

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

3

1834375 ONTARIO INC.

The Committee of the Whole (Public Hearing) recommends:

- ## Recommendation

1. THAT the Public Hearing report for File OP.07.013 (1834375 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

Communications Plan

- $\dots/2$

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

Item 3, CW(PH) Report No. 54 – Page 2

Purpose

The Owner has submitted Official Plan Amendment File OP.07.013 for the subject lands shown on Attachments #1 and #2, to redesignate the 13.13 ha subject lands from “Prestige Area-Centres and Avenue Seven Corridor” to “High Density Residential”, “Mixed-Use” and “Open Space”, to facilitate a mixed-use residential community as conceptually shown on Attachment #4, comprised of:

- 3,953 residential apartment dwelling units within 9 apartment buildings, ranging in height from 4 to 38 storeys (approximately 118.5 m to a flat roof but may be slightly greater with a parapet and/or architectural roof treatment);
- 58,518 m² of business or professional office uses;
- 19,124 m² of commercial/retail uses;
- 2.27 ha of valley land abutting the existing West Don River (easterly lot line);
- 3.40 ha of parkland; and,
- a net density of 3.85 FSI (Floor Space Index).

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ The subject lands are municipally known as 1890 Regional Road 7, and bounded by existing industrial uses to the north, the West Don Tributary Ravine/Bartley Smith Trail to the east, Regional Road 7 to the south, and the C.N.R. Rail line used by Metrolinx to the west, shown as “Subject Lands” on Attachments #1 - #3.
Official Plan Designation a) In-effect Official Plan	<ul style="list-style-type: none">▪ “Concord GO Centre” by in-effect OPA #660 (Avenue 7 Futures Land Use Study Plan), which requires that a Tertiary Plan for all the lands designated “Concord GO Centre” be implemented as an amendment to OPA #660.▪ OPA #660 Concord GO Centre policies:<ul style="list-style-type: none">- define the Concord Go Centre area as 400 m from Regional Road 7 and the GO rail line;- prescribe a minimum density of 3.5 FSI based on net developable land area;- prescribe a maximum building height of 10 storeys or 32 metres; and,- require height transitions for sites abutting low density residential areas.▪ OPA #660 is partially approved by the Region of York, subject to deferral of the high density residential uses within the Concord GO Centre area. The Region’s approval indicates that the deferral may be lifted and further approval of OPA #660 may occur when the municipal comprehensive review addressing the criteria for employment land conversion for the 2006 Growth Plan for the Greater Golden Horseshoe is completed. The Vaughan Official Plan 2010 (VOP 2010) addresses the municipal comprehensive review and designates the subject lands as “High Rise Mixed-Use”.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

Item 3, CW(PH) Report No. 54 – Page 3

<p>b) VOP 2010</p>	<ul style="list-style-type: none">▪ Schedule 13 Land Use of the new VOP 2010 designates the subject lands as “High Rise Mixed Use”, however, does not specify height and density, and “Natural Areas”. Schedule 13 Land Use schedule was approved by the Ontario Municipal Board on July 23, 2013. The Draft Concord GO Centre Secondary Plan designates the subject lands as “High Rise Mixed Use” and “Open Space” and also notes an area that is subject to further environmental studies. The Draft Concord GO Centre Secondary Plan proposes a maximum height of 22-storeys and a density of 3.5 FSI. The site-specific Official Plan Amendment File OP.07.013 proposes a maximum building height of 38-storeys and a net density of 3.85 FSI, which does not conform to the height and density policies in the Draft Concord GO Secondary Plan.▪ The Vaughan Official Plan 2010 was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012 and April 17, 2012), as further modified and endorsed by the Region of York on June 28, 2012, and approved, in part, by the Ontario Municipal Board on July 23, 2013.▪ The Owner has submitted the site-specific Official Plan Amendment application to specifically identify land use, building heights and density for the subject lands.▪ The subject lands are part of the “Concord Centre” Secondary Plan Study Area, as shown on Attachment #2, and identified in VOP 2010 as an area that requires the preparation of a Secondary Plan. A Secondary Plan Study - The Concord GO Secondary Plan (File 26.3), which includes the subject lands, is currently being undertaken by the Vaughan Policy Planning Department. The Owner is participating in the Secondary Plan Study process.▪ The policies of VOP 2010 allows the continued processing of the Owner’s development application submitted prior to May 17, 2010, where it is demonstrated to Vaughan Council that the proposed development is generally compatible with the vision contemplated in the new Official Plan, is significant in terms of its contribution to city-building, and that the proposal could be adversely affected because of any delay caused by having to adhere to the timing of a secondary plan process. This Official Plan Amendment application was submitted in 2007, and the Owner is working congruently with the Secondary Plan process.
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CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

Item 3, CW(PH) Report No. 54 – Page 4

Concord GO Secondary Plan (File 26.3)	<ul style="list-style-type: none"> ▪ The Concord GO Secondary Plan builds on the general land use policies identified in Volume 1 of VOP 2010 and will provide more detailed policies to guide development of the Concord GO Centre to the year 2031. The Centre policies provide for the creation of a new mixed-use (residential/commercial) community and a potential transportation hub, which may include mid-rise or high-rise buildings as appropriate. The Plan will also address policies respecting density, land uses, the provisions of infrastructure, development phasing, parks and pedestrian trails, urban design and the environment. The role of the adjacent Employment Areas will also be examined. ▪ On November 4, 2013, the Policy Planning Department held a Public Open House. A total of 50 participants attended the public forum where Policy Planning Department Staff along with the Planning Consultant for the Secondary Plan (File 26.3), presented the plan and provided an explanation of the process, and facilitated a discussion respecting the proposed Secondary Plan. A separate report respecting the Concord GO Secondary Plan is being considered by the Committee of the Whole at the Public Hearing on November 26, 2013.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88. A future Zoning By-law Amendment application and Public Hearing are required to rezone the subject lands to implement the proposal. The Owner will also be required to submit a future Draft Plan of Subdivision, Site Development and Draft Plan of Condominium applications to facilitate the proposed development, if this application is approved.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #3.

Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.
b.	Concord GO Centre Secondary Plan	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the Concord GO Centre Secondary Plan, which has not yet been approved by Vaughan Council at this time, including, but not limited to:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

Item 3, CW(PH) Report No. 54 – Page 5

		<ul style="list-style-type: none"> a) the vision and principles that will be identified in the Plan; b) the structural concept of the Plan, which will identify the maximum permitted density and building heights for the subject lands; c) the urban design and built form policies included in the Plan to guide the development of the subject lands; d) the internal road pattern and accesses to Regional Road 7; e) any other applicable policies relating to the development of the subject lands; and, f) provisions respecting Section 37 of the <u>Planning Act</u>, for density bonusing and potential community benefits. <p>The technical report respecting the subject development application will not be brought forward for consideration by Vaughan Council until the Concord GO Centre Secondary Plan Study has received approval from Vaughan Council</p>
c.	Appropriateness of the Development Proposal	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed development will be reviewed in consideration of, but not limited to, compatibility with the existing and planned land uses in the surrounding area including the existing Bartley Smith Trail open space and valley land system to the east, pedestrian connectivity, universal accessibility, the potential for a GO Station to be located along the rail line to the west and the future location of a York Region Viva station on Regional Road 7, access to Regional Road 7, internal proposed road pattern, built form, urban design, and environmental sustainability.
d.	Draft Concord West Urban Design Framework & Streetscape Plan	<ul style="list-style-type: none"> ▪ The subject application will be reviewed in consideration of the policies in the draft Concord West Urban Design Framework & Streetscape Plan to the satisfaction of the Vaughan Development Planning Department. The draft document has been presented at a Committee of the Whole Working Session but has not been approved yet by Vaughan Council.
e.	Phasing Plan	<ul style="list-style-type: none"> ▪ The Owner proposes three (3) phases (Attachment #4) of development: Phase One includes 1,266 residential units and 45,641 m² of retail and business or professional office uses; Phase Two includes 596 residential units and 28,005 m² of retail and business or professional office uses; and, Phase Three includes 2,091 residential units and 3,996 m² of retail area. ▪ The appropriateness of the proposed phases will be reviewed in consideration of the planned future transportation infrastructure and servicing, and/or improvements in the area.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

Item 3, CW(PH) Report No. 54 – Page 6

f.	Vaughan Design Review Panel (DRP)	<ul style="list-style-type: none"> The application was presented to the Vaughan Design Review Panel (DRP) in February of 2012 and February of 2013. The application will be reviewed by the Vaughan Development Planning Department in consideration of comments provided by the DRP.
g.	Natural Heritage Network	<ul style="list-style-type: none"> The VOP 2010, Schedule 2 - Natural Heritage Network, identifies a Core Feature along the east limit of the subject lands. This application will be reviewed in consideration of the Core Feature policies in VOP 2010, and work is underway as part of the Secondary Plan to provide for its protection and placement in public ownership.
h.	Supporting Documents	<ul style="list-style-type: none"> The following documents submitted in support of the application must be reviewed and approved by the Region of York Transportation and Community Planning Department, the Vaughan Development/Transportation Engineering Department and the Vaughan Development Planning Department: <ul style="list-style-type: none"> Rose Garden City Mixed-Use Development Urban Transportation Considerations; Concord GO Centre Tertiary Plan Planning Resubmission Report; Noise and Vibration Feasibility Study Concord Floral (Rose Garden City); Functional Servicing Report Rose Garden City; Phase One Environmental Site Assessment Concord Floral; Stage 1 and 2 Archaeological Assessment; Pedestrian Level Wind Preliminary Assessment; Amendments to Natural Areas (Update – Concord Floral/Ontario Realty Corporation Scoped Environmental Impact Study; Shadow Studies, Rose Garden in City of Vaughan; Urban Design Master Plan, Concord GO Centre Tertiary Plan, Rose Garden City; and, Landscape Master Plan, Concord GO Centre Tertiary Plan, Rose Garden City.
i.	Proposed Road Network	<ul style="list-style-type: none"> The proposed internal road network will be reviewed by the Vaughan Development/Transportation Department. The review will consider, but not be limited to: policies established in the Concord GO Secondary Plan, proposed parking standards, peak hour factors, trip generations, sightline analysis, Traffic Management Plan (TMP), proposed all-way stops, proposed phasing plan, pedestrian and bicycle circulation plan, sidewalk plan, cycle network, and a Transportation Demand Management Plan (TDM).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

Item 3, CW(PH) Report No. 54 – Page 7

j.	Future Draft Plan of Subdivision, Draft Plan of Condominium, and Site Development Applications	<ul style="list-style-type: none">Future Draft Plan of Subdivision, Draft Plan of Condominium and Site Development applications will be required, if the subject application is approved, to implement the proposed development concept.
k.	Servicing	<ul style="list-style-type: none">Servicing allocation for water and sanitary must be identified and allocated by Vaughan Council to the development, if approved. Should servicing capacity not be available, the Holding Symbol “(H)” will be placed on the subject lands. Removal of the Holding Symbol “(H)” will be conditional upon servicing capacity being identified and allocated to the subject lands.
l.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none">The application must be reviewed by the Toronto and Region Conservation Authority respecting the open space and valley land system to the east. A natural features staking was carried out by the Owner and submitted to the TRCA in February of 2007. The TRCA has extended the period of validity for this staking to February 2015. The Owner must satisfy all requirements of the TRCA. Lands located below the top-of-bank will need to be protected and dedicated into public ownership.
m.	Metrolinx/Viva	<ul style="list-style-type: none">The subject lands are located in proximity to the Barrie Metrolinx Transit line. A future Metrolinx Station may be required along this line north of Highway 407. A specific location for a future Station has not been identified.The proposed Tertiary Plan should protect for a curbside Viva station for a typical median station/canopy. Such station location and design may require approximately 70 metres of right-of-way for Regional Road 7 in this location.The proposed development should also protect for a grade-separated pedestrian and cycling crossing of Regional Road 7 to interface with Viva and a Metrolinx rail station.The York Region Rapid Transit Corporation has advised that while the Regional Road 7 and Vaughan North-South Link Environmental Assessment does not provide the exact location of a Viva station at the interface with the Metrolinx Rail line, it does include a note that a future Viva station is to be located at the Metrolinx rail line, if a Metrolinx Station is constructed.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the application to the Vaughan Vision will be determined when the technical report is considered.

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

Item 3, CW(PH) Report No. 54 – Page 8

Regional Implications

The Region of York has reviewed the application and has no objection in principle to the proposed mixed-use development. York Region has evaluated the proposed development against the Regional Official Plan (2010) and advise that the proposed development is within the “Urban Area” designation of the York Region Official Plan, which permits a wide range of residential, industrial, commercial and institutional uses. The subject property is adjacent to Regional Road 7, which is identified as a Regional Corridor. Regional Corridors are planned as urban “mainstreets” and are to be compact, mixed-use, and pedestrian and transit-friendly. In addition, this development is part of an intensification area (Concord GO Centre area) along a Regional Corridor, and is therefore, subject to the Key Development Area policies of the Regional Official Plan. Section 5.4.34 identifies an overall long term density target of 2.5 FSI.

York Region has indicated that one full signalized access to Regional Road 7 from the subject lands will be permitted. This access will be located in the vicinity of the proposed “Main Street” access. Other non-signalized vehicular access points onto Regional Road 7 will be considered by the Region subject to their review of required transportation studies.

Through future development applications, the following lands will be conveyed to York Region free of all costs and encumbrances:

- Sufficient property to provide a 22.5 m setback from the centreline of construction of Regional Road 7 across the full frontage of the site;
- 10 m by 10 m daylight triangles at the northeast and northwest corners of Regional Road 7 and the proposed “Main Street”;
- An additional triangular widening along the site frontage with Regional Road 7 for the grade separation of the adjacent C.N.R./GO Transit Lands. This widening must be of sufficient width to provide 40 m from the centreline of Regional Road 7 starting at the west property limit to a point 300 m east of the west property limit and 22.5 m from the centreline of Regional Road 7.

