

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2013

**CONCORD GO CENTRE SECONDARY PLAN STUDY
STATUS UPDATE
PRESENTATION BY PLANNING ALLIANCE**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated March 5, 2013, be approved;
- 2) That staff report back on the option of including the additional lands of Bowes Road and Highway 7 and to the North West and North East, as part of the ongoing study;
- 3) That the following deputations be received:
 1. Dr. Paulo Correa, Concord West Ratepayers' Association, Rockview Gardens, Vaughan; and
 2. Mr. Philip Levine, IBI Group, Richmond Street West, Toronto, on behalf of Liberty Developments; and
- 4) That Communication C1 from the Concord West Ratepayers' Association, dated February 20, 2013, be received.

1. That this report and the presentation by planningAlliance in respect of the Concord GO Secondary Plan Study be received;
2. That Policy Planning Staff and planning Alliance proceed to complete the Vaughan Concord GO Centre Secondary Plan Study based on input received during this working session and Council's further direction.

Objective 2.2. “To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth”, Action 2.2.1., “through the policies in the new Official Plan, create a Vaughan in 2031 that has more intensification with increased height and density and mixed use in thoughtfully developed nodes and along transit corridors”.

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Communications Plan

There is no communications plan associated specifically with this report. However, consultation with various stakeholders is an important aspect of this study and is described in this report under Process and Consultation To-date.

Purpose

The purpose of this presentation and covering report is to update Council on the work completed to-date, the public consultation process, introduce the emerging development concepts and identify the next steps leading to the conclusion of the project.

Background - Analysis and Options

Background

The Concord GO Centre Secondary Plan Study Area is identified as a Local Centre by Vaughan's Official Plan 2010. It is bisected by two significant transportation routes (Highway 7 and the Barrie GO Rail line). Highway 7 has been identified by the York Region Official Plan as a Regional Corridor which is expected to develop with higher density land uses in support of the planned transit routes. The vision for Highway 7 is to effect the transformation from a provincial highway to a multi-purpose, transit-supportive urban street that is both a transportation corridor and a successful urban space. The approved OPA 660 identified this area as the "Concord GO Centre" and allows for a full range of urban land uses, including high density residential, major office, business, retail, and institutional and civic uses. The Vaughan Official Plan 2010 identifies this area as one of eight required Secondary Plan Areas. This study responds to that directive.

Council approved the Terms of Reference for the Vaughan Concord GO Centre Secondary Plan on September 27, 2011. On June 26, 2012 Council approved staff's recommendation to retain planning Alliance to undertake the Secondary Plan Study.

Location

The Concord GO Centre Secondary Plan Study Area is located in the Concord community, between Dufferin Street and Keele Street where the former Canadian National Railway (now GO Rail) bridge crosses over Highway 7. The study area is divided into three parcels as shown on Attachment 1. The first parcel has an area of 13.19 hectares and is bounded by the rail line to the west, the West Don River to the east, Highway 7 to the south and extends north up to the rear lots of the properties on Ortona Court ("Northeast Parcel"). The second parcel has an area of 18.16 hectares and is bounded by the rail line to the west, Highway 7 to the north, Highway 407 to the south and the West Don River to the east ("Southeast Parcel"). The third parcel has an area of 1.81 hectares and is bounded by the rail line to the east, Highway 7 to the north, Gemini Court to the south and wraps around the existing low rise residential area east of Baldwin Avenue ("Southwest Parcel").

Process and Consultation To-Date

Phase 1 of the study is now complete. This process included background research and consultation with the Steering Committee, Technical Advisory Committee, stakeholders and citizens.

Steering Committee meetings were conducted from October 2012 to January 2013. A total of three meetings have been held to-date. The Steering Committee includes major landowners in the study area and representatives of the Concord West Ratepayers Association. The objective of the Steering Committee has been to identify and address the opportunities and constraints

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imposed by the current situation and emerging influences allowing for feedback prior to the public meetings.

The Technical Advisory Committee (TAC) has had two meetings. The TAC includes representatives from City departments and external public agencies. Issues relating to transit, stormwater management, land use, open space, pedestrian and street networks are being discussed on an ongoing basis.

Two public meetings have taken place. The first, a Kickoff and Visioning Workshop, was held at the Vaughan City Hall on November 7, 2012. This meeting included introducing the consultant and study process; providing an opportunity for residents and stakeholders to provide input and feedback; and engaging the community in developing Secondary Plan and Urban Design Principles; and, identify hopes and concerns for the study area. Feedback from this meeting was then considered by the Steering Committee to further refine principles, hopes, and concerns. The second public meeting was held at the Vaughan City Hall on January 30, 2013 and included a design workshop that presented alternative design concepts for the study area. Participants were asked to identify the preferred elements of the alternatives under consideration. This information will assist in developing a preferred land use and development plan for the area.

Next Steps

The consulting team is in the process of compiling and consolidating comments from the public on options for each of the development concepts. Staff and planning Alliance continue to meet with commenting agencies and TAC members such as TRCA, Ministry of Transportation, Development/Transportation Engineering, the Region of York, and other agency representatives to assess future requirements and needs. Staff and consultants will also continue to consult with landowners, stakeholders, and the public through each phase of the process. A third public forum is tentatively scheduled for April 3, 2013.

Relationship to Vaughan Vision 2020/Strategic Plan

This presentation supports the “Plan & Manage Growth & Economic Viability” objective of the Vaughan Vision 20/20 Strategic Plan.

Regional Implications

Staff from the Region of York have been consulted and continue to participate in the study process as members of the Technical Advisory Committee. Representatives from the Transportation and Community Planning Departments have been involved throughout the process to-date.

Conclusion

The study is currently in Phase 2 of the work program which will lead to the drafting of the Secondary Plan. Therefore, it is an appropriate time to provide an update and receive feedback from Committee of the Whole on the status of the project, and the work completed to-date.

Attachments

1. Location Map

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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.)