

COMMUNICATIONS

Distributed November 25, 2011

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Please note there may be further Communications.

Subject: PUBLIC MEETING COMM of the WHOLE NOV15/11 OP.11.007 Z.11.032

Item 3
CW (Public Hearing)
November 15, 2011

C	1
Item #	3
Report No.	52 CW(PH)
Council - Nov. 29/11	

From: Arlen Reinstein [mailto:a_reinstein@hotmail.com]
Sent: Tuesday, November 15, 2011 11:49 PM
To: MacKenzie, John
Subject: PUBLIC MEETING COMM of the WHOLE NOV15/11 OP.11.007 Z.11.032

Sir,

With reference to the above , we look forward to a rigorous staff review of this application, in light of the significant

objections raised at the public meeting this evening and the matters for review raised in the preliminary staff report tabled at the meeting.

I particularly want to pass on to your staff member Laura Janotta our thanks for her patience and professionalism in responding to the many inquiries on this file.

Not only can I attest to the time she spend with me , but she, as related to me, treated a great number of others in the same courteous and informative manner.

She was of great assistance in framing some of the larger and most complex issues raised by this application.

I have also asked Christopher Hume , The Star's Architecture and Urban Affairs critic for his comment and assistance in critiquing this application and its broader conceptual

urban planning and design implications as they relate to OP implementation, long term planning goals viz intensification and site specific appropriateness of height and density

considerations.

Further,I am copying Councillor Shefman with this note, as our Rosedale North Community is looking to him for strong representation and political will in tempering this overreaching

application.

I look forward to discussing this file with you as it moves through the process.

Yours truly,

11/16/2011

Arlen C. Reinstein
171 Rosedale Heights Drive
Thornhill

905 7310929

C	<u>2</u>
Item #	<u>3</u>
Report No.	<u>52 CW(PH)</u>
<u>Council - Nov. 29/11</u>	

Dan Francey
161 Rosedale Heights Drive
Thornhill ON L4J 4W1

Mauro Peverini
Development Planning Department
2141 Major Mackenzie Drive
Vaughan ON L6A 1T1

Dear Mr. Peverini

Subject: **Southwest Corner of Bathurst St. and Beverly Glen Blvd.
7890 Bathurst St.
Files: OP.11.007 and Z.11.032**

This letter is in response to the Notice to the Public of Complete Application regarding the abovementioned application.

I am a resident of the Rosedale North subdivision, on the east of Bathurst St., across from the proposed development. I have reviewed the Notice and I have several comments/ concerns regarding the proposed development.

My main concerns relate to i) changing the Official Plan designation and zoning, and ii) the proposed 32 storey height of one of the towers.

More specifically;

1. The City's Official Plan is a long term planning document and is structured to recognize and protect for an appropriate balance of land uses at a local and broader City/ Region perspective. The site is within an intensification area, but my understanding is that it has not been considered within a specific secondary plan. This raises a number of concerns;
 - a. Will the application be reviewed in the context of future demand for Town Centre Commercial land uses in this area? Is it reasonable to maintain the existing commercial land use designation, or abandon it at the future risk of having insufficient or inappropriate commercial land uses along this segment of the Viva rapid transit corridor.
 - b. Within intensification areas/ corridors that are served by the Viva rapid transit service, a variety of commercial and residential land uses along the route are required to generate an array of origins and destinations to effectively build transit ridership. What will be the impacts of eroding the balance of land uses along the route?
 - c. The increase in height and change in land use are significant changes that are not supported by a secondary plan. A change of this nature needs to be thoroughly demonstrated that it is good planning.

- d. The proposed 5.09 FSI is excessive. The Regional Official Plan identifies a minimum FSI of 3.5 for developments that are adjacent to future subway extension stations. What is the justification for this increase?
- e. The proposed building, not within the Bathurst/ Centre St. secondary plan area, is larger than other buildings within the secondary plan. Is this significant development within a reasonable walking distance with well designed pedestrian amenities to the Bathurst and Centre commercial area to minimize the generation of an excessive number of local automobile trips?

