

Davies
Howe
Partners
LLP

Lawyers

The Fifth Floor
99 Spadina Ave
Toronto, Ontario
M5V 3P8

T 416.977.7088
F 416.977.8931
davieshowe.com

January 15, 2013

By E-Mail Only to jeffrey.abrams@vaughan.ca

City Clerk's Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Mr. Jeffrey Abrams
City Clerk

Dear Mr. Abrams:

**Re: Staff Report – January 15, 2013
Modifications to the Vaughan Official Plan – 2010
West Vaughan Employment Area Secondary Plan (Volume 2)
Response to Public, Government and Agency Submissions
on behalf of: Highway 27 Langstaff GP Limited
8682 Highway 7 (west side of Highway 7, north of Langstaff Road)**

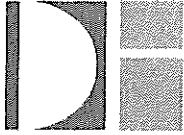
We are writing on behalf of our client Highway 27 Langstaff GP Limited ("Langstaff 27"), which owns approximately 34 hectares (84 acres) of land located on the west side of Highway 27 north of Langstaff Road, within the West Vaughan Employment Area (WVEA) and within Block 59. Langstaff 27 is represented in the Block 59 Landowners Group by Rice Commercial Group, and is supportive of the submission being made on behalf of the Block 59 Landowners Group by KLM Planning Partners Inc.

Attachment A to this letter outlines the lands owned by Langstaff 27 in Block 59.

We have reviewed the January 15, 2013 Staff Report and the proposed modified version of the WVEA being Attachments 1 to 6, and our client continues to have concerns regarding various aspects of the proposed WVEA Secondary Plan as modified, summarized as follows:

c <u>10</u>
Communication
cw: <u>Jan 15/13</u>
Item: <u>14</u>

Please refer to: **Susan Rosenthal**
e-mail: susanr@davieshowe.com
File No. 931784



Davies
Howe
Partners
LLP

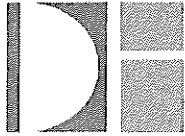
1. Identification of a District Park west of Highway 27, north of Langstaff Road

Langstaff 27 strongly opposes the identification of a District Park on its lands as shown on either Attachment 4 – Schedule 3: Land Use (as adopted September 7, 2010), or on Attachment 5C – Schedule 3: Land Use (revised December 2012), which shifts the District Park slightly west so that it is no longer on Highway 27, and requests that the Secondary Plan be modified to delete this District Park from any portion of its lands. Based on its review of the City's inventory and park needs, our client has determined that a District Park is not warranted in this location. In fact, a District Park in this location is not supported by the City's own Active Together Masterplan. We suggest that a District Park is an inappropriate use for valuable job-generating lands in this location and that it should be deleted from the WVEA Land Use Schedule 3.

Further, we wish to make two corrections with statements in the second paragraph of the 'Parkland Dedication' section of the staff report: **"Concerns regarding the conceptual location of the required 10 ha District Park were expressed subsequent to Council adoption of the Secondary Plan on September 7, 2010. The Parks Development Department has conducted further analysis including facility fit scenarios in consultation with the Block 59 Landowners Group (where the District Park is proposed). Based on facility fit scenarios, the Parks Development Department has confirmed that a District Park of approximately 8 ha is required within Block 59 Highway 27 and Highway 427,..."**

Our first correction is to the statement: "Concerns were expressed subsequent to Council adoption of the Secondary Plan on September 7, 2010". The Block 59 Landowners Group expressed concerns in a submission dated June 8, 2010, and our client (represented by Rice Commercial Group) expressed concerns in a submission dated June 11, 2010. Both of these submissions were in fact acknowledged and summarized in a Staff Report from the Commissioner of Planning to a Special Committee of the Whole meeting on August 31, 2010 entitled *'West Vaughan Employment Area Secondary Plan, Response To Public, Government, And Agency Submissions'* (extract from report attached). It is, therefore, incorrect to state that concerns were only just raised subsequent to Council adoption of the Secondary Plan.

The second comment is that there appears to be a suggestion that the Block 59 Landowners Group was supportive or agreeable to the District Park, with the



Davies
Howe
Partners
LLP

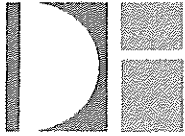
statement that “The Parks Development Department has conducted further analysis including facility fit scenarios in consultation with the Block 59 Landowners Group”. We wish to make it clear that, notwithstanding any consultation about fit facility scenarios, there has at no time been any agreement by my client or by the Landowners Group to a District Park in this location.

