

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 24, 2009

Item 1, Report No. 8, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on February 24, 2009.

1 **ZONING BY-LAW AMENDMENT FILE Z.08.067**
2092702 ONTARIO LTD.
PRELIMINARY REPORT
WARD #1

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 10, 2009, be approved; and
- 2) That the deputation of Mr. G. Ross Norris, Flato Management Inc., 3601 Highway 7 East, Suite 309, Markham, L3R 0M3, on behalf of the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.067 (2092702 Ontario Ltd.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

On January 16, 2009, a Notice of a Public Meeting was circulated to all property owners within 120m of the subject lands. As of January 28, 2009, no written comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted an application to amend the Zoning By-law, specifically Exception 9(1296) of By-law 1-88, applicable to the subject lands shown on Attachment #1, to permit additional commercial uses on the ground floor of Units 1 and 2 of a live/work building (currently under construction) as shown on Attachment #2, to include a personal service shop, a regulated health professional, and a dry cleaning depot (pick-up only). The combined ground floor area of Units 1 and 2 that is devoted to the proposed additional uses is 72 m².

The current by-law exception on the property permits only a business and professional office use (excluding the office of a regulated health professional) on the ground floor of the 3-storey live/work building.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Keele Street and north of McNaughton Road, in Part of Lot 23, Concession 4, municipally known as 10388 and 10390 Keele Street, Ward 1, City of Vaughan. The rectangular-shaped lot has an area of 2,129.69 m², with 60.31 m frontage on Keele Street, and a lot depth of 36.3 m.

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The subject lands are designated "Office Commercial" by OPA #350 (Maple Community Plan), and zoned C8 Office Commercial Zone by By-law 1-88, subject to Exception 9(1296). The "Office Commercial" designation permits business and professional office buildings with limited ground floor retail uses and residential units appropriately integrated into office commercial developments. The proposed Zoning By-law Amendment Application to permit the additional office and commercial uses is considered to conform to the Official Plan. The surrounding land uses are shown on Attachment #1.

Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the merits of the proposed uses will be reviewed in the context of the policies of the Official Plan, By-law 1-88, the approved land uses on the subject lands and the surrounding area; and,
- ii) a parking study is required to be submitted, reviewed and approved to the satisfaction of both the Vaughan Development Planning and Engineering Departments to address the adequacy of the available on-site parking (ie. 12 commercial spaces) to serve the development including the additional uses being proposed.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The previous site plan and condominium applications that were approved by Vaughan Council for the subject lands were circulated to the Region of York for review and comment. Any site design issues raised by the Region of York were addressed when the previous technical reports were considered.

With respect to the current zoning amendment application, the Region of York does not comment on land use changes, as this is a matter for the City to decide.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the merits of the proposed additional uses will be considered in the context of the policies of the Official Plan, By-law 1-88, land use compatibility and the appropriateness of the available parking supply to serve the development.

Attachments

1. Location Map
2. Site Plan

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Report prepared by:

Morgan Jones, Planner 1, ext. 8216

Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88. The proposal to permit a veterinary clinic use on the subject lands within the EM1 Zone would require an amendment to By-law 1-88.

The surrounding land uses are shown on Attachment #1.

Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- iii) the application will be reviewed in the context of the policies contained within OPA #450 (Employment Area Plan), Zoning By-law 1-88, the surrounding area context and other uses within the existing multi-unit building, to determine the appropriateness of permitting a veterinary clinic use on the subject lands within the EM1 Prestige Employment Area Zone;
- iv) review will be given to ensure that the proposed veterinary clinic operates entirely within the existing building in accordance with the requirements of the EM1 Zone, which does not permit outside activity or outside storage to occur;
- v) review will be given to determine if consultant studies are required to be submitted in support of the proposal, and may include but not be limited to, traffic, parking, and noise reports.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The Region of York has indicated that they have no comments or objections to the proposed veterinary clinic use on the subject lands, as the appropriateness of the use will be determined by the City.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Meeting or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in the context of the applicable Official Plan policies, the requirements of By-law 1-88, the appropriateness of the proposed veterinary clinic use, and compatibility with adjacent land uses and other uses within the existing multi-unit building.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

Ryan Mino, Planner, ext. 8213
Mauro Peverini, Manager of Development Planning, ext. 8407

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 3, Report No. 8, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on February 24, 2009.