Regional Transportation and Community Planning Staff have reviewed the Urban Transportation Considerations Report prepared by BA Group and have identified a number of required revisions and/or updates. A revised Urban Transportation Considerations Report must be submitted. York Region requires that a comprehensive Transportation Demand Management Plan (TDM) program be part of the revised report. Regional Staff have indicated concern with the ability of the existing transportation infrastructure to accommodate the proposed level of development and require a revised phasing plan that integrates with the planned future transportation infrastructure improvements in the area.

These issues, as well as, any additional issues will be addressed when the technical report is considered. The Regional Municipality of York is the designated approval authority for local Official Plan Amendments and Secondary Plans (Concord GO Centre) and will be the approval authority for the subject implementing Official Plan Amendment, if Official Plan Amendment File OP.07.013 is approved by Vaughan Council.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

Item 3, CW(PH) Report No. 54 – Page 9

Attachments

1. Context Location Map
2. Concord GO Centre Secondary Plan Study Area - Extended Polling
3. Location Map
4. Overall Site Plan
5. Landscape Master Plan
6. Site Uses

Report prepared by:

Carol Birch, Planner, ext. 8485
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)



IBI Group
5th Floor—230 Richmond Street West
Toronto ON M5V 1V6 Canada

tel 416 596 1930
fax 416 596 0644

C	14
COMMUNICATION	
CW (PH) -	Nov. 26/13
ITEM -	3

November 25, 2013

Mayor Maurizio Bevilacqua and Members of Council
City of Vaughan
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mayor Bevilacqua and Members of Council:

COMMITTEE OF THE WHOLE (PUBLIC HEARING)
AGENDA ITEM 3: OFFICIAL PLAN AMENDMENT FILE OP.07.013
1834375 ONTARIO INC. WARD 4 - VICINITY OF REGIONAL ROAD 7 AND KEELE STREET

This letter provides comments on the Staff Report related to the above noted Official Plan Amendment on behalf of 1834375 Ontario Inc., which owns the land which is the subject of the proposed amendment. 1834375 Ontario Inc. is controlled and managed by Liberty Developments Ltd.

- The report should explicitly acknowledge that this application was made pursuant to OPA 660 which was the Official Plan of record at the time of the application and, as is stated in the Staff Report, remains the in effect OP. In the Official Plan Designation Section of the Staff Report, part (a) correctly advises that the in effect OP is OPA 660 and it notes that OPA 660 requires a Tertiary Plan. The Report should also note that application represents the Tertiary plan called for under OPA 660 and the Report should compare the height and density to the permissions in the Tertiary Plan in which the application conforms rather than comparing same to those of the not yet approved Secondary Plan as is done in part (b) VOP 2010.
- The Staff Report It recognizes that the application was submitted in submitted in 2007 and it outlines the OP criteria permitting applications submitted before May 17 , 2010 to continue to be processed. It should as well state that the Application meets these criteria.
- The Staff Report states that the maximum height permitted in OPA 660 is 10 storeys which is incorrect. OPA 660 states that "maximum height should be established in a tertiary plan and may exceed 10 storeys subject to compatibility with adjacent uses". This should be corrected.
- In the section titled "Matters to be Reviewed" there's no reference that the application will be reviewed relative to the policies of OPA 660 – the in effect OP.

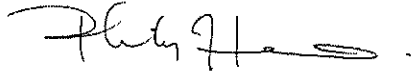
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Mayor Maurizio Bevilacqua and Members of Council – November 25, 2013

We would be please to provide any further information in support of these comments at your request.

Yours truly

IBI GROUP

A handwritten signature in black ink, appearing to read "Philip J. Levine".

Philip J. Levine, MCIP
Director

cc: Fred Darvish, Liberty Development Corporation
Wayne Long, Liberty Development Corporation
Lezlie Phillips, Liberty Development Corporation
Michael Uster, Liberty Development Corporation
Barry Horosko, Bratty and Partners, LLP
John MacKenzie, City of Vaughan
Grant Uyeyama, City of Vaughan

Britto, John

From: Birch, Carol
Sent: Tuesday, November 26, 2013 3:59 PM
To: Britto, John
Subject: FW: OP.07.013 and Z.07.052 and File 26.3
Attachments: committee.pdf

C 17
COMMUNICATION
CW (PH) - <u>Nov. 26 / 13</u>
ITEM - <u>2 & 3</u>

Hello John,

I just received this comment.

Regards,

Carol Birch, MCIP, RPP
Planner
Development Planning
City of Vaughan, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1
Phone: 905-832-8585 ext. 8485 Fax: 905-832-6080
Email: carol.birch@vaughan.ca

-----Original Message-----

From: Panaro, Doris
Sent: Tuesday, November 26, 2013 3:57 PM
To: Fearon, Kyle; Birch, Carol
Subject: FW: OP.07.013 and Z.07.052 and File 26.3

Sorry, Kyle and Carol.....here is the attachment.

Doris Panaro
Development Planning Dept.

T. 905.832.8565 ext. 8208 | 2141 Major Mackenzie Drive, 2nd Fl. N. | Vaughan, ON. L6A 1T1
F: 905.832.6080 | doris.panaro@vaughan.ca | www.cityofvaughan.ca

-----Original Message-----

From: Alfredo Mastrodicasa [<mailto:alfredo@multi-design.ca>]
Sent: Tuesday, November 26, 2013 3:09 PM
To: DevelopmentPlanning@vaughan.ca
Subject: OP.07.013 and Z.07.052 and File 26.3

Gentlemen,

I am sorry to be so late with my correspondence attached and I know it will have little weight in the proceedings tonight but I hope that the staff and the members of the Committee and Council will consider my comments.

Thank you,
Alfredo Mastrodicasa

ALFREDO G. MASTRODICASA

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Concord, Ontario

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Fax (905) 856-2532

alfredo@multi-design.ca

November 25, 2013

City of Vaughan

Attention: Members of Council
Policy Planning Department

Dear Sir:

**Re: AMENDMENT TO THE OFFICIAL PLAN PROPOSED CONCORD CO CENTRE
SECONDARY PLAN (File 26.3) and**

**COMMITTEE OF THE WHOLE (PUBLIC MEETING)
OP.07.013 and Z.07.052**

I have been a resident of Vaughan since 1980 and have working in the area since 1972. I have been involved in a number of projects in the City and have seen tremendous growth and development of the City, some good and some bad.

Unfortunately it is the bad that most residents and I get upset about and in most cases our concerns are given lip service but not heard or implemented. Furthermore, the fact that the general public will benefit from such developments is usually the reason for their approval. However in a lot of cases development negatively affects the immediate neighbourhood, with additional noise, runoff, pollution and traffic. These all have a cost factor, which the immediate neighbours end up bearing. Along with this the City as a whole with also have extra continuing costs from these developments such as, additional snow removal, maintenance of lighting, boulevards roadways, sewers, etc. to name a few. The developers profit now, the City gets their development fees but no one accounts for the additional and direct costs that the residents of the City will have to bear in the future.

