

COMMITTEE OF THE WHOLE – JUNE 3, 2008

ADDITIONAL REVIEW OF OFFICIAL PLAN AMENDMENT 661

(Referred from the Council meeting of May 12, 2008, Item 54, Report No. 24)

Council, at its meeting of May 12, 2008, adopted the following:

“That this matter be referred to the Committee of the Whole meeting of June 3, 2008, to provide the opportunity for the Ward 2 Sub-Committee to meet with the community and the landowners of the Kipling and Hwy 7 quadrant to review opportunities for development. This provides an opportunity for Vaughan Council to receive more input for comments to York Region on OPA 661.

That the additional report of the Commissioner of Planning, dated May 12, 2008, be received;

That the following written submissions, be received:

- a) Ms. Rosemarie L. Humphries, Humphries Planning Group Inc., 216 Chrislea Road, Suite 103, Vaughan, L4L 8S5, dated May 7, 2008;
- b) Ms. Mary Attisano, 216 Veneto Drive, Woodbridge, L4L 8X6, dated May 5, 2008; and
- c) Mr. James M. Kennedy, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, dated May 6, 2008; and

That the coloured rendering of the development at Hwy 7 and Woodstream, submitted by KLM Planning Partners Inc., be received.”

Recommendation of the Committee of the Whole, May 5, 2008:

- 1) That the recommendation contained in the following report of Councillor Carella, dated May 5, 2008, be approved;
- 2) That staff provide a report to the Council meeting of May 12, 2008, with their opinion on expanding the review of OPA 661 and to identify which areas should be possibly reconsidered; and
- 3) That the following deputations and coloured photographs, be received:
 - a) Mr. Nick Manno, 41 Coles Avenue, Woodbridge, L4L 1L8, and coloured photographs;
 - b) Ms. Norma Basciano, 63 Coles Avenue, Woodbridge, L4L 1L8;
 - c) Mr. Anthony Barone, 101 Zinnia Place, Woodbridge, L4L 6O8;
 - d) Mr. John Packer, 87 Angelina Avenue, Woodbridge, L4L 8N9;
 - e) Mr. Anthony Sinisi, 60 Veneto Drive, Woodbridge, L4L 8X5;
 - f) Ms. Janet Peloso, 7694 Kipling Avenue, Woodbridge, L4L 1Y6;
 - g) Ms. Ann Grech, 14 Tasha Court, Woodbridge, L4L 8P2;
 - h) Mr. Ronald Moro, 61 Tasha Court, Woodbridge, L4L 8P1; and
 - i) Mr. Nick Pinto, President, West Woodbridge Homeowners Association, 57 Mapes Avenue, Woodbridge, L4L 8R4.

Report of Councillor Carella dated May 5, 2008.

Recommendation

Councillor Tony Carella recommends that Council request that York Regional Council defer temporarily consideration of the City of Vaughan's Official Plan Amendment 661, pending review of the terms of the amendment as it applies to the residential areas in the vicinity of the intersection of Regional Road 7 and Kipling Avenue.

Relationship to Vaughan Vision 20/20

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

Conclusion

The temporary deferral of consideration of OPA 661 by the Region of York will permit further discussion of its impact on the residential areas in the vicinity of Regional Road 7 and Kipling Avenue.

Report prepared by

Councillor Tony Carella, FRSA

Attachments

- 1) Additional report of the Commissioner of Planning, dated May 12, 2008.
- 2) Correspondence from Ms. Rosemarie L. Humphries, Humphries Planning Group Inc.
- 3) Correspondence from Ms. Mary Attisano.
- 4) Correspondence from Mr. James M. Kennedy, KLM Planning Partners Inc.

COUNCIL MAY 12, 2008

**OFFICIAL PLAN AMENDMENT 661
HIGHWAY 7 POLICY REVIEW
FILE: 15.87**

Recommendation

The Commissioner of Planning recommends:

THAT this report be received in response to the direction of Committee of the Whole on May 5, 2008.

Economic Impact

The policy changes introduced by OPA 661 will encourage redevelopment of lands along the Highway 7 corridor and Kipling Avenue, resulting in increased development which is needed to support public transit and to meet the intensification objectives and policies of the Provincial Government and Region of York.