3

**ZONING BY-LAW AMENDMENT FILE Z.08.063
BLACKWOOD REAL ESTATE GENERAL PARTNER I LTD.
WARD #3**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 10, 2009, be approved; and
- 2) That the deputation of Mr. David McKay, MHBC Planning, 7050 Weston Road, Suite 230, Woodbridge, L4L 2G7, on behalf of the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.063 (Blackwood Real Estate General Partner I Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

On January 16, 2009, a Notice of a Public Meeting was circulated to all property owners within 120m of the subject lands. As of January 30, 2009, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted an application to amend the Zoning By-law on the subject lands shown on Attachment #1, to amend By-law 1-88, specifically to:

- i) rezone the subject lands from PBM7 Parkway Belt Industrial Zone to EM1 Prestige Employment Area Zone;
- ii) permit the following site-specific employment uses in the EM1 Prestige Employment Area Zone within each of the 4 multi-unit buildings currently proposed in the related Site Development Application (File: DA.08.062), as shown on Attachment #2:
 - i) Business or Professional Office;
 - ii) Car Brokerage;
 - iii) Club or Health Centre;
 - iv) Day Nursery;
 - v) Employment Use;
 - vi) Accessory retail sales to an Employment Use;
 - vii) Accessory office uses to an Employment Use;
 - viii) Office Building;
 - ix) Recreational Use;

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- x) Service or Repair Shop;
 - xi) One (1) Personal Service Shop having a maximum gross floor area of 185 m² per multi-unit building; and,
 - xii) One Eating Establishment; Eating Establishment - Convenience; or Eating Establishment - Take-Out, having a maximum gross floor area of 185 m² per multi-unit building;
- iii) permit the following service commercial uses in addition to the permitted EM1 Zone uses listed above, within the proposed buildings located within Area "A" as shown on Attachment #1:
- i) Sales and service establishments less than 930 m² limited to the following: automotive parts, supplies and accessories store; computer and software store; communications and electronics retail and supplies store; work and industrial clothing store; bakery; flooring store; carpet and rug store; bath and tile store; plumbing fixtures and supplies store; lighting store; paint, wallpaper and home décor store; windows and doors store; general contractors shop; kitchens cabinets and housewares store;
 - ii) Convenience Retail Store;
 - iii) Bank and Financial Institution;
 - iv) Education or Training Facility;
 - v) Eating Establishment;
 - vi) Eating Establishment - Convenience;
 - vii) Eating Establishment, Take-Out;
 - viii) Office and Stationary Supply, Sales, Service, Rental;
 - ix) Car Rental Service;
 - x) Print Shop Accessory Retail Sales;
 - xi) Parking Garage;
 - xii) Personal Service Shop;
 - xiii) Pharmacy;
 - xiv) Place of Entertainment;
 - xv) Tavern;
 - xvi) Technical School;
 - xvii) Veterinary Clinic; and,
 - xviii) Video Store;
- iv) permit a minimum of 380 parking spaces for the proposed development, whereas 971 spaces are required.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the southeast corner of Weston Road and Highway #407, municipally known as 1 Century Place, in Part of Lots 2 and 3, Concession 5, Ward 3, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) which encourages locational opportunities for uses that require high visual exposure, good accessibility and an attractive working environment. The "Prestige Area" designation is implemented by the EM1 Prestige Employment Area Zone category.

OPA #450 also contains policies respecting "Service Nodes", which allow service commercial uses at the intersection of arterial and/or collector roads. The "Service Node" designation provides policies for uses that supply the day-to-day convenience and service needs of businesses, industries and their employees and to ensure that service opportunities are provided at convenient and accessible locations throughout the Employment Area. The "Service Node" designation is implemented by the C7 Service Commercial Zone.

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The subject lands were removed from the Parkway Belt West Plan by Amendment No. 106 in January 1996.

The subject lands are zoned PBM7 Parkway Belt Industrial Zone by By-law 1-88. The list of permitted industrial uses in the PBM7 zone is limited. The proposed uses are not in accordance with the existing PBM7 Zoning on the subject lands, and therefore, an amendment to the Zoning By-law is required to implement the current Employment Area policies of the Official Plan. The surrounding land uses are shown on Attachment #1.

Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- vi) the application will be reviewed in consideration of the applicable City and Regional Official Plan and Provincial policies to determine the conformity of the proposed uses with OPA #450 and the Provincial Policy Statement;
- vii) the application will be reviewed in consideration of Zoning By-law 1-88, the existing and permitted uses, and the surrounding area context, to determine the appropriateness of permitting the proposed employment and service commercial uses on the subject lands;
- viii) review will be given to the size of the units (930 m²) and the number of units dedicated to the proposed Service Commercial uses to ensure compatibility with the surrounding land uses, the “Service Node” policies of OPA #450, and the EM1 Prestige Employment Area Zone standards within By-law 1-88;
- ix) the related Site Development Application (File: DA.08.062 - Rosewater Management Group) will be reviewed with respect to the inclusion of sustainable building and site design features such as green roofs, permeable pavers, rainwater retention systems and the CEPTD (Crime Prevention Through Environmental Design) guidelines, in addition to site access, parking, pedestrian and bicycle connections, loading areas, and landscaped areas;
- x) any issues such as building setbacks and driveway locations will be reviewed in consideration of the Ministry of Transportation’s 407 right-of-way requirements;
- xi) the adequacy of the proposed parking supply will be reviewed in light of the proposed uses; and,
- xii) the applicant has submitted a stormwater management report and traffic study with the subject applications; the applicant will also need to submit a planning justification report and a parking report to justify their proposal.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

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Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Meeting or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in light of the applicable City and Regional Official Plan and Provincial policies, the appropriateness of the proposed uses, the requirements of the Ministry of Transportation, adequacy of the proposed parking supply and compatibility with adjacent land uses.

Attachments

1. Location Map
2. Proposed Site Plan (DA.08.062)

Report prepared by:

Ryan Mino, Planner, ext. 8213
Mauro Peverini, Manager of Development Planning, ext. 8407

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 4, Report No. 8, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on February 24, 2009.

**4 ZONING BY-LAW AMENDMENT FILE Z.08.073
CITY OF VAUGHAN CORPORATE CENTRE
WARDS 3 AND 4**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 10, 2009, be approved; and**
- 2) That the written submission of Mr. Jonathan Rodger, Zelinka Priamo Ltd, 5399 Eglinton Avenue West, Suite 202, Toronto, M9C 5K6, dated February 10, 2009, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report File Z.08.073 (City of Vaughan) BE RECEIVED; and that any issues identified be addressed by the Policy Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

There is no significant economic impact associated with this report.

Communication Plan

On January 16, 2009, a Notice of Public Meeting was circulated to all property owners within the Vaughan Corporate Centre as Shown on Attachment 1 and within 120m of the Vaughan Corporate Centre. The notice of Public Hearing was also posted in the Vaughan Citizen and the Vaughan Liberal on January 18, 2009 and Vaughan Today on January 23, 2009. As of January 21, 2009, no comments have been received. Any responses received will be addressed in the technical review and comprehensive report to a future Committee of the Whole meeting.

Purpose

The purpose of this report is to describe a City of Vaughan initiated amendment to By-law 1-88, to establish a minimum building height limit of five storeys (16.5m) until such time as the Vaughan Corporate Centre Focused Review is finalized. The By-law would apply to lands zoned for Commercial or Employment Area Zone (Industrial) uses within the "Corporate Centre Corridor", "Corporate Centre Node" and a small portion of lands designated "Corporate Centre District" designations in the Vaughan Corporate Centre, as shown on Attachment 1. The Focused review will develop revised Official Plan policies and revised Zoning standards for the Vaughan Corporate Centre lands.

Background – Analysis and Options

On December 8, 2008, Item 26, Report No.61, of the Committee of the Whole, was adopted, as amended by Vaughan Council as follows:

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- “1. That Staff be directed to prepare a City initiated Official Plan Amendment to amend OPA No. 500, as amended by OPA No. 663. to extend the “Corporate Centre Corridor” designation north of Jane Street to Portage Parkway, east of Millway Avenue, in the Vaughan Corporate Centre, and hold a Public Hearing on the matter.
2. Staff bring forward a City initiated zoning amendment respecting the establishment of a 5 storey (16.5m) minimum building height limit in the areas designated “Corporate Centre Corridor” and “Corporate Centre Node” in the Vaughan Corporate Centre to the same Public Hearing meeting.
3. That a by-law be brought forward to amend the Site Plan Control By-law 228-2005, as amended, to include all types of buildings in the Vaughan Corporate Centre Area under Site Plan Control.
4. That Staff be directed to bring a report to the Committee of the Whole, Working Session, by June 2009 on the establishment of a pilot Design Review Panel to provide design advice on developments in the Vaughan Corporate Centre and potentially for other developments in the City.”