I must stress I am not against development in itself, as long as the development is not for the benefit of one at the expense of another.

In this case there have been months of discussions and numerous meetings with and without the community input. I have attended a few of these meetings. In some cases the meetings were called by the City but seemed to be held by and for the benefit of the

RE: AMENDMENT TO THE OFFICIAL PLAN PROPOSED CONCORD CO CENTRE SECONDARY PLAN (File 26.3) and COMMITTEE OF THE WHOLE (PUBLIC MEETING) OP.07.013 and Z.07.052

developer and not the community or the City. The additional traffic on Highway 7 will most likely create a bottleneck at the bridge, east of Bowes Road, which will eventually need to be replaced. If this development must go head in some form or other, who will bear the cost of the railway bridge improvements now or in the future? I hope not the citizens of Vaughan. Council should require that the developers place irrevocable financial (cash) guarantees now, that will ensure that the developers who create these problems, pay for their solutions.

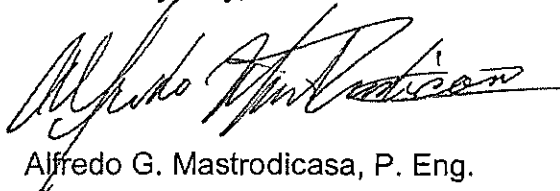
Living in the area I am fully aware of the present day traffic congestion. I cannot fathom what it will be like with this proposed development. I am out of my office and on sites for the greater part of the day so public transit is out of question. Who will pay for my time lost, or extra gasoline costs? Who will pay for the disturbance, damage and costs related to inadequate storm water runoff? Who will pay for any future works that may be needed to relieve the excessive traffic in the area?

It would appear that staff has reviewed and prepared their reports in response to the general policy of the Province. It being a general policy it should not be applied everywhere without proper and due considerations for the specific requirements and needs of the specific area.

I must object to the development proposed by 1834374 Ontario Inc. (Liberty) and any other application that may be associated with these lands. The developers (understandably) are acting in their own interest by asking more and more coverage than that supported by the governing bodies, which in my opinion are already too excessive, considering the sensitive nature of the area.

As we are a small community, with a majority of seniors, it is impossible for us to rise up to combat large developers although as staff and members of Council know we have tried. Consequently we must look to the municipality, the staff and the elected members to look after our interest and protect our community.

Yours very truly,



Alfredo G. Mastrodicasa, P. Eng.

3. OFFICIAL PLAN AMENDMENT FILE OP.07.013

P.2013.46

1834375 ONTARIO INC.

WARD 4 – VICINITY OF REGIONAL ROAD 7 AND KEELE STREET

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT the Public Hearing report for File OP.07.013 (1834375 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Hearing was circulated: November 1, 2013
- b) Circulation Area: Extended polling area beyond 150 m to 200 m as shown on Attachment #2, and to the Concord West Ratepayers Association, the Glen Shields Ratepayers Association, the Beverley Glen Ratepayers Association, and those individuals on file with the City Clerk's Department as having requested Notice.
- c) Comments received as of November 12, 2013: None

Purpose

The Owner has submitted Official Plan Amendment File OP.07.013 for the subject lands shown on Attachments #1 and #2, to redesignate the 13.13 ha subject lands from "Prestige Area-Centres and Avenue Seven Corridor" to "High Density Residential", "Mixed-Use" and "Open Space", to facilitate a mixed-use residential community as conceptually shown on Attachment #4, comprised of:

- 3,953 residential apartment dwelling units within 9 apartment buildings, ranging in height from 4 to 38 storeys (approximately 118.5 m to a flat roof but may be slightly greater with a parapet and/or architectural roof treatment);
- 58,518 m² of business or professional office uses;
- 19,124 m² of commercial/retail uses;
- 2.27 ha of valley land abutting the existing West Don River (easterly lot line);
- 3.40 ha of parkland; and,
- a net density of 3.85 FSI (Floor Space Index).

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ The subject lands are municipally known as 1890 Regional Road 7, and bounded by existing industrial uses to the north, the West Don Tributary Ravine/Bartley Smith Trail to the east, Regional Road 7 to the south, and the C.N.R. Rail line used by Metrolinx to the west, shown as "Subject Lands" on Attachments #1 - #3.
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Official Plan Designation	
a) In-effect Official Plan	<ul style="list-style-type: none"> ▪ “Concord GO Centre” by in-effect OPA #660 (Avenue 7 Futures Land Use Study Plan), which requires that a Tertiary Plan for all the lands designated “Concord GO Centre” be implemented as an amendment to OPA #660. ▪ OPA #660 Concord GO Centre policies: <ul style="list-style-type: none"> - define the Concord Go Centre area as 400 m from Regional Road 7 and the GO rail line; - prescribe a minimum density of 3.5 FSI based on net developable land area; - prescribe a maximum building height of 10 storeys or 32 metres; and, - require height transitions for sites abutting low density residential areas. ▪ OPA #660 is partially approved by the Region of York, subject to deferral of the high density residential uses within the Concord GO Centre area. The Region's approval indicates that the deferral may be lifted and further approval of OPA #660 may occur when the municipal comprehensive review addressing the criteria for employment land conversion for the 2006 Growth Plan for the Greater Golden Horseshoe is completed. The Vaughan Official Plan 2010 (VOP 2010) addresses the municipal comprehensive review and designates the subject lands as “High Rise Mixed-Use”.
b) VOP 2010	<ul style="list-style-type: none"> ▪ Schedule 13 Land Use of the new VOP 2010 designates the subject lands as “High Rise Mixed Use”, however, does not specify height and density, and “Natural Areas”. Schedule 13 Land Use schedule was approved by the Ontario Municipal Board on July 23, 2013. The Draft Concord GO Centre Secondary Plan designates the subject lands as “High Rise Mixed Use” and “Open Space” and also notes an area that is subject to further environmental studies. The Draft Concord GO Centre Secondary Plan proposes a maximum height of 22-storeys and a density of 3.5 FSI. The site-specific Official Plan Amendment File OP.07.013 proposes a maximum building height of 38-storeys and a net density of 3.85 FSI, which does not conform to the height and density policies in the Draft Concord GO Secondary Plan. ▪ The Vaughan Official Plan 2010 was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012 and April 17, 2012), as further modified and endorsed by the Region of York on June 28, 2012, and approved, in part, by the Ontario Municipal Board on July 23, 2013. ▪ The Owner has submitted the site-specific Official Plan Amendment application to specifically identify land use, building heights and density for the subject lands. ▪ The subject lands are part of the “Concord Centre” Secondary Plan Study Area, as shown on Attachment #2, and identified in VOP 2010 as an area that requires the preparation of a Secondary Plan. A Secondary Plan Study - The Concord GO

