

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

**P.2009.8**

**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.
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."

### 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.

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.

#### 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 and 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

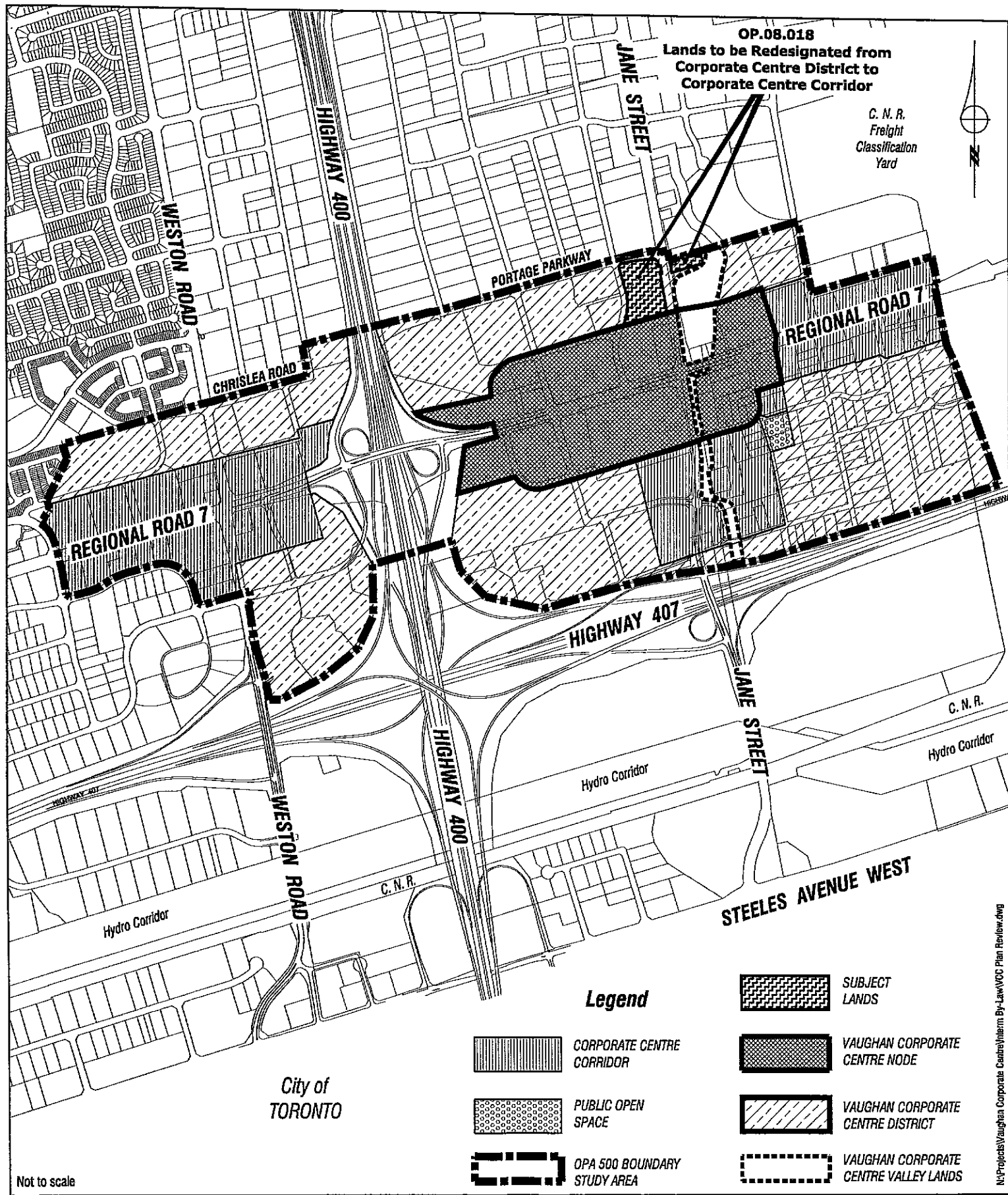
### **Report prepared by:**

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Respectfully submitted

JOHN ZIPAY  
Commissioner of Planning

DIANA BIRCHALL  
Director of Policy Planning/Urban Design



**Location Map -  
Vaughan Corporate  
Centre Plan Review**

File: OP.08.018 (Related File: 25.5)