Without a full review of these items, the existing Official Plan and zoning designations should remain.

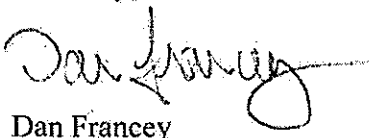
- 2. Will the Sun Shadow Study (referenced in the recommendations in the Nov 15 report to the Committee of the Whole) be available for public review? Residents in the west portion of the Rosedale North development will be negatively impacted by being in the shadow of a 32 storey building. A prime attraction for purchasing a single detached house is to have reasonable access to enjoy the sun, grow a vegetable or flower garden, etc. A significant reduction in sun exposure is likely to negatively impact property values. If so, will the value based property taxes be reassessed to recognize this impact?

I understand that a technical report of the applications will be prepared assessing the preliminary issues identified in the recommendations in the Nov 15 report to the Committee of the Whole and also the issues raised by the public.

In conclusion, I am in favour of intensification along corridors served by the Viva rapid transit service, but the intensification needs to be based on the tenets of good planning.

Please note that I wish to be notified of the adoption (or refusal) of this proposed Official Plan Amendment or passing of this zoning by-law.

Sincerely,



Dan Francey

Hardychuk, Gloria

Subject: OP.11.007 & Z.11.032 - 7890 Bathurst St.

Item 3
CW (Public Hearing)
November 15, 2011

From: Dan Francey [mailto:dan.francey@gmail.com]
Sent: Monday, November 14, 2011 9:58 PM
To: DevelopmentPlanning@vaughan.ca
Subject: OP.11.007 & Z.11.032 - 7890 Bathurst St.

Please find attached a letter regarding the OPA and rezoning application for 7890 Bathurst St., re: Nov 15 Committee of the Whole meeting.

Please provide confirmation of receipt by return email.

Thank You

11/16/2011

Subject: A submission against proposed amendment - File #: OP.11.007 and Z.11.032

C	<u>3</u>
Item #	<u>3</u>
Report No.	<u>52 CW(PH)</u>
<u>Council - Nov. 29/11</u>	

From: Sandi Pelly [mailto:sandipelly@rogers.com]

Sent: Friday, November 18, 2011 2:26 PM

To: DevelopmentPlanning@vaughan.ca

Subject: A submission against proposed amendment - File #: OP.11.007 and Z.11.032

To whom it may concern,

I, Sandi Pelly, a resident and a home owner in the Rosedale North neighborhood, object to the rezoning of the land named as property 7890 Bathurst St. S.W. corner of Bathurst St. and Beverley Glen Blvd. (Part Lot 7, Consession 2) by applicant 1541677 Ontario Limited or any other applicants claiming the amendment to the above described land and/or property.

Development of the highrise buildings will result in a devastating impact to our neighbourhood homeowners due to the loss of sun exposure for extended periods of time all year round as a result of the shade produced by the buildings and devaluation of the property value and incapability to use present and future solar energy technology.

The buildings will have 560 apartments units, which will add more than 1000 cars to the already dense traffic conditions in the neighborhood.

Sandi Pelly
27 Glen Cres
Thornhill ON
L4J 4X4
(905) 709-0720

C	<u>4</u>
Item #	<u>10</u>
Report No.	<u>50 CW</u>
<u>Council - Nov. 29/11</u>	

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING

DATE: NOVEMBER 29, 2011

**RE: COUNCIL MEETING – NOVEMBER 29, 2011
FOLLOW-UP REPORT
CITY-INITIATED AMENDMENT FILE OP.11.005
AMENDMENT TO OPA 715: THE HEALTHCARE CAMPUS CENTRE PLAN
WARD 1**

Recommendation

The Commissioner of Planning recommends:

1. That staff proceed with the preparation of the Precinct Plan in accordance with the initial process outlined in this memorandum.