The resolution was further amended by Council “By approving that a copy of this report be forwarded to the Region of York.”

In light of Council’s resolution staff is bringing forward this report for Council’s consideration.

History

On May 12, 2008, Vaughan Council approved the Terms of Reference for the Vaughan Corporate Centre (VCC). The focus of the project will be the areas designated “Corporate Centre Node” (the future downtown), “Corporate Centre District” and lands designated “Corporate Centre Corridor” in the Vaughan Corporate Centre Secondary Plan Area of Official Plan Amendment No. 500, as amended by OPA No. 663 (Attachment #2).

The current VCC Secondary Plan has not been comprehensively reviewed since its approval in March 1998. Since that time, there have been a number of planning-related initiatives and events that have occurred over the past 10 years that affect the Corporate Centre Plan such as:

- The Growth Plan for the Greater Golden Horseshoe (2006)
- The Region of York Official Plan (2004)
- The Region of York Rapid Transit Master Plan (2002)
- The Highway 7 Land Use Futures Study (2007)
- The VCC Streetscape and Open Space Master Plan Study
- Vaughan’s Master Servicing Strategy Study for the VCC
- The provincial funding for the Spadina Subway Extension
- New proposed high density development in the VCC

The March 23, 2006 announcement of provincial funding for the Spadina Subway extension to the VCC has set the stage for intensified development and changed the planning context within the VCC. There is a need to revisit and update the policies guiding future development. Therefore, the VCC Focused Area Study is underway to generate an updated policy framework. While this work is underway Council is concerned that there may be developments that are inconsistent with the vision for the VCC.

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Vaughan Corporate Centre Area

The Corporate Centre has an important function in the urban structure established by both the City of Vaughan and Region of York Official Plans. York Region's Official Plan identifies the Vaughan Corporate Centre as one of four primary centres in the Region and the only Regional Centre in the City of Vaughan. Regional Centres are intended to have the highest concentration of uses in the Region and will be the focus of business, government, entertainment and culture with complementary medium and high density development.

The City's policy framework for the Corporate Centre was established in 1998 by OPA No. 500. The Plan defines the limits of the VCC Secondary Plan Area and sets out policies to guide the City in its consideration of implementing development applications. When the Plan was developed its purpose was to:

- establish a mix of land uses and to ensure a compact urban form and community structure that recognizes its strategic location in Vaughan, the Region and the broader geographic area;
- ensure appropriate policies and urban design guidelines are in place to stimulate and guide both private and public sector development over the long term, and;
- ensure that adequate and efficient transportation networks are possible with potential to become a major transportation gateway that is supported by densities.

The Secondary Plan Area covers an area of approximately 400 hectares (Attachment #1) and consisted of two main designations for development, as follows:

The "Corporate Centre Node" straddles both sides of Highway 7 between Highway 400 and (just west of) Creditstone Road and consists of approximately 50 ha. The Node is to be recognized as a higher order transit hub and its function as the City's future "downtown". The Node is surrounded by a planned ring road that is intended to divert traffic from Highway 7, allowing it to become a more pedestrian and transit oriented urban street.

The "Corporate Centre District" surrounds the Node and includes lands east and west of Highway 400, and north and south of Highway 7 (outside the Node). The District is intended to provide opportunities for land uses requiring visual exposure, good vehicular access and large development sites. Unlike the Node, residential uses are not permitted but larger retail facilities are allowed along with employment uses. The "Corporate Centre Corridor" designation was recently added to the Secondary Plan by OPA No. 663. This designation applies to lands located on both sides of Highway 7, east and west of the Node and on both sides of Jane Street, south of Highway 7. The Corridor designation permits similar uses to the Node with the addition of employment uses and contains a number of development and urban design policies in support of transit ridership.

Minimum Building Height By-law

The City's vision for the Vaughan Corporate Centre is that this area will be the future "downtown" for Vaughan. It is intended to be developed with higher density, pedestrian friendly, mix of uses in a more compact urban form, which is intended to have the highest concentration of uses and will be the focus of business, government, entertainment and culture with complementary medium and high density development. The Vaughan Corporate Centre is also to be connected to higher order transit facilities such as the extension of the Spadina Subway from York University to the Vaughan Corporate Centre.