	<p>Secondary Plan (File 26.3), which includes the subject lands, is currently being undertaken by the Vaughan Policy Planning Department. The Owner is participating in the Secondary Plan Study process.</p> <ul style="list-style-type: none"> ▪ The policies of VOP 2010 allows the continued processing of the Owner's development application submitted prior to May 17, 2010, where it is demonstrated to Vaughan Council that the proposed development is generally compatible with the vision contemplated in the new Official Plan, is significant in terms of its contribution to city-building, and that the proposal could be adversely affected because of any delay caused by having to adhere to the timing of a secondary plan process. This Official Plan Amendment application was submitted in 2007, and the Owner is working congruently with the Secondary Plan process.
Concord GO Secondary Plan (File 26.3)	<ul style="list-style-type: none"> ▪ The Concord GO Secondary Plan builds on the general land use policies identified in Volume 1 of VOP 2010 and will provide more detailed policies to guide development of the Concord GO Centre to the year 2031. The Centre policies provide for the creation of a new mixed-use (residential/commercial) community and a potential transportation hub, which may include mid-rise or high-rise buildings as appropriate. The Plan will also address policies respecting density, land uses, the provisions of infrastructure, development phasing, parks and pedestrian trails, urban design and the environment. The role of the adjacent Employment Areas will also be examined. ▪ On November 4, 2013, the Policy Planning Department held a Public Open House. A total of 50 participants attended the public forum where Policy Planning Department Staff along with the Planning Consultant for the Secondary Plan (File 26.3), presented the plan and provided an explanation of the process, and facilitated a discussion respecting the proposed Secondary Plan. A separate report respecting the Concord GO Secondary Plan is being considered by the Committee of the Whole at the Public Hearing on November 26, 2013.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88. A future Zoning By-law Amendment application and Public Hearing are required to rezone the subject lands to implement the proposal. The Owner will also be required to submit a future Draft Plan of Subdivision, Site Development and Draft Plan of Condominium applications to facilitate the proposed development, if this application is approved.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #3.

Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> The application will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.
b.	Concord GO Centre Secondary Plan	<ul style="list-style-type: none"> The application will be reviewed in consideration of the Concord GO Centre Secondary Plan, which has not yet been approved by Vaughan Council at this time, including, but not limited to: <ul style="list-style-type: none"> a) the vision and principles that will be identified in the Plan; b) the structural concept of the Plan, which will identify the maximum permitted density and building heights for the subject lands; c) the urban design and built form policies included in the Plan to guide the development of the subject lands; d) the internal road pattern and accesses to Regional Road 7; e) any other applicable policies relating to the development of the subject lands; and, f) provisions respecting Section 37 of the <u>Planning Act</u>, for density bonusing and potential community benefits. <p>The technical report respecting the subject development application will not be brought forward for consideration by Vaughan Council until the Concord GO Centre Secondary Plan Study has received approval from Vaughan Council.</p>
c.	Appropriateness of the Development Proposal	<ul style="list-style-type: none"> The appropriateness of the proposed development will be reviewed in consideration of, but not limited to, compatibility with the existing and planned land uses in the surrounding area including the existing Bartley Smith Trail open space and valley land system to the east, pedestrian connectivity, universal accessibility, the potential for a GO Station to be located along the rail line to the west and the future location of a York Region Viva station on Regional Road 7, access to Regional Road 7, internal proposed road pattern, built form, urban design, and environmental sustainability.
d.	Draft Concord West Urban Design Framework & Streetscape Plan	<ul style="list-style-type: none"> The subject application will be reviewed in consideration of the policies in the draft Concord West Urban Design Framework & Streetscape Plan to the satisfaction of the Vaughan Development Planning Department. The draft document has been presented at a Committee of the Whole Working Session but has not been approved yet by Vaughan Council.

e.	Phasing Plan	<ul style="list-style-type: none"> ▪ The Owner proposes three (3) phases (Attachment #4) of development: Phase One includes 1,266 residential units and 45,641 m² of retail and business or professional office uses; Phase Two includes 596 residential units and 28,005 m² of retail and business or professional office uses; and, Phase Three includes 2,091 residential units and 3,996 m² of retail area. ▪ The appropriateness of the proposed phases will be reviewed in consideration of the planned future transportation infrastructure and servicing, and/or improvements in the area.
f.	Vaughan Design Review Panel (DRP)	<ul style="list-style-type: none"> ▪ The application was presented to the Vaughan Design Review Panel (DRP) in February of 2012 and February of 2013. The application will be reviewed by the Vaughan Development Planning Department in consideration of comments provided by the DRP.
g.	Natural Heritage Network	<ul style="list-style-type: none"> ▪ The VOP 2010, Schedule 2 - Natural Heritage Network, identifies a Core Feature along the east limit of the subject lands. This application will be reviewed in consideration of the Core Feature policies in VOP 2010, and work is underway as part of the Secondary Plan to provide for its protection and placement in public ownership.
h.	Supporting Documents	<ul style="list-style-type: none"> ▪ The following documents submitted in support of the application must be reviewed and approved by the Region of York Transportation and Community Planning Department, the Vaughan Development/Transportation Engineering Department and the Vaughan Development Planning Department: <ul style="list-style-type: none"> ▪ Rose Garden City Mixed-Use Development Urban Transportation Considerations; ▪ Concord GO Centre Tertiary Plan Planning Resubmission Report; ▪ Noise and Vibration Feasibility Study Concord Floral (Rose Garden City); ▪ Functional Servicing Report Rose Garden City; ▪ Phase One Environmental Site Assessment Concord Floral; ▪ Stage 1 and 2 Archaeological Assessment; ▪ Pedestrian Level Wind Preliminary Assessment; ▪ Amendments to Natural Areas (Update – Concord Floral/Ontario Realty Corporation Scoped Environmental Impact Study; ▪ Shadow Studies, Rose Garden in City of Vaughan; ▪ Urban Design Master Plan, Concord GO Centre Tertiary Plan, Rose Garden City; and, ▪ Landscape Master Plan, Concord GO Centre Tertiary Plan, Rose Garden City.
i.	Proposed Road Network	<ul style="list-style-type: none"> ▪ The proposed internal road network will be reviewed by the Vaughan Development/Transportation Department. The review will consider, but not be limited to: policies established

