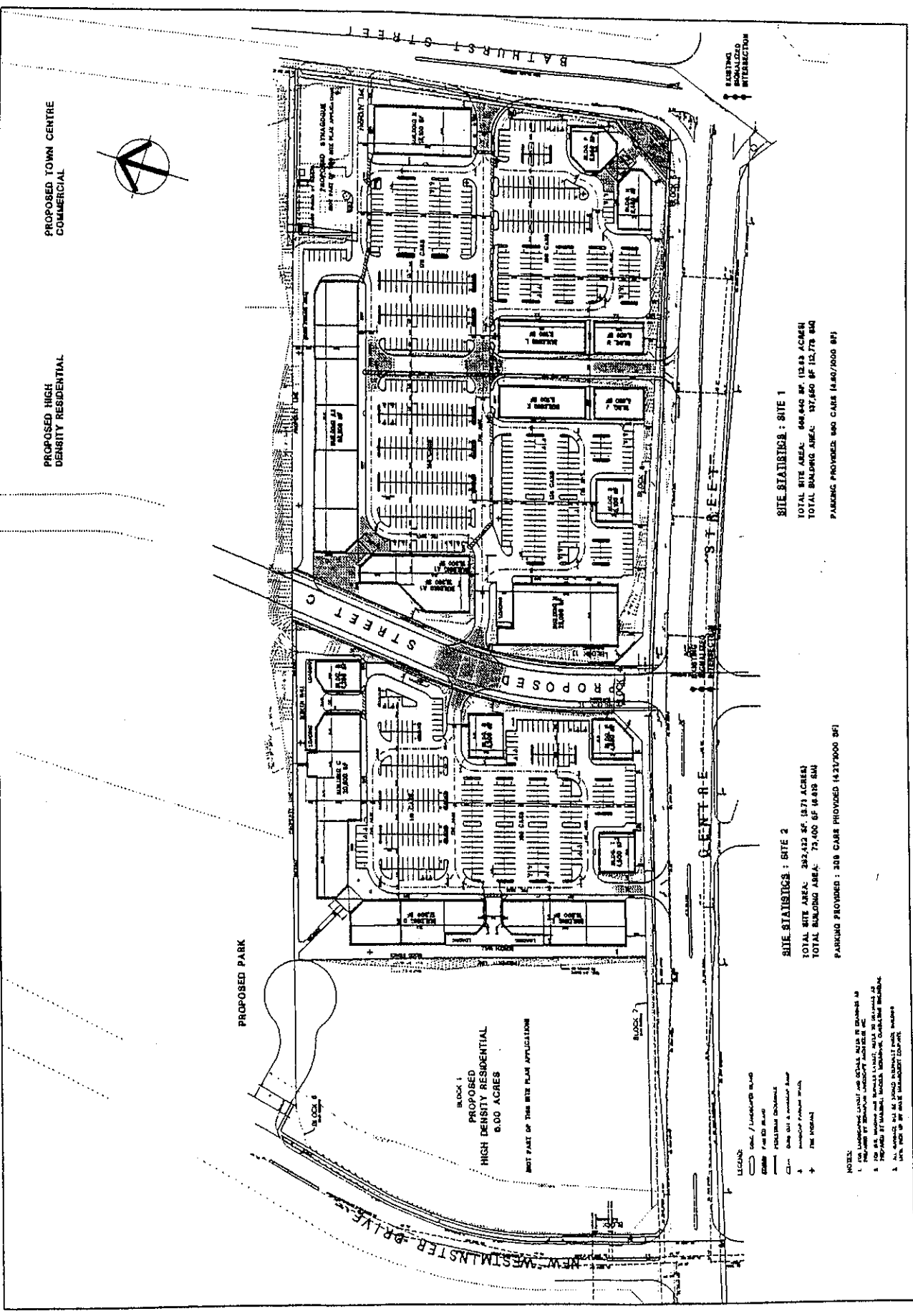


Community Planning Department

Attachment



Not to Scale
May 6, 2004



PROPOSED TOWN CENTRE
COMMERCIAL

PROPOSED HIGH
DENSITY RESIDENTIAL



PROPOSED PARK

BLOCK 1
PROPOSED
HIGH DENSITY RESIDENTIAL
6.00 ACRES
PART PART OF THIS SITE PLAN APPLICATION

SITE STATISTICS : SITE 1

TOTAL SITE AREA: 608,840 SF (13.83 ACRES)
TOTAL BUILDING AREA: 137,660 SF (31,278 SQM)
PARKING PROVIDED: 800 CARS (4.80/1000 SF)

SITE STATISTICS : SITE 2

TOTAL SITE AREA: 282,422 SF (6.47 ACRES)
TOTAL BUILDING AREA: 73,400 SF (16,818 SQM)
PARKING PROVIDED: 208 CARS PROVIDED (4.21/1000 SF)

- LEGEND
- 10' / 3.05m WIDE ROAD
 - PAVED ROAD
 - PEDESTAL CURB
 - ONE WAY & ONE WAY STOP
 - PROPOSED PARKING SPOTS
 - TREE SYMBOL

- NOTES
1. THE UNDERGROUND LEVEL AND OTHER LEVELS ARE SHOWN IN METERS.
 2. THE PROPOSED PARKING SPOTS ARE SHOWN IN METERS.
 3. THE PROPOSED PARKING SPOTS ARE SHOWN IN METERS.
 4. THE PROPOSED PARKING SPOTS ARE SHOWN IN METERS.
 5. THE PROPOSED PARKING SPOTS ARE SHOWN IN METERS.

ATTACHMENT '2' SITE PLAN

FILE #:	REPORT #:
DA.99.063	LOCATION: PART LOT 6, CONC. 2

DATE:	09/13/2001
SCALE:	NOT TO SCALE

APPLICANT:
METRONARIO INVESTMENTS LTD.
CITY OF VAUGHAN
PLANNING DEPARTMENT