Our client continues to oppose the placement of a District Park in this location and asks that it be deleted.

2. The street network includes too fine a grid

Our client submits that the street network as illustrated on Attachment 4 – Schedule 3: Land Use (as adopted September 7, 2010) continues to be too fine with too many local streets shown, particularly since this is an area slated for employment land uses which by its nature requires large, contiguous parcels of land. This concern is enhanced given this is an area with so many potential valley crossings being illustrated. One of the WVEA Planning Goals in section 1.4 specifically addresses the need to have large parcel sizes, and policies 2.2.6 and 2.2.7 support potentially fewer streets and maximizing the size of large development parcels. Given the goals and objectives for this area, we submit that the Plan would be improved by eliminating local streets from Schedule 3 and allowing the ultimate road pattern to evolve without the need for any amendments, should a local (secondary) or a collector (primary) street not be needed or be relocated as specific uses come forward.

With respect to other sections of the WVEA as proposed to be modified, we are supportive of the deletion of specific minimum landscaped open space requirements from section 2.5.7, and agree with staff that the landscape requirements and other similar matters can be implemented through the Zoning By-Law and Urban Design / Landscape Guidelines.



Davies
Howe
Partners
LLP

Thank you very much for your attention to these matters, and we look forward to additional discussions and working with the City of Vaughan on finalizing and implementing the City's new Official Plan.

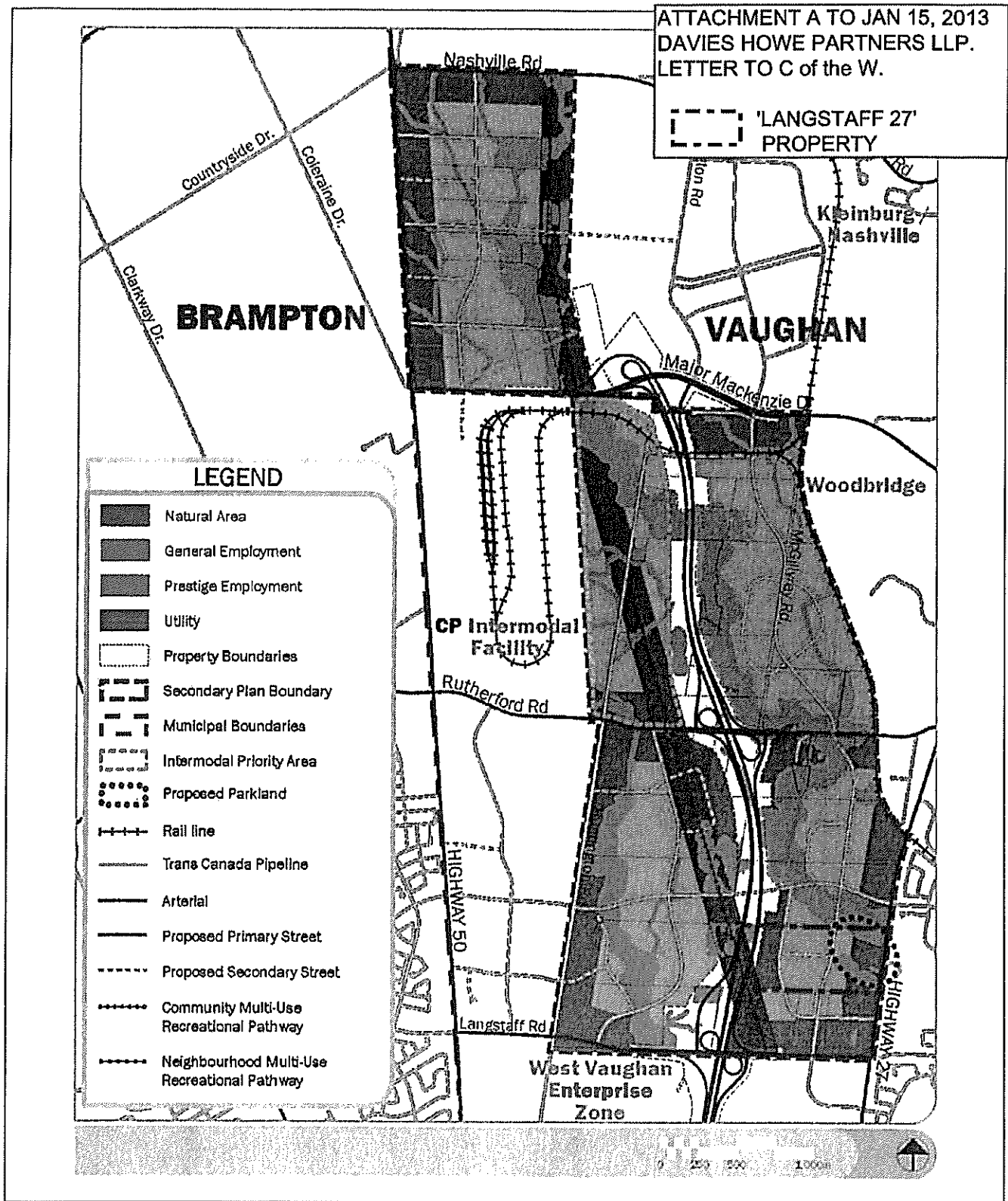
Yours sincerely,
DAVIES HOWE PARTNERS LLP