Background

On November 15, 2011 Policy Planning staff brought forward proposed Official Plan Amendment OPA 725 (amending OPA 715) to re-designate the easterly portion of the lands from "Special Study Area" to "Hospital Precinct Plan" designation.

Council directed *"that staff report back to the Council meeting of November 29, 2011 with recommendations on moving the precinct plan forward"*.

This memorandum has been prepared in response to this direction.

Purpose

To provide staff recommendations on how the City should proceed with the Precinct Plan for the lands within the OPA 715 amendment area.

Analysis

The Official Plan

OPA 715 was approved by the Region of York on September 23, 2010. The Official Plan sets the framework for the development of a Healthcare Campus Centre. Section 6.1, requires that a "Precinct Plan" be developed to ensure a comprehensive and coordinated effort in the development of the Healthcare Campus. The "Precinct Plan" is a comprehensive document that will require approval by the City after consultation with the Region, Provincial Agencies, Toronto and Region Conservation Authority, and the public in its preparation. The Precinct Plan requires approval by the City and does not require further amendment to the Official Plan in place.

Framework for Proceeding with the Precinct Plan

Staff believe that the processing of the Precinct Plan can be advanced in a way that meets the timing needs of all stakeholders. What will be critical is the need to bring together the major stakeholders in the Precinct Plan design and development process to solidify a work plan, which will identify the major milestones and the timing of the deliverables. Given the importance placed on this project by the City and the community, it is expected that this would be a priority for all parties. This discussion on the workplan for the Precinct Plan would include York Central

Hospital, Vaughan Health Campus of Care and the various City departments, the Region of York, the transit agencies and the Toronto and Region Conservation Authority. As such, City staff will take the lead in bringing the parties together. It is expected that this meeting will take place late in 2011 or early in 2012.

The Precinct Planning process identified in the Official Plan has a number of submission requirements. These include a:

1. Master Servicing Strategy – outlines the functional water distribution, waste water collection and stormwater management facilities that will service the Healthcare Campus Centre.
2. Plan for Watercourse Realignment – the Precinct Plan will establish the appropriate boundaries and buffer area requirements needed to realign, improve the existing watercourse, and assess the extent of the floodplain.
3. Functional Transportation Master Plan – will establish the access points, internal street and driveway network, expected traffic volumes and internal / external road network capacities, identification of necessary improvements, identification of public transit, pedestrian and cycling routes and facilities.
4. Community Energy Plan – will set out the energy conservation strategy for the Healthcare Campus Centre. Energy conservation strategies such as the examination of passive solar gains design, on-site energy generation, the use of “green” and “white” roofs, use of building materials and landscaping elements to provide shade, reflect or absorb heat to minimize energy consumption.
5. Urban Design Framework – will address urban structure, built form, massing, public realm including transit-supportive design, sustainability and public art. The Urban Design framework will also determine the appropriate height transitions, intensity of land uses, and appropriate means of buffering and screening.
6. Archeological Assessments – this includes assessing the potential for archeological resources through Stage 1 to Stage 4 archeological work.
7. Land Use Plan – will determine the specific location of differing land uses permitted within the “Major Institution” designation which permits: hospital with full range of care; rehabilitation facilities, long-term care and other forms of residential uses related to healthcare, research and development facilities, medical and dental offices of all types, laboratories, facilities that construct or repair medical devices, education, training, meeting or conference facilities related to healthcare; and businesses or health facilities that promote wellness.

“Ancillary Uses” may include: child or adult daycare, retail facilities, a chapel or small place of worship, accommodation facilities, parking areas or structures, utilities and maintenance operations, district energy plant, recreational facilities associated with a healthcare use.

Other factors that will need to be considered are:

- a more articulated scope of work for the individual studies;
- the public consultation protocol and timing of meetings;
- addressing interim issues like the advancement of the site servicing;
- timing and coordination of other approval processes, like the draft plan of subdivision and zoning by-law;

- status of on-going consultation with and between departments and agencies;
- a schedule for the Precinct Plan submissions.