		in the Concord GO Secondary Plan, proposed parking standards, peak hour factors, trip generations, sightline analysis, Traffic Management Plan (TMP), proposed all-way stops, proposed phasing plan, pedestrian and bicycle circulation plan, sidewalk plan, cycle network, and a Transportation Demand Management Plan (TDM).
j.	Future Draft Plan of Subdivision, Draft Plan of Condominium, and Site Development Applications	<ul style="list-style-type: none"> Future Draft Plan of Subdivision, Draft Plan of Condominium and Site Development applications will be required, if the subject application is approved, to implement the proposed development concept.
k.	Servicing	<ul style="list-style-type: none"> Servicing allocation for water and sanitary must be identified and allocated by Vaughan Council to the development, if approved. Should servicing capacity not be available, the Holding Symbol "(H)" will be placed on the subject lands. Removal of the Holding Symbol "(H)" will be conditional upon servicing capacity being identified and allocated to the subject lands.
l.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> The application must be reviewed by the Toronto and Region Conservation Authority respecting the open space and valley land system to the east. A natural features staking was carried out by the Owner and submitted to the TRCA in February of 2007. The TRCA has extended the period of validity for this staking to February 2015. The Owner must satisfy all requirements of the TRCA. Lands located below the top-of-bank will need to be protected and dedicated into public ownership.
m.	Metrolinx/Viva	<ul style="list-style-type: none"> The subject lands are located in proximity to the Barrie Metrolinx Transit line. A future Metrolinx Station may be required along this line north of Highway 407. A specific location for a future Station has not been identified. The proposed Tertiary Plan should protect for a curbside Viva station for a typical median station/canopy. Such station location and design may require approximately 70 metres of right-of-way for Regional Road 7 in this location. The proposed development should also protect for a grade-separated pedestrian and cycling crossing of Regional Road 7 to interface with Viva and a Metrolinx rail station. The York Region Rapid Transit Corporation has advised that while the Regional Road 7 and Vaughan North-South Link Environmental Assessment does not provide the exact location of a Viva station at the interface with the Metrolinx Rail line, it does include a note that a future Viva station is to be located at the Metrolinx rail line, if a Metrolinx Station is constructed.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The Region of York has reviewed the application and has no objection in principle to the proposed mixed-use development. York Region has evaluated the proposed development against the Regional Official Plan (2010) and advise that the proposed development is within the "Urban Area" designation of the York Region Official Plan, which permits a wide range of residential, industrial, commercial and institutional uses. The subject property is adjacent to Regional Road 7, which is identified as a Regional Corridor. Regional Corridors are planned as urban "mainstreets" and are to be compact, mixed-use, and pedestrian and transit-friendly. In addition, this development is part of an intensification area (Concord GO Centre area) along a Regional Corridor, and is therefore, subject to the Key Development Area policies of the Regional Official Plan. Section 5.4.34 identifies an overall long term density target of 2.5 FSI.

York Region has indicated that one full signalized access to Regional Road 7 from the subject lands will be permitted. This access will be located in the vicinity of the proposed "Main Street" access. Other non-signalized vehicular access points onto Regional Road 7 will be considered by the Region subject to their review of required transportation studies.

Through future development applications, the following lands will be conveyed to York Region free of all costs and encumbrances:

- Sufficient property to provide a 22.5 m setback from the centreline of construction of Regional Road 7 across the full frontage of the site;
- 10 m by 10 m daylight triangles at the northeast and northwest corners of Regional Road 7 and the proposed "Main Street";
- An additional triangular widening along the site frontage with Regional Road 7 for the grade separation of the adjacent C.N.R./GO Transit Lands. This widening must be of sufficient width to provide 40 m from the centreline of Regional Road 7 starting at the west property limit to a point 300 m east of the west property limit and 22.5 m from the centreline of Regional Road 7.

Regional Transportation and Community Planning Staff have reviewed the Urban Transportation Considerations Report prepared by BA Group and have identified a number of required revisions and/or updates. A revised Urban Transportation Considerations Report must be submitted. York Region requires that a comprehensive Transportation Demand Management Plan (TDM) program be part of the revised report. Regional Staff have indicated concern with the ability of the existing transportation infrastructure to accommodate the proposed level of development and require a revised phasing plan that integrates with the planned future transportation infrastructure improvements in the area.

These issues, as well as, any additional issues will be addressed when the technical report is considered. The Regional Municipality of York is the designated approval authority for local Official Plan Amendments and Secondary Plans (Concord GO Centre) and will be the approval authority for the subject implementing Official Plan Amendment, if Official Plan Amendment File OP.07.013 is approved by Vaughan Council.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Concord GO Centre Secondary Plan Study Area - Extended Polling
3. Location Map
4. Overall Site Plan
5. Landscape Master Plan
6. Site Uses

Report prepared by:

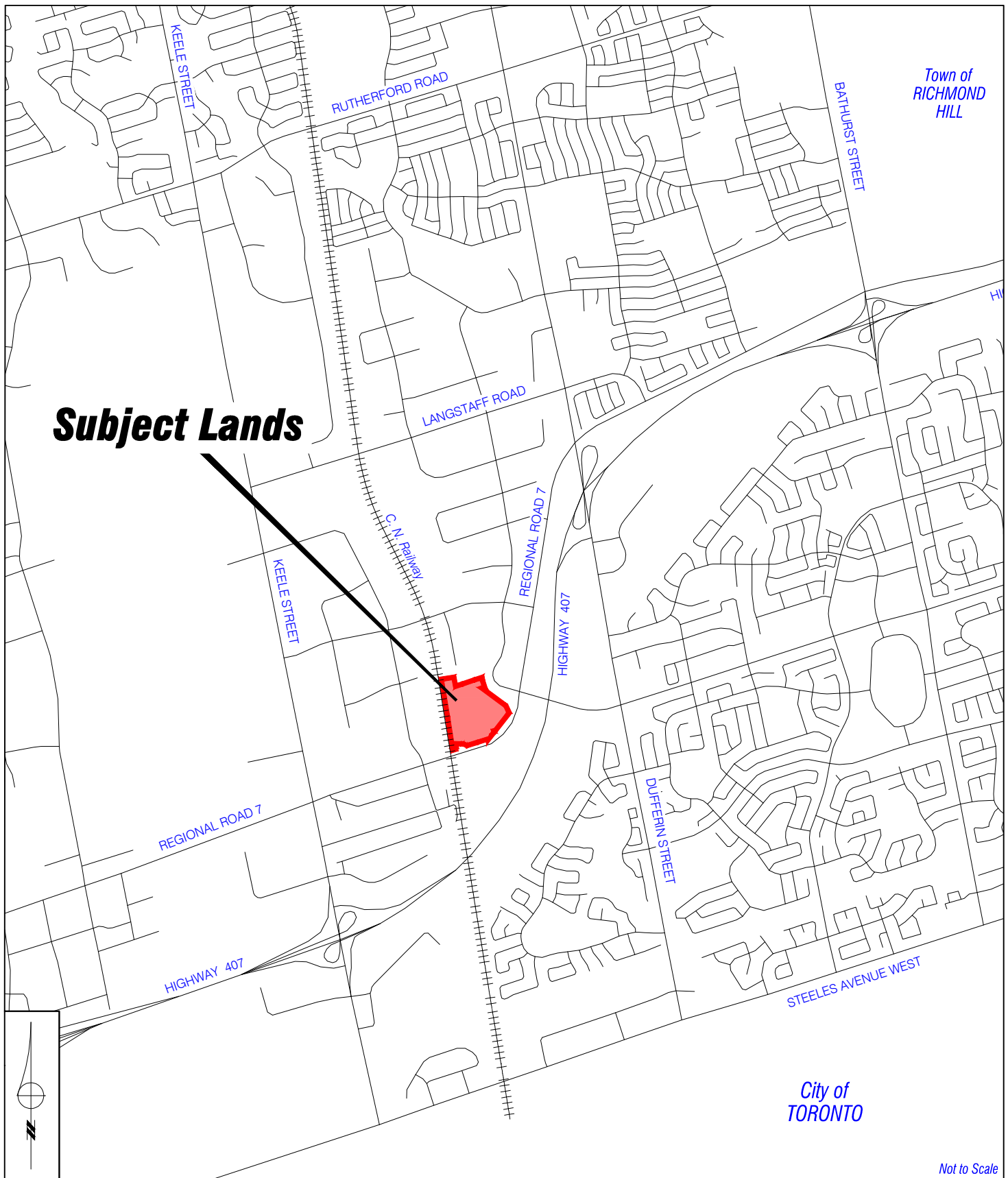
Carol Birch, Planner, ext. 8485
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lot 6, Concession 3