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Currently, the area comprises industrial and commercial users that range from hotels to big box developments, entertainment facilities and vacant lands within the Corporate Centre and the Corporate Centre Node areas from Creditstone Road to west of Weston Road. An older industrial area located between Jane Street and the CN Rail Yard and between Highway 7 and Highway 407 consists of first generation employment uses that were developed in the 60's and comprise a range of industrial users. Most of the development ranges in height from the 1 to 2 storeys except for a few office buildings along Regional Road 7 which are greater than 6 storeys. It is the intent of the VCC Focused Area Study to explore and further develop policies addressing height, density, built form, streetscape, open space and sustainable measures in order to ensure that the vision for the Corporate Centre is achieved.

Council has raised concern respecting the continued development of single or two storey buildings within the Vaughan Corporate Centre which are not consistent with the objective of medium and high density mixed use, transit oriented development. It is therefore, Council's desire to forestall any additional development approvals which could be inconsistent with this objective. Furthermore, development in this area needs to be of a scale and type to support the multi-million dollar investment in the extension of the Spadina Subway to the future "Avenue Seven".

A planning tool which is available, as requested by Council, to effect control over undesirable development applications, is a minimum building height by-law. The minimum building height requirement (16.5 m or 5 storeys) would be applicable to lands zoned for Commercial or Employment Area Zone (Industrial) uses, designated "Corporate Centre Node", "Corporate Centre Corridor", and a small portion of "Corporate Centre District", shown on Attachment 1. This would effectively restrict buildings/structures below 16.5 m in height from being constructed. The enactment of a minimum height requirement does not mean that there is no limit on building heights. Maximum building heights will be looked at through the technical review and the Focused Area Study.

By-law 1-88 applies the following maximum building height restrictions:

By-law 1-88 Height Restrictions

By-law 1-88 on Schedules "A" and "A2" (Zone Requirement Table) has specific height limits for the various Zone categories within the Corporate Centre Area as follows:

Zone Category	Maximum Building Height
EM1 Prestige Employment Area Zone	15 m ¹³
EM2 General Employment Area Zone	15 m ¹³
EM3 Retail Warehouse Employment Area Zone	15 m ¹³
C1 Restricted Commercial Zone	11 m
C2 General Commercial Zone	11 m
C5 Community Commercial Zone	11 m ⁷
C6 Highway Commercial Zone	11 m ⁷
C7 Service Commercial Zone	11 m ⁷
C8 Office Commercial Zone	11 m ⁷
C9 Corporate Centre Zone	Unlimited Height in Landmark Locations 25 m in all other locations
C10 Corporate District Zone	15m

Note 13: A building may exceed 15 metres provided the minimum interior side yard is increased by 0.3 metres for every 0.6 metres of additional building height in excess of 15 metres.

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Note 7: A building may exceed 11 metres provided the minimum interior side yard is increased by 0.3 metres for every 0.6 metres of additional building height in excess of 11 metres.

OS1	Open Space Conservation Zone	11 m
OS2	Open Space Park Zone	11 m
A	Agricultural Zone	11 m

Preliminary Review

A preliminary review of a proposed amendment to the Zoning By-law to establish a minimum building height in the Vaughan Corporate Centre identified the following matters to be reviewed in greater detail:

- i) the application will be reviewed in terms of the various zone category height limits that need to be amended and other zoning exceptions that will be required to facilitate a 16.5 m minimum height limit within the lands designated “Corporate Centre Node” , “Corporate Centre Corridor” and a small portion of lands designated “Corporate Centre District”;
- ii) the proposed zoning amendment will be reviewed in the context of the policies of OPA #500 (Vaughan Corporate Centre Plan) as amended;
- iii) the proposed amendment will be reviewed in terms of recently OMB approved developments within the study area; and lands which should be exempt from the provisions of a minimum building height by-law;
- iv) the proposed amendment will identify advantages and disadvantages that would result from a proposed minimum height limit;
- v) Identification of issues and concerns raised by the public, landowners and Council.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

The application was circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The above issues but not limited to, will be considered in the technical review of the application together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular the review will consider the impact of the proposed amendments on the various existing zone categories.

Attachments

1. Location Map - Vaughan Corporate Centre Plan Review
2. Existing Zoning Within The Vaughan Corporate Centre

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Item 4, CW(PH) Report No. 8 – Page 6

Report Prepared by:

Arto Tikiryan, Senior Planner, ext. 8212

Wayne McEachern, Manager of Policy Planning. ext.8026

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 5, Report No. 8, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on February 24, 2009.