Communications Plan

The president of the West Woodbridge Homeowners Association, and local residents, who made deputations on behalf of residents in the area, will be advised of the decision, and provided with copies of this report, and the minutes of this meeting of Council.

Purpose

The purpose of this report is to provide Council with information to assist Council in determining whether to request the Region to defer any or all of OPA 661.

Background - Analysis and Options

The following is a brief record of the public process, associated Council meetings and relevant policy initiatives on this file to date:

- On May 14, 2001, Council approved the Terms of Reference for the Highway 7 Policy Review.
- On May 13, 2002, Council received the Phase I Background Reports for both the Highway 7 Land Use Futures Study and the Jane/7 Employment Area Redevelopment Study; endorsed the criteria for selecting candidate Demonstration Plan sites for the Jane/7 study; and, forwarded the Phase I reports to the Region of York as input to their emerging initiatives.
- On June 18, 2002, a Public Open House was held to provide an overview of the studies and obtain comments from the public on the evolving vision for Highway 7.
- On November 26, 2002, a second Public Information Meeting was held.
- On June 23, 2003, Council directed that Official Plan Amendments be prepared to implement the land use changes identified in the Phase II reports.
- Both the Highway 7 Land Use Futures Study and the Jane/7 Employment Area Redevelopment Study were largely completed in early 2004. However, York Region's

initiatives on both the YRTP Transitway corridor, and ROPA #43 (Centres and Corridors policies) had progressed to the point where it became prudent to delay finalizing the Highway 7 Policy Review until these Regional initiatives were concluded.

- On October 6, 2005, a Public Information Meeting was held at Woodbridge Library to present the results of both the Highway 7 Land Use Futures Study and Jane/Highway 7 Employment Area Redevelopment Study, and inform the public on the remaining steps to completion of the planning process.
- On December 5, 2005, a statutory Public Hearing was held respecting five draft amendments to the Official Plan to implement the recommendations of the Highway 7 Futures Study. Staff was directed to address the issues raised at the Public Hearing in a subsequent report to the Committee of the Whole.
- On May 23, 2006, Council deferred the approval of the five draft amendments to the Official Plan, and directed staff to report on the impacts associated with the subway extension, high capacity transit link and other services.
- On June 25, 2007, Council approved a resolution adopting OPAs 660 – 664.

On May 5, 2008, Committee of the Whole received several deputations from residents of the Woodbridge Community regarding OPA 661. The President of the West Woodbridge Homeowners Association advised that no notification had ever been provided regarding the Highway Land Use Futures Study and OPA 661. Staff have reviewed the relevant files and advise that notice of the statutory public hearing on December 5, 2005 was provided to the Association's Treasurer, Mr. Frank Chiapetta. Also, notice of four other public meetings pertaining to the Study and OPA 661 was provided by mail to all individuals and ratepayer associations on the City's mailing list, and notice of each meeting was advertised in the Vaughan Citizen.

On May 5, 2008, Committee of the Whole approved a recommendation requesting "that York Region defer consideration of OPA 661, pending review of the terms of the amendment as it applies to the residential area in the vicinity of the intersection of Regional Road 7 and Kipling Avenue". Committee of the Whole also directed staff to provide a report to the May 12, 2008 Council meeting, with an opinion on expanding the review of OPA 661, and to identify which areas should possibly be reconsidered.

This report responds to the direction of Committee of the Whole on May 5, 2008.

Response to May 5, 2008 - Committee of the Whole

1. The Highway 7 Land Use Futures Study was completed in response to Council's direction to establish a comprehensive planning basis for the future development and redevelopment of lands in the Highway 7 corridor, in a form supportive of public transit. OPA 661 is one of five Official Plan amendments implementing recommendations of the Highway 7 Land Use Futures Study. The Study recommended, with the exception of lands zoned Open Space or Special Policy Area (SPA), and existing residential subdivisions backing onto Highway 7, that residential areas within 200 metres of the highway should be considered for redevelopment to transit-supportive densities. Generally, those areas located within a convenient walk of transit service are most important in generating transit ridership; therefore, it is logical to try and intensify development there to maximize the potential number of riders.