APPLICANT: 1834375 Ontario Inc.;
Liberty Developments Corporation

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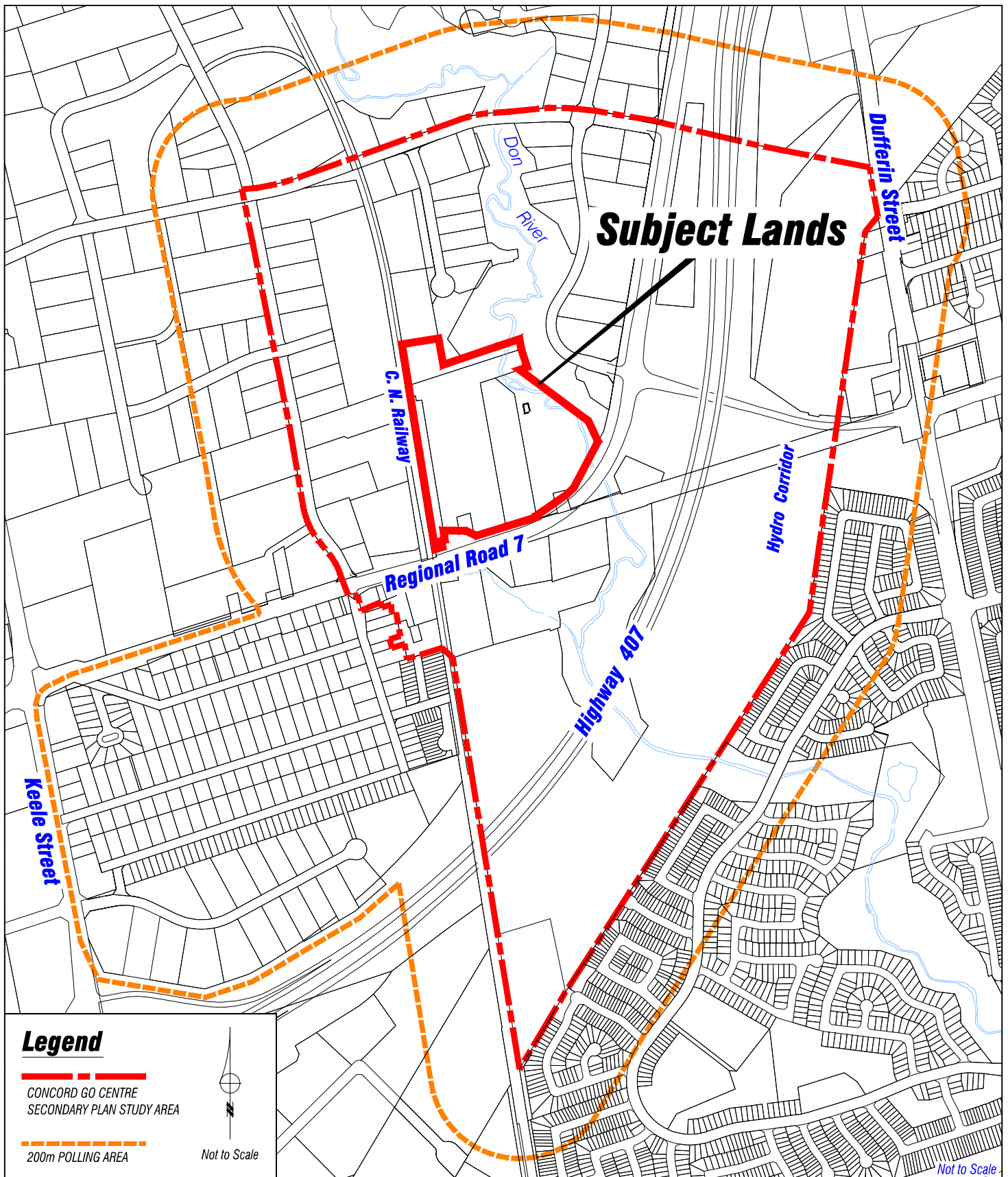
Attachment

FILE: OP.07.013
RELATED FILE: Z.07.052

DATE:
April 10, 2013

1

Not to Scale



Concord GO Centre Secondary Plan Study Area - Extended Polling

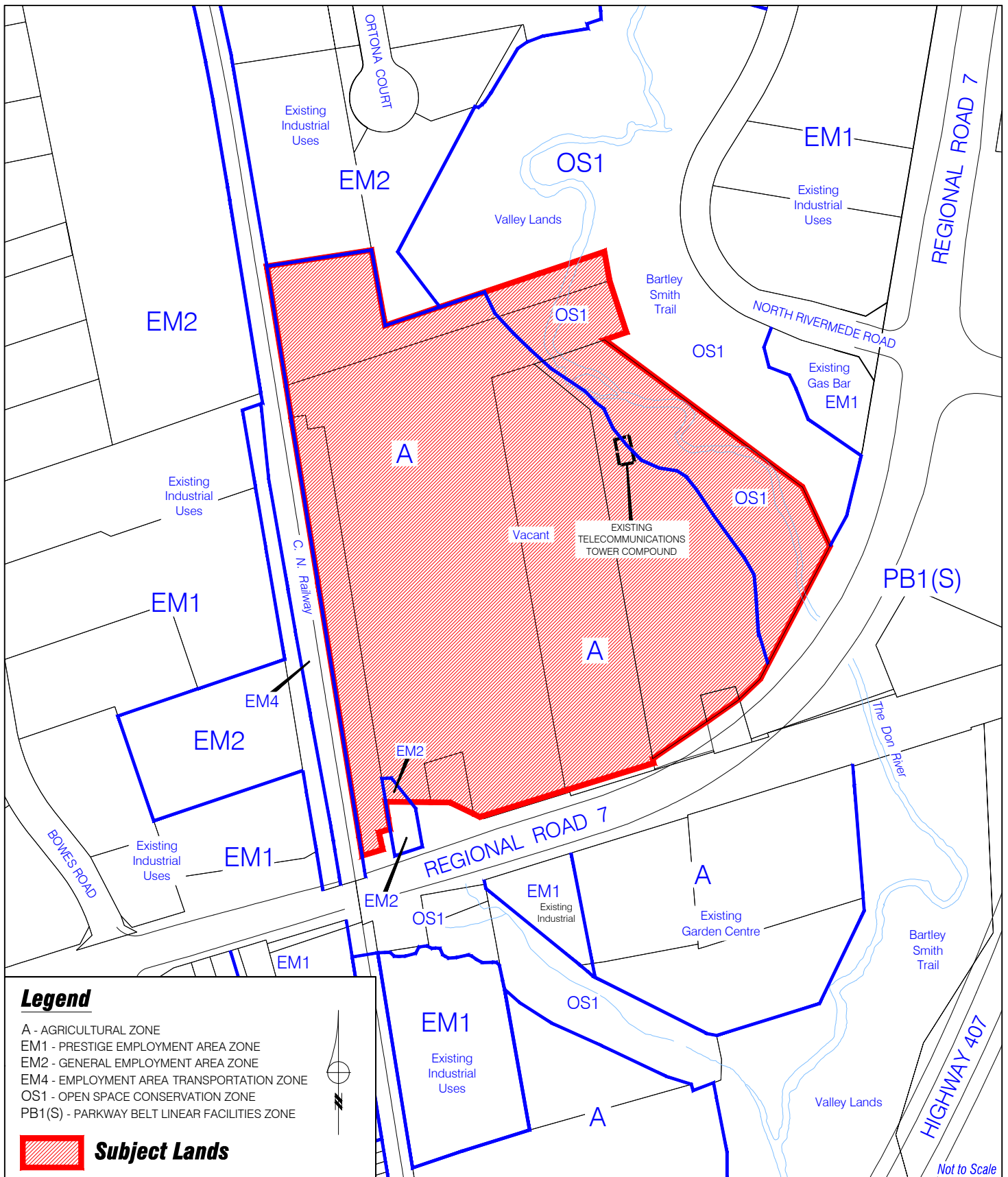
APPLICANT: 1834375 Ontario Inc.;
Liberty Developments Corporation