**5 OFFICIAL PLAN AMENDMENT FILE OP.08.018
CITY OF VAUGHAN CORPORATE CENTRE
WARDS 3 AND 4**

The Committee of the Whole (Public Hearing) recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated February 10, 2009, be approved; and**
- 2) **That the deputation of Mr. Kurt Franklin, Weston Consulting, 201 Millway Avenue, Suite 19, Vaughan, L4K 5K8, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report File: OP.08.018 (City of Vaughan) BE RECEIVED; and that any issues identified be addressed by the Policy Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

There is no significant economic impact associated with this report.

Communications Plan

On January 16, 2009, a Notice of Public Meeting was circulated to all property owners within the Vaughan Corporate Centre as Shown on Attachment 1 and within 120m of the Vaughan Corporate Centre. The notice of Public Hearing was also posted in the Vaughan Citizen and the Vaughan Liberal on January 18, 2009 and Vaughan Today on January 23, 2009. As of January 21, 2009, one comment by letter on behalf of a landowner at 7895 Jane Street (Berkley Developments (Jane)) has been received, indicating that they support the redesignation from "Corporate Centre District" to "Corporate Centre Corridor" and would wish the extension of the "Corporate Centre Corridor" designation to include all of their lands. Any responses received will be addressed in the technical review and comprehensive report to a future Committee of the Whole meeting.

Purpose

To amend Official Plan Amendment No.500, as amended by OPA No. 663, by extending the "Corporate Centre Corridor" designation north on Jane Street to Portage Parkway, east of Millway Avenue, in the Vaughan Corporate Centre as shown on Attachment 2. This would have the effect of redesignating these lands from "Corporate Centre District" to "Corporate Centre Corridor."

Background - Analysis and Options

On December 8, 2008, Item 26, Report No.61, of the Committee of the Whole, was adopted, as amended by Vaughan Council as follows:

- "1. That Staff be directed to prepare a City initiated Official Plan Amendment to amend OPA No. 500, as amended by OPA No. 663. to extend the "Corporate Centre Corridor" designation north of Jane Street to Portage Parkway, east of Millway Avenue, in the Vaughan Corporate Centre, and hold a Public Hearing on the matter.

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5. Staff bring forward a City initiated zoning amendment respecting the establishment of a 5 storey (16.5m) minimum building height limit in the areas designated “Corporate Centre Corridor” and “Corporate Centre Node” in the Vaughan Corporate Centre to the same Public Hearing meeting.
6. That a by-law be brought forward to amend the Site Plan Control By-law 228-2005, as amended, to include all types of buildings in the Vaughan Corporate Centre Area under Site Plan Control.
7. That Staff be directed to bring a report to the Committee of the Whole, Working Session, by June 2009 on the establishment of a pilot Design Review Panel to provide design advice on developments in the Vaughan Corporate Centre and potentially for other developments in the City.”

The resolution was further amended by Council “By approving that a copy of this report be forwarded to the Region of York.”

History

On May 12, 2008, Vaughan Council approved the Terms of Reference for the Vaughan Corporate Centre. The focus of the project will be the areas designated “Corporate Centre Node” (the future downtown) and lands designated “Corporate Centre District” in the Vaughan Corporate Centre Secondary Plan Area of Official Plan Amendment No.500, as amended by OPA No. 663 (Attachment #2).

The current VCC Secondary Plan has not been comprehensively reviewed since its approval in March 1998. Since that time, there have been a number of planning-related initiatives and events that have occurred over the past 10 years that affect the Corporate Centre Plan such as:

- The Growth Plan for the Greater Golden Horseshoe (2006)
- The Region of York Official Plan (2004)
- The Region of York Rapid Transit Master Plan (2002)
- The Highway 7 Land Use Futures Study (2007)
- The VCC Streetscape and Open Space Master Plan Study
- Vaughan’s Master Servicing Strategy Study for the VCC
- The provincial funding for the Spadina Subway Extension
- New proposed high density development in the VCC

The March 23, 2006 announcement of provincial funding for the Spadina Subway extension to the VCC has set the stage for intensified development and changed the planning context within the VCC. There is a need to revisit and update the policies guiding future development. Therefore, the VCC Focused Area Study is underway to generate an updated policy framework. While this work is underway Council is concerned that there may be developments that are inconsistent with the vision for the VCC.