2. Improving public transit ridership on the Highway 7 Corridor is a very high priority. York Region has identified Highway 7 and Yonge Street as its two key priority corridors for public transit service, and plans to invest in excess of \$1 billion dollars in transit infrastructure. This scale of public investment can only be justified if the form and scale of development in the area

which transit serves will generate the levels of ridership to make the service financially viable. The Environmental Assessment is approved for Highway 7 and the North-South Link (connecting the Spadina subway to the Vaughan Corporate Centre) and the Province of Ontario has made a firm commitment to funding its share of the costs of the subway extension. The EA provides for a dedicated transitway to be built from Yonge Street to Highway 50 (with the exception of the Islington-to-Kipling section where transit service will operate in mixed traffic due to the limited width of the right-of-way beneath the CP overpass).

3. OPA 661 reflects a sensitive approach to existing residential neighbourhoods in recognition of their stable environments. Redesignation has generally been limited to those properties which are most conveniently accessible to the improved transit service planned for Highway 7, in other words, those properties which front Highway 7.

4. OPA 661 also redesignates some properties along Kipling Avenue, north and south of Highway 7, and along Bruce Street south of Highway 7. These areas present the opportunity to establish transit-supportive development within a 5-minute walk of transit service on Highway 7, owing to the greater age of many of the buildings, evidence of land use transition occurring, and street-related buildings which can be easily redeveloped, in contrast to the rear-lotted development along much of Highway 7 and its intersecting roads.

5. Council has recently approved several residential developments within the area subject to OPA 661 on the Highway 7 corridor, including 3-storey townhouse development on the south side between Bruce Street and Helen Street, and apartment development on the east and west side of the cosmetic surgery hospital. Two other applications to intensify development pursuant to OPA 661 along Highway 7 are currently in process, including a 17-storey apartment application at the southwest corner of Kipling/ # 7, and an application for two 10-storey apartment buildings at Woodstream Boulevard/ #7, the later of which complies with OPA 661.

6. In most cases redevelopment introduced by OPA 661 will be limited to townhousing, owing to the small size of most of the existing parcels. OPA 661 permits buildings up to 10 storeys in height, provided that the building is physically separated from properties with a low density designation by at least 30 metres. There are very few redesignated properties which are large enough to satisfy this requirement. In most cases, redevelopment would also have to be preceded by land assembly to combine several lots into a site large enough to be viable for a larger development.

7. The limited amount of redevelopment of residential properties which can be expected from OPA 661 will have negligible impact on traffic congestion or neighbourhood stability. In contrast, revisiting the decision to adopt OPA 661 in some locations may well result in pressure to revisit the entire amendment, and those applicable to other parts of the Highway 7 corridor.

8. The review of OPA 661 should not be expanded, nor should the redesignated areas be reconsidered. OPA 661 is the result of a very thorough and comprehensive planning exercise which appropriately addressed all of the relevant issues and statutory requirements, including consultation with the public. The extent of redesignation of residential properties is very limited, the plan has generally been well-received by the public, and OPA 661 has been adopted by Council since June of 2007. Furthermore, OPA 661 contributes to the City's efforts to support and encourage transit ridership, and justifies the significant infrastructure investment in the Highway 7 corridor by York Region.

Relationship to Vaughan Vision 2020

This report is consistent with Vaughan Vision 2020's Strategic Initiatives respecting planning and managing growth and economic vitality, specifically "Work with other levels of government to continue to support the expansion of the GO System and public/rapid transit", and "Support and coordinate land use planning for high capacity transit at strategic locations in the City".

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

Regional Implications

OPA 661 will foster transit-supportive development complementing the Region's public transit initiatives there.

Conclusion

It is the opinion of the Policy Planning Department that OPA 661 should be approved as adopted by Council. The review of OPA 661 should not be expanded, nor should the lands which it redesignates be reconsidered.