LOCATION:
Part of Lot 6, Concession 3



Attachment
FILE: OP.07.013
RELATED FILE: Z.07.052
DATE:
April 10, 2013

2



Location Map

LOCATION:
Part of Lot 6, Concession 3

APPLICANT: 1834375 Ontario Inc.;
Liberty Developments Corporation

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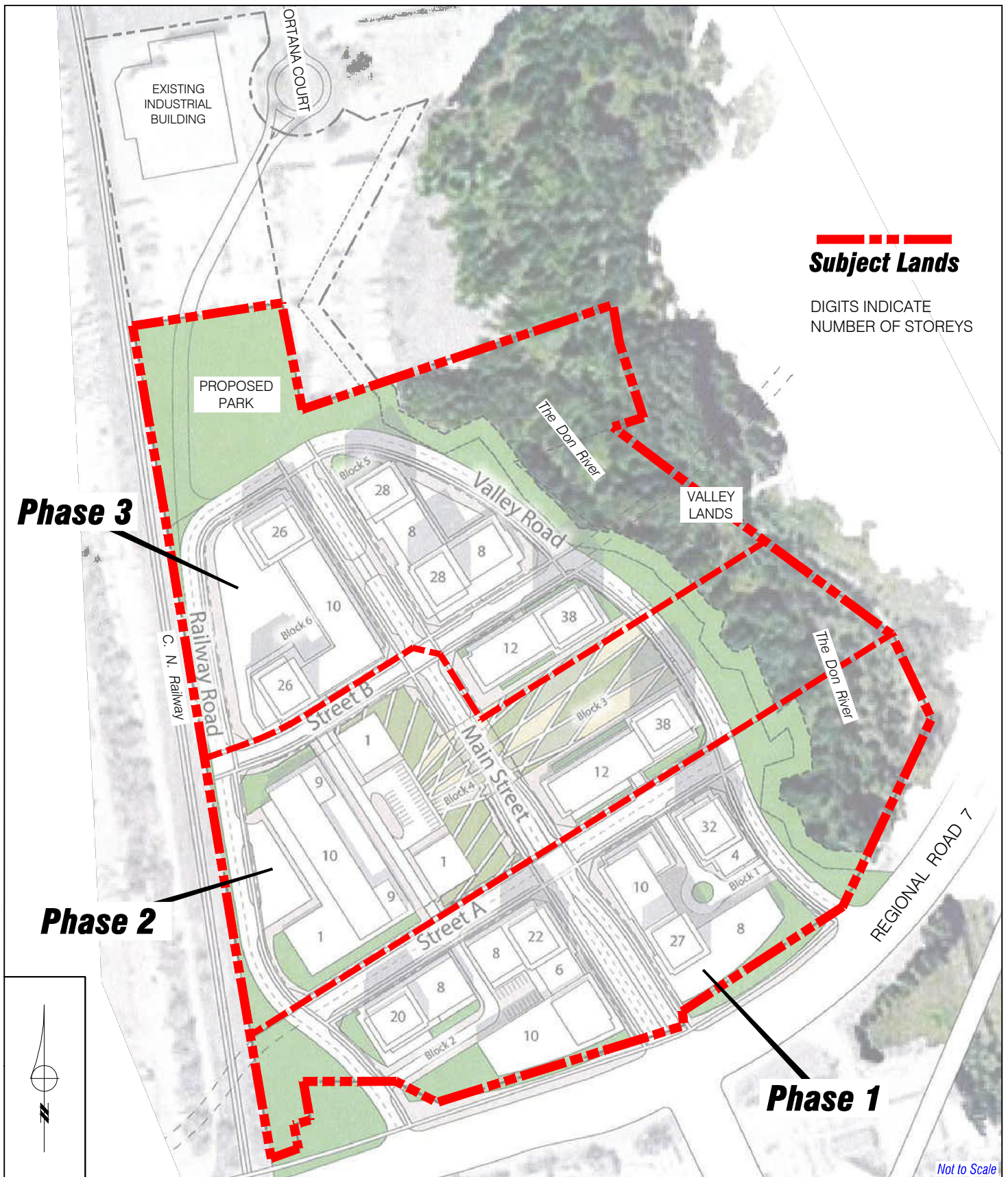


Attachment

FILE: OP.07.013
RELATED FILE: Z.07.052

DATE:
April 10, 2013

3



Overall Site Plan

LOCATION:
Part of Lot 6, Concession 3

APPLICANT: 1834375 Ontario Inc.;
Liberty Developments Corporation

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Attachment

FILE: OP.07.013
RELATED FILE: Z.07.052

DATE:
April 10, 2013

4



Landscape Master Plan

APPLICANT: 1834375 Ontario Inc.;
 Liberty Developments Corporation

LOCATION:
 Part of Lot 6, Concession 3

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Attachment

FILE: OP.07.013
 RELATED FILE: Z.07.052

DATE:
 April 10, 2013

5



Site Uses

LOCATION:
Part of Lot 6, Concession 3

APPLICANT: 1834375 Ontario Inc.;
Liberty Developments Corporation

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Attachment

FILE: OP.07.013
RELATED FILE: Z.07.052

DATE:
April 10, 2013

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