*The City Above Toronto*

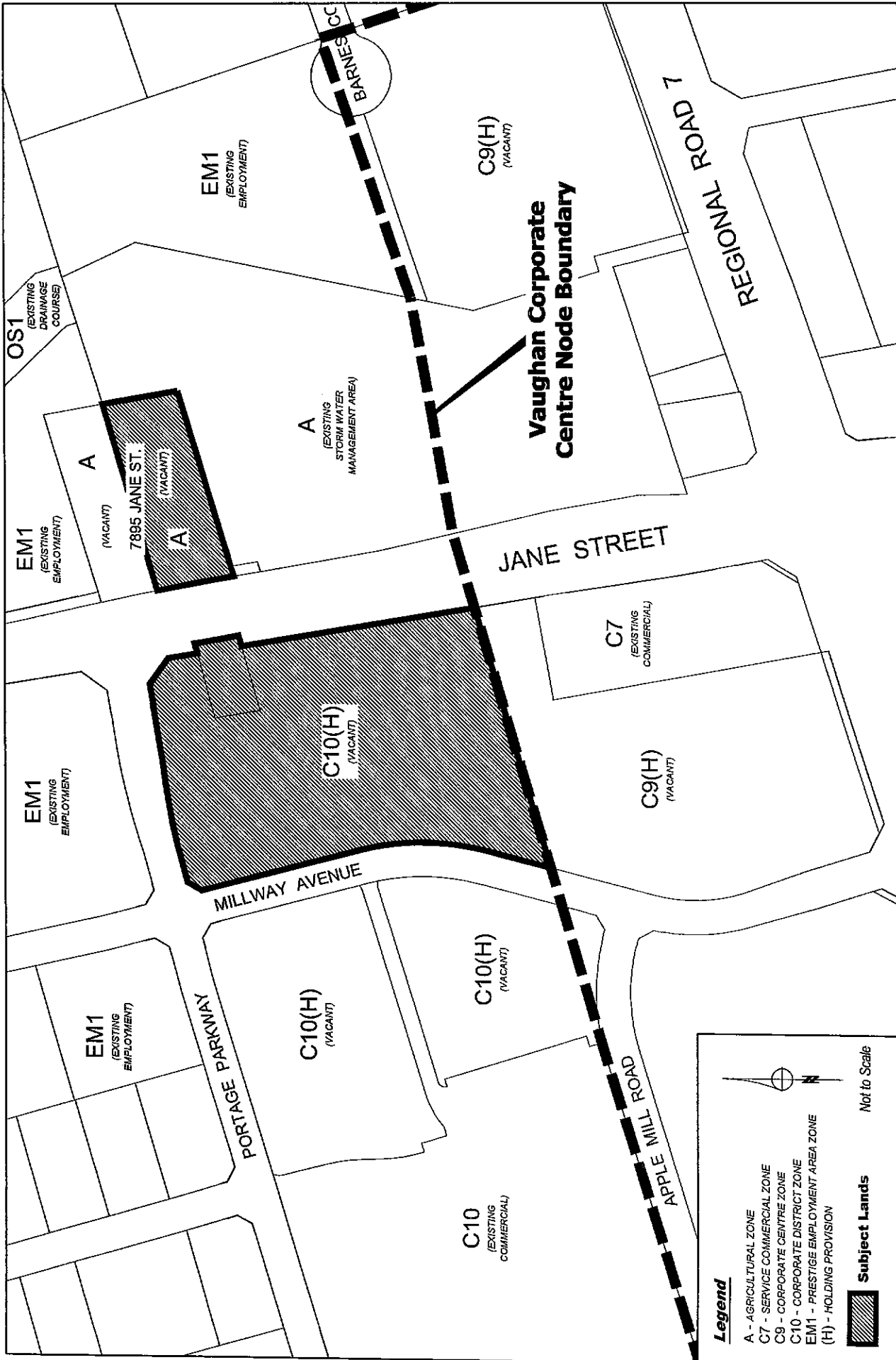
Policy Planning Department

# Attachment

Location:  
Part Lots 6 & 7  
Concessions 4 & 5

Date: January 07, 2009

# 1



**Legend**

- A - AGRICULTURAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- C9 - CORPORATE CENTRE ZONE
- C10 - CORPORATE DISTRICT ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- (H) - HOLDING PROVISION



Not to Scale



**Location Map**

Part Lots 6 & 7  
Concessions 4 & 5

APPLICANT:  
CITY OF VAUGHAN

NA\OPT\1 ATTACHMENTS\OP\op.08.018.dwg



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Development Planning Department

**Attachment**

**2**

FILE No.: OP.08.018  
RELATED FILE:  
25.5

January 07, 2009