At this point, a sound estimate on the timing of Precinct Plan approval will only be available once the first coordinating meeting takes place. Prior to the meeting staff will prepare a tentative timeline for discussion. Priorities to the end of the first quarter of 2012 will include:

1. Adoption of OPA 725 and its review and approval by the Region of York (late 2011, early 2012);
2. Initiation of the stakeholder coordination meeting on the Precinct Plan process including: York Central Hospital, Vaughan Health Campus of Care, Ministry of Health and Long Term Care, Infrastructure Ontario, Toronto and Region Conservation Authority, York Region and York Region Rapid Transit. Adoption of work plan and timeline. (late December 2011 / early January 2012);
3. Submission of technical studies as required by OPA 715, as amended (timing to be determined at the initial meeting);
4. Public Workshop (February/March, 2012) – overview of previous work, presentation of a draft conceptual precinct plan (or plans). This will inform the preparation of the Precinct Plan and provide important input in the preparation/review of the draft plan of subdivision and zoning by-law applications; and
5. Preparation of a Precinct Plan Report to Committee of the Whole – Provide an interim report on the status of the Precinct Plan and obtain direction as required.

Conclusion

Staff believe that the Precinct Plan process can be streamlined without affecting the quality of the outcome. However, this is contingent on a high level of commitment by all involved. A more complete workplan and timeline will emerge early in the New Year as a result of discussions with the stakeholders.

Respectfully submitted,



JOHN MACKENZIE
Commissioner of Planning

/lm

Copy To: Clayton Harris, City Manager
Marlon Kallideen, Commissioner of Community Services
Barbara Cribbett, Commissioner of Financial Services and City Treasurer
Janice Atwood-Petkovski, Commissioner of Legal and Administrative Services
Paul Jankowski, Commissioner of Engineering and Public Works
Jeffrey A. Abrams, City Clerk
Diana Birchall, Director of Policy Planning
Roy McQuillin, Manager of Policy Planning
Melissa Rossi, Senior Policy Planner



C	5
Item #	15
Report No.	50 CW
Council - Nov. 29/11	

TO: MAYOR AND MEMBERS OF COUNCIL
FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING
DATE: NOVEMBER 25, 2011
RE: COUNCIL MEETING – NOVEMBER 29, 2011
FOLLOW-UP REPORT: ITEM 15, REPORT NO. 50
COMMITTEE OF THE WHOLE – NOVEMBER 15, 2011
VAUGHAN OFFICIAL PLAN – VOLUME 1
REQUEST FOR MODIFICATION
ANLAND GROUP INC.
7386 ISLINGTON AVENUE

Recommendation

The Commissioner of Planning recommends:

That this matter be deferred to a future Committee of the Whole meeting to allow for a meeting between staff and the proponent to take place.

Background

On November 15, 2011 Committee of the Whole considered a request for a modification to Volume 1 of the Vaughan Official Plan-2010 submitted by the Anland Group Inc. At the meeting the owner's consultant expressed concern over the staff recommendation. As a result, Committee of the Whole recommended the following:

- 1) That consideration of this matter be deferred to the Council meeting of November 29, 2011; and
- 2) That the deputation of Mr. Yuriy M. Pelech, EMC Group Ltd., 7577 Keele Street, Suite 200, Vaughan, L4K 4X3 and Communication C3, dated November 15, 2011, on behalf of the applicant, be received.

Due to the narrow window of opportunity between the Committee and the Council meetings, it was not possible to schedule a meeting with the proponent to further discuss the outstanding concerns. Therefore, it is recommended that this matter be deferred to a future Committee of the Whole meeting to allow for the meeting to take place, as set out in the above recommendation.

Respectfully submitted,



JOHN MACKENZIE
Commissioner of Planning

/lm

Copy To: Clayton Harris, City Manager
Jeffrey A. Abrams, City Clerk
Diana Birchall, Director of Policy Planning
Roy McQuillin, Manager of Policy Planning
Clement Chong, Planner