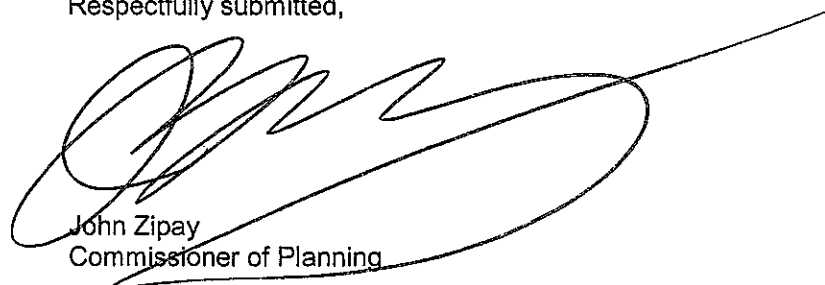
OPA 661 is one of five Official Plan amendments on Highway 7 – OPAs 660, 661, 662, 663 and 664 – which result from a long and thorough planning study and analysis whose objective was to recognize the need to make the development along the corridor transit-supportive through appropriate redevelopment in keeping with Provincial, Regional and City objectives. Council adopted these amendments with the expectation that the Region of York would deal with them expeditiously to enable the redevelopment process to proceed. The background work completed by the City is consistent with the principles and objectives of the Places To Grow legislation. These amendments should now be approved.

With respect to the concerns recently identified by residents of the Kipling/#7 area, Staff have reviewed their comments and consider that the policies of adopted OPA 661 are appropriate. There are many stretches of Highway 7 where the existing land use pattern, environmental and topographical constraints leave little or no opportunity for transit-supportive development. Nevertheless, in keeping with supporting transit ridership in response to the very considerable public investment in transit infrastructure, the City has a responsibility to identify and foster intensification in appropriate locations. OPA 661 affords protection to stable low density residential neighbourhoods along the Highway 7 corridor by limiting redesignation of existing residential properties to a very few select locations. Future redevelopment at these locations will generally be limited to 3 or 4-storey townhouse development, owing to the width and depth of the existing low density lotting fabric. The proposed redevelopment areas provide the opportunity to focus development within a five-minute walking distance of planned transit stops while respecting the concerns of the community. The impact of future redevelopment on the neighbouring communities will be negligible, and will not detract from the character of the surrounding areas. Therefore, should Council concur, the recommendation should be supported.

Report prepared by:

Paul Robinson, Senior Policy Planner, ext. 8410

Respectfully submitted,



John Zipay
Commissioner of Planning

Attachment 2

ADDITIONAL INFORMATION
ITEM NO. 54

Report No. 24 Council May 12/08

HUMPHRIES PLANNING GROUP INC.

May 7, 2008
HPGI File: 08176

Deputy Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Ms. Sybil Fernandes
Deputy Clerk

Re: Committee of Whole Meeting May 5, 2008 -Agenda Item 54
OPA 661

Humphries Planning Group Inc. represents "Pine Grove on Seven Inc.", owners of 2768.8m² of land located at the immediate south west corner of Kipling Avenue and Hwy 7.

The landowner has submitted applications to amend the Official Plan and Zoning By-law for its lands. As representatives of the landowner, Humphries Planning Group Inc. was in attendance at the May 5, 2008 Committee of the Whole meeting wherein Item 54 regarding OPA 661 was addressed by the Committee.

It became clear through the course of the meeting, that although the discussion was to be strictly limited to OPA 661, commentary was made regarding the Pine Grove on Seven Inc. lands by members of the public and by council. As such it is appropriate to provide clarification for the 'record' as follows:

- Representatives for Pine Grove on Seven Inc. have made numerous attempts to contact the area ratepayers association to facilitate discussions and meetings regarding the application as submitted to the City. After considerable efforts, one meeting was held on April 16th 2008. The application and development concept were presented to those in attendance and additional information was provided at a later date. The applicant was told by the residents who attended the meeting

216 Chrislea Road
Suite 103
Vaughan, ON
L4L 8S5

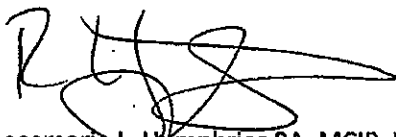
T: 905-264-7678
F: 905-264-8073

www.humphriesplanning.com

that the group would review the materials and information provided and follow-up with an outline of issues to enable further discussion between the residents and the applicant. To date no comments have been provided to the applicant or its representatives, no meeting dates have been set and discussions have not been undertaken despite requests made to the residents group by representatives of the applicant.

