

COMMITTEE OF THE WHOLE JUNE 7, 2004

**INTERIM CONTROL BY-LAW
CENTRE STREET LAND USE STUDY
FILE 15.92**

Recommendation

The Commissioner of Planning recommends:

1. That a By-law to extend Interim Control By-law 255-2003 for a period of one year be forwarded to Council for enactment.
2. That the following report of the Commissioner of Planning be received.

Purpose

To seek Council authorization for the extension of Interim Control By-law 255-2003 to provide additional time to enable the City's consultants to prepare final planning documents to implement the Thornhill Centre Street Study.

Background

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 Street and Bathurst Street. 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 and candidate consulting teams were interviewed in October, with the IBI Group being selected by Council on December 15, 2003.

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 Interim Control By-law has been appealed to the OMB by 3 property owners in the area. A pre-hearing with the OMB was held on May 21, 2004 to update the Board and parties on the status of work in progress. The parties were advised of the need to extend the Interim Control By-law to permit preparation of planning documents, and their consideration by City Council and York Region Council. Dates for a conference call and possible hearing on a legal motion were also set for the first week in July.

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 Interim Control Bylaw is scheduled to expire on June 23, 2004. The Planning Act permits the By-law to be extended by up to an additional 12 months, if necessary. To provide sufficient time to finalize planning documents implementing the study, and to permit such documents to proceed through City and Regional approval and appeal periods, additional time is needed. Therefore, it is recommended that the By-law be extended through a second year. The Study is on schedule and nearing completion. At the Committee of the Whole meeting on June 21, 2004, the

consultant's study report and recommendations will be submitted for the consideration of Committee. Once the planning process is complete, the By-law can be rescinded by Council during the year's time frame

Attachment 2 shows the Subject Lands identified and grouped geographically as 'Area A', 'Area B', 'Area C', and 'Area D', from west to east. Depending upon the conclusions of the planning study, it may be appropriate to consider removing one or more of these sub-areas from the authority of the Interim Control By-law at an earlier stage. This sub-identification will facilitate and simplify their deletion, if necessary.

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 of the planning studies prior to the expiry of the Interim Control Bylaw on June 23, 2004. Council has the option of extending the By-law for up to one additional year. It is recommended that the By-law be extended for one year to enable adoption of the documents and completion of the process. Council may consider rescinding the Interim Control By-law in all or part of the lands at any time during the year when the process is complete.

Attachments

1. Lands subject to Interim Control By-law
2. Sub-areas of lands subject to Interim Control By-law

Report prepared by:

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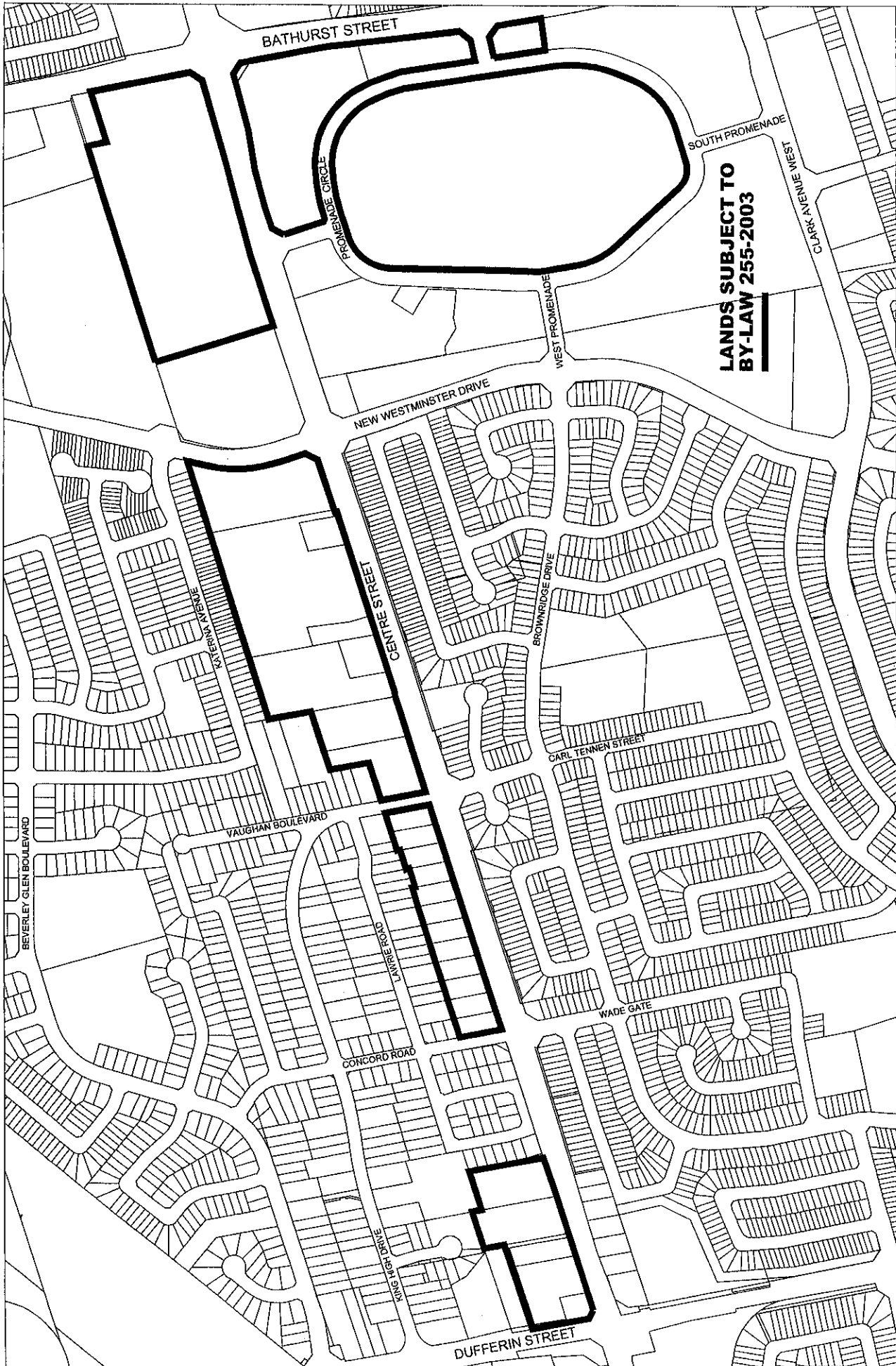
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