Vaughan Corporate Centre Area

The Corporate Centre has an important function in the urban structure established by both the City of Vaughan and Region of York Official Plans. York Region’s Official Plan identifies the Vaughan Corporate Centre as one of four primary centres in the Region and the only Regional Centre in the City of Vaughan. Regional Centres are intended to have the highest concentration of uses in the Region and will be the focus of business, government, entertainment and culture with complementary medium and high density development.

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The City's policy framework for the Corporate Centre was established in 1998 by OPA No. 500. The Plan defines the limits of the VCC Secondary Plan Area and sets out policies to guide the City in its consideration of implementing development applications. When the Plan was developed its purpose was to:

- establish a mix of land uses and to ensure a compact urban form and community structure that recognizes its strategic location in Vaughan, the Region and the broader geographic area;
- ensure appropriate policies and urban design guidelines are in place to stimulate and guide both private and public sector development over the long term, and;
- ensure that adequate and efficient transportation networks are possible with the potential to become a major transportation gateway that is supported by densities.

The Secondary Plan covers an area of approximately 400 hectares (Attachment #1) and at the time it was developed, consisted of two main designations for development, as follows:

The "Corporate Centre Node" straddles both sides of Highway 7 between Highway 400 and (just west of) Creditstone Road and consists of approximately 50 ha. The Node is to be recognized as a higher order transit hub and its function as the City's future "downtown". When the Secondary Plan was being developed, the Node was seen as having the potential to accommodate between 5.5 and 6.0 million square feet of development and a wide range of commercial and residential uses. The Plan calls for a compact urban form of development based on 100m x 100 m development blocks. The Node is surrounded by a planned ring road that is intended to divert traffic from Highway 7, allowing it to become a more pedestrian and transit oriented urban street.

The "Corporate Centre District" surrounds the Node and includes lands east and west of Highway 400, and north and south of Highway 7 (outside the Node). The District is intended to provide opportunities for land uses requiring visual exposure, good vehicular access and large development sites. Unlike the Node, residential uses are not permitted but larger retail facilities are allowed along with employment uses.

The "Corporate Centre Corridor" designation was recently added to the Secondary Plan by OPA No. 663. This designation applies to lands located on both sides of Highway 7, east and west of the Node and on both sides of Jane Street, south of Highway 7. The Corridor designation permits similar uses to the Node with the addition of employment uses and contains a number of development and urban design policies in support of transit ridership. OPA No. 500 (the Vaughan Corporate Centre Plan) as modified by OPA No. 663 enables more intensive development to occur at preferred locations within the VCC in support of transit ridership. It does this by providing development policies and a new "Corporate Centre Corridor" designation that allows increased intensification/density. Accordingly, as per Council's resolution of December 8, 2008, this public hearing is being brought forward to solicit input for the proposed extension of the "Corporate Centre Corridor" designation to be applied to the subject lands as shown on Attachment 2 in order to extend the "Corporate Centre Corridor" designation to the limits of the Vaughan Corporate Centre.

The City's vision for the Vaughan Corporate Centre is that this area will be the future "downtown" for Vaughan. It is intended to be developed with a high density, pedestrian friendly, mix of uses in a compact urban form, and will be the focus of business, government, entertainment and culture. The Vaughan Corporate Centre is also to be connected to higher order transit facilities such as the extension of the Spadina Subway from York University and the VIVA rapid bus way along Highway 7 and Jane Street. These transit initiatives provide an opportunity to extend the "Corporate Centre Corridor" designation in an effort to provide for transit oriented development.

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Preliminary Review

A preliminary review of the proposed redesignation from “Corporate Centre District” to “Corporate Centre Corridor” designation identified the following matters to be reviewed in greater detail:

1. the proposed amendment will be reviewed in the context of the City’s Official Plan, Region of York Official Plan, Provincial Policy Statement and Places to Grow-Growth Plan with respect to conformity of the subject lands to the applicable policies and requirements of these documents;
2. the appropriateness of the proposed designation will be reviewed within the context of the surrounding planned and existing uses.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

The application was circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The above issues but not limited to, will be considered in the technical review of the application together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular the application will be reviewed in the context of the applicable Provincial, Regional and City policies, and appropriateness of the proposed designation in the context of the surrounding planned and existing uses.

Attachments

1. Vaughan Corporate Centre Location Map
2. Location Map Subject Lands

Report prepared by:

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)