Pine Grove on Seven Inc. and its representatives always have and continue to welcome the opportunity for further dialogue with the residents of the community and representatives of the City of Vaughan as related to its lands and OPA 661.

Yours truly,
HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, appearing to read 'R. L. Humphries', with a large, sweeping flourish extending to the right.

Rosemarie L. Humphries BA, MCIP, RPP
President

cc. Mayor and Members of Council
Pine Grove on Seven Inc.

Attachment 3

ADDITIONAL INFORMATION
ITEM NO. 54

Report No. 24 Council May 12/08

Fernandes, Sybil**From:** mary att [mary_kap123@hotmail.com]**Sent:** Monday, May 05, 2008 2:15 PM**To:** Fernandes, Sybil**Subject:** INCREASE GROWTH DENSITY MEETING FOR KIPLING AVE. 200 METER SOUTH AT HIGHWAY #7

I AM CONCERNED ON THE MEETING BEING HELD TODAY AT 1:00 FOR THE ABOVE MATTER. MY NEIGHBOURS AND I WERE NOT INFORMED TILL LATE YESTERDAY OF THIS MEETING AND MOST OF US COULD NOT ATTEND DUE TO THE TIME AND SHORT NOTICE GIVEN.

THIS MEETING COULD AFFECT THE PROPOSED DEVELOPMENT COMPLEX AT THE CORNER OF HIGHWAY #7 AND KIPLING. FOR THIS REASON I WOULD APPRECIATE GETTING RESULTS OF THE PROCEEDING.

FOR THE FUTURE I WOULD LIKE TO KNOW, AS A RESIDENCE OF THE NEIGHBOURHOOD, HOW I COULD BE MADE AWARE OF THESE MEETINGS. OUR NEIGHBOURHOOD FEELS LEFT OUT IN THE DARK ABOUT THIS AND ANYTHING PERTAINING TO THIS FUTURE DEVELOPMENT AT THE CORNER.

PLEASE HELP US UNDERSTAND.

MARY ATTISANO
216 VENETO DRIVE
WOODBRIDGE, ONTARIO
L4L 8X6

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ADDITIONAL INFORMATION
ITEM NO. 54
Report No. 24 Council May 12/08

Attachment 4

64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

Deputation Request

P-1813

May 6, 2008

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Ms. Sybil Fernandes, Deputy Clerk

Re: Request for Delegation
Woodstream Plaza Inc.
Lot 5, Concession 8, being Block 25 and Part of Block 1
Plan 65M-2464, known as 12 and 24 Woodstream Boulevard
City of Vaughan, Region of York

Dear Ms. Fernandes:

As you will recall the above noted application was considered at a Public Meeting on January 21, 2008. No members of the public spoke in support or in opposition to this application. It was suggested by several Members of Council that we should consider increasing the height and density of the proposal and we were requested to review the roof design of this development to provide a "capped" roof and where possible a "green roof".

As a result of comments from Members of Council, we have submitted revised plans which outline an alternate roof design, but maintain the height and Floor Area Ratio originally contemplated in our original submission which is in keeping with the objectives of OPA 661.

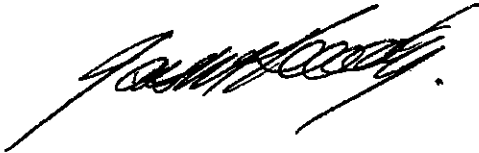
It is our understanding that a report by Councillor Carella was submitted and reviewed by Council on Monday May 5, 2008 with respect to a request to defer OPA 661 based upon comments and concerns raised by residents in the vicinity of Highway 7 and Kipling Avenue. Further, it is also our understanding there were suggestions to defer OPA 661 in its entirety.

We are extremely concerned about the impact any deferral or further delay OPA 661 may have on our application and the future development opportunities of our client's lands. As such, please accept this letter as our formal request to delegate before the Mayor and Members of Council on Monday May 12, 2008 to speak directly to this issue. *

Should there be any additional information you require please do not hesitate to call.

Yours very truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in black ink, appearing to read "James M. Kennedy", written over a horizontal line.

James M. Kennedy, MCIP, RPP
President

cc: Mr. Joe Zanchin
Mr. Angelo Delfino
Mr. Eugene Fera
Mayor Jackson & Members of Council