WAYNE McEACHERN
Manager of Policy

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Attachment 1



Thornhill Centre Street Land Use Study

Community Planning Department

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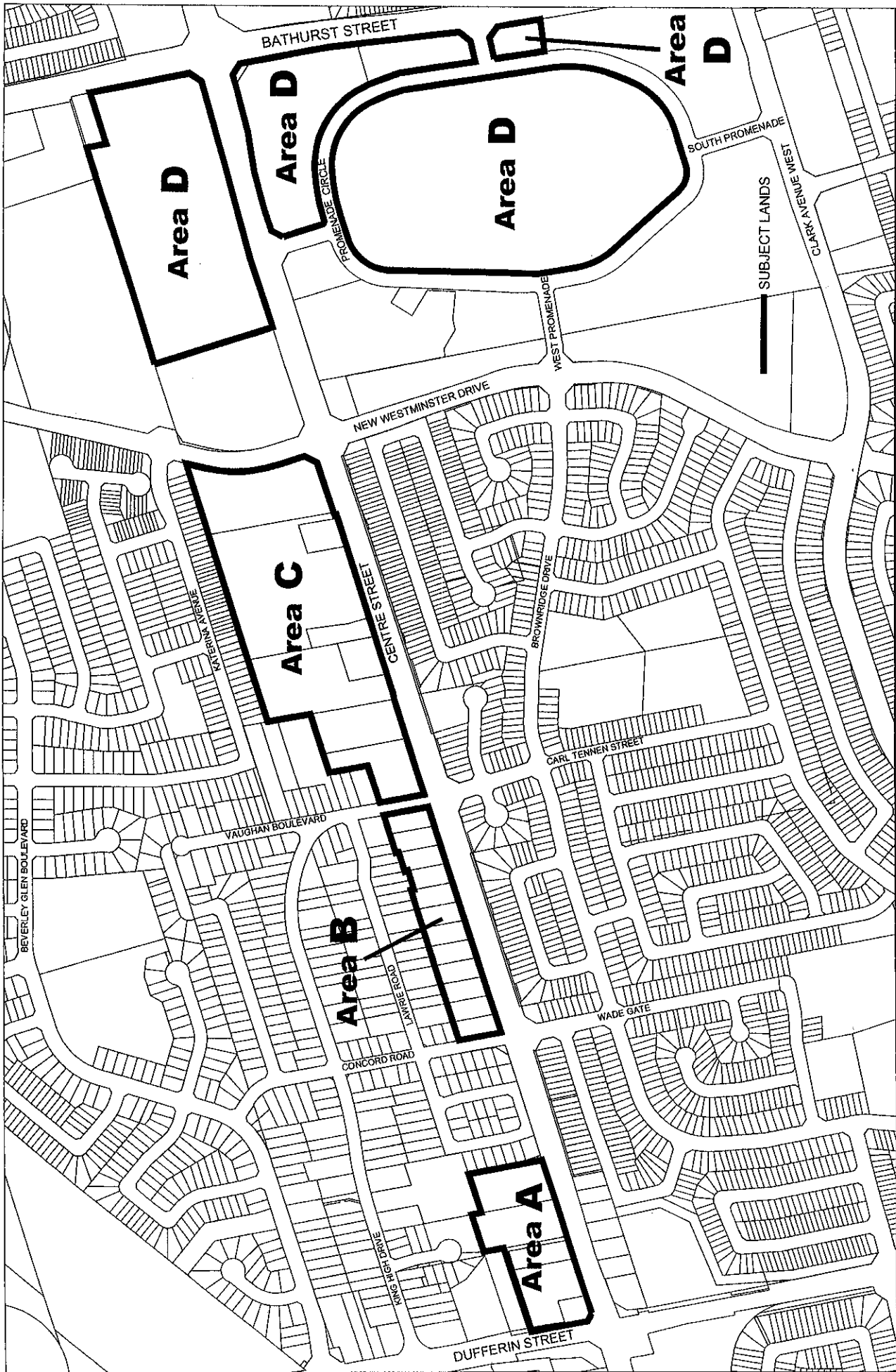
Part Lots 4, 5, 6
Concession 2

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Not to Scale

May 26, 2004

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



**Thornhill Centre Street
Land Use Study**

Part Lots 4, 5, 6
Concession 2

FILE No.:
15.92

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Community Planning Department

Attachment

2

Not to Scale

May 26, 2004