



DATE: JUNE 23, 2017

TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, DEPUTY CITY MANAGER, PLANNING AND GROWTH
MANAGEMENT
MARK CHRISTIE, DIRECTOR OF POLICY PLANNING AND
ENVIRONMENTAL SUSTAINABILITY

RE: COUNCIL COMMUNICATION - JUNE 27, 2017

ITEM #11, REPORT #26 – COMMITTEE OF THE WHOLE - JUNE 20, 2017

DUFFERIN STREET AND CENTRE STREET
INTERSECTION LAND USE STUDY
DRAFT LAND USE PLAN AND POLICIES
AMENDMENT TO THE OFFICIAL PLAN
FILE 26.6
WARDS 4 AND 5

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability recommend:

1. THAT this Communication, BE RECEIVED as additional information; and
2. THAT in response to the motion at the June 20, 2017 Committee of the Whole and based on the rationale outlined in this report that the recommended height and density, as shown on the revised “Dufferin Street and Centre Street Intersection, Land-Use, Density, Building Heights and Street Network Plan” (Attachment 1) be endorsed by Vaughan Council.

Purpose

The purpose of this Communication is to inform Council of the implications of the resolution from the June 20, 2017 Committee of the Whole meeting on the Dufferin Street and Centre Street Intersection Land Use Study, Draft Land Use Plan and Policies (File 26.6) and to recommend additional modifications related to FSI prior to Council consideration.

Background

At the Committee of the Whole meeting on June 20, 2017, in consideration of the Draft Land Use Plan and Policies Amendment to the Official Plan for the Dufferin Street and Centre Street



memorandum

area, a Motion was brought forward to reduce the proposed heights in the Plan. The resolution approved by Committee of the Whole stated:

“Whereas it was considered and planned in the Centre Street Design Study that significant density would be concentrated east of New Westminster and that lower heights and densities would predominate in the area to the boundary of this study;

Therefore, be it resolved that the dedicated heights as shown on page 11.35 of the Committee of the Whole agenda be amended as follows:

- 12 storeys to 8 storeys
- 8 storeys to 4 storeys
- 6 storeys to 4 storeys”

The Committee of the Whole approved the resolution and it is subject to Council ratification on June 27, 2017.

The following are some of the implications of the Committee of the Whole resolution for Council consideration.

Land Use, Density and Urban Design

Policy

York Region is the approval authority for the Official Plan amendment adopted by the City as a result of this process. Regional Official Plan policies require intensification to occur at strategic locations along the Regional Corridors. Centre Street is identified as one of these corridors and will require compact built forms to meet the target objective of overall intensification of a floor space index (“FSI”) of 2.5. Staff have been working closely with York Region to establish appropriate planned density for the Plan. Any reduction in height, and corresponding density will be subject to York Region approval. The Region will need to ensure that the overall density target along the Regional Corridor is being met. The Regional Plan does not specify height and leaves this determination to the City.

The regional policy was supported and strengthened in VOP 2010. The Centre Street Corridor is identified as a *Regional Intensification Corridor* and the Centre Street and Dufferin Street intersection is identified as a *Key development area*. In accordance with VOP 2010 policies, Regional Intensification Corridors and Key development areas shall be planned to provide densities that contribute to the overall long term target of a FSI of 2.5.

Planning Principles

Height and density are intended to be applied together in the review of future development applications to create an appropriately scaled pedestrian friendly streetscape. Any change to height must also consider a corresponding assessment of density. The reduction of height without any relative changes to the FSI (density) would be disproportionate and may prevent future development from achieving the appropriate built form sought in the City’s Plans and



memorandum

Guidelines. This situation of reduced height with the same FSI may create undesired built forms, such as low buildings with large building footprints that neither meet the intent of the Plan to create compact communities and to meet the intent of the Urban Design policies under VOP 2010 and the Plan. Staff have done an assessment of the densities that are appropriate for the proposed heights to ensure redevelopment is appropriately scaled. The appropriate FSIs that should be assigned to the heights endorsed by the Committee of the Whole should be: 8 Storeys – 3.0 FSI, 4 Storeys – 2.0 FSI.

The proposed designations in the Plan for the 3 affected parcels is Mid-Rise Mixed Use. This designation is intended to support the planned rapid transit that is currently under construction at this location. The Mid-Rise Mixed Use designation accommodates transit supportive levels of density and creates compact development while providing an appropriate mix of employment and residential uses. The reduction in height in areas identified with 8 storeys to 4 storeys along Centre Street will require a change in land use from “Mid-Rise Mixed Use” to “Low-Rise Mixed Use” as Mid-Rise Mixed Use permits a range of 5-12 storeys, and Low-Rise Mixed Use permits a range of 2 storeys up to 5 storeys in VOP 2010. In order to maintain the existing Mid-Rise Mixed Use designation, which is more in keeping with the broader policy requirements, staff recommend the height range of 4-6 Storey’s with a corresponding FSI of 2.0.

The Council endorsed Centre Street Urban Design Guidelines (June 23, 2015) states and requires that lands directly abutting existing low-rise residential homes will either provide a low-rise character and/or landscape buffers as an interface with these properties. Staff believe that on this basis, with a mid-rise designation and the height range of 4-6 storeys, that some form of townhome will be the outcome of the designation. Staff believe that the 4-6 Storey range is preferable to the Low-Rise Mixed Use height range as it is more in keeping with the Regional and local Official Plan policies.

Staff understand the intent of the direction of Committee to set a reduced maximum height within the block to ensure compatibility with the neighbouring uses. Staff have considered Committee’s direction and put forward the following recommendation to ensure conformity with the Regional Official Plan and VOP2010, and to ensure the development can meet zoning and urban design requirements.

Staff Recommendation

In order to maintain the mid-rise designation for the properties, to reflect Committee’s concerns about height, and to provide for an appropriate corresponding density to the new heights, staff recommend that Council consider approving revised wording so that the resolution reads as follows:

“Therefore, be it resolved that the dedicated heights as shown on page 11.35 of the Committee of the Whole agenda be amended as follows:

- 12 storeys to 8 storeys with a corresponding FSI of 3.0
- 8 storeys to 4 - 6 storeys with a corresponding FSI of 2.0
- 6 storeys to 4- 6 storeys with a corresponding FSI of 2.0”



memorandum

Conclusion

Staff is recommending that Council take into consideration the implications identified in this communication and that they endorse the corresponding changes to FSI to accompany Committee recommendations related to heights prior to the Council ratification of the Committee of the Whole resolution from June 20, 2017.

Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager,
Planning and Growth Management

MARK CHRISTIE
Director of Policy Planning and
Environmental Sustainability

Attachment

1. Map 12.14A: Dufferin Street and Centre Street Intersection. Density, Building Heights and Street Network Plan

CC/lm

Copy to: Daniel Kostopoulos, City Manager
Barbara McEwan, City Clerk
Mark Christie, Director of Policy Planning and Environmental Sustainability

Map 12.14.A: Dufferin Street and Centre Street Intersection, Land-Use, Density, Building Heights and Street Network Plan