Susan Rosenthal

Professional Corporation

SR:am
encls.

copy Client
Mr. John MacKenzie, Commissioner of Planning, City of Vaughan
Ms. Maria Gatzios, Gatzios Planning



*Schedule 3: "Land Use" (as
adopted September 7, 2010)*

APPLICANT(S): City of Vaughan
LOCATION: Part of Lots 10 - 26,
Concessions 9 & 10

MAP(S): ATTACHMENT 1/15/25.5.196.dwg



Policy Planning Department

Attachment

FILE:
25.5.19

DATE:
January 15, 2013

4

SPECIAL COMMITTEE OF THE WHOLE – AUGUST 31, 2010

**WEST VAUGHAN EMPLOYMENT AREA SECONDARY PLAN
RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS
FILE 25.5.19
WARD 1 & 2**

Recommendation

The Commissioner of Planning recommends that:

1. The draft West Vaughan Employment Area Secondary Plan (May, 2010) be revised in accordance with the recommendations set out in Attachment No. 1 to this report.
2. The revised version of the West Vaughan Employment Area Secondary Plan proceed to Council for adoption at the Council meeting of September 7, 2010 as part of Volume 2 of the new Official Plan; and that the plan reflect the changes approved by Committee of the Whole at this meeting.

Contribution to Sustainability

The new policy directions within the City's Official Plan will also apply to the West Vaughan Employment Area Secondary Plan, including policies related to sustainability, natural heritage protection, built form and transportation demand measures.

The Secondary Plan addresses the City's Community Sustainability and Environmental Master Plan and the following key sustainability initiatives in "Green Directions" as listed below:

- Goals 1 & 5: To demonstrate leadership through green building and urban design policies;
- Goal 2: To ensure sustainable development and redevelopment;
- Goal 2: To protect green space and the countryside by establishing a Natural Heritage Network and limiting urban expansion;
- Goal 3: To ensure that Vaughan is a city that is easy to get around with low environmental impact;
- Goal 4: To create a vibrant community where citizens, business and visitors thrive;
- Goals 5 & 6: An overall vision and policy structure that supports the implementation of Green Directions Vaughan.

Economic Impact

The new Vaughan Official Plan, including the West Vaughan Employment Area Secondary Plan, establishes the planning framework for development throughout the City to 2031. The Official Plan, will have a positive impact on the City of Vaughan in terms of managing growth and fostering employment opportunities while fulfilling the City's obligations to conform to Provincial policies and meet Regionally imposed targets for residential and employment growth.

Communications Plan

The West Vaughan Employment Area Secondary Plan has been subject to an extensive consultation process, including discussions with stakeholders and an open house on April 22, 2010. Notice of the statutory Public Hearing held on June 14, 2010 was mailed to landowners within the West Vaughan Employment Area (WVEA) and all owners within 150 metres of its boundary. Notices were posted on online web pages, including the City of Vaughan website, Vaughan Tomorrow, City Page Online and the Policy Planning Public Hearing page. Notices were also published in various local newspapers, including the Vaughan Weekly, Vaughan Liberal, and Vaughan Citizen and mailed to any individuals requesting notification.

Purpose

The purpose of this report is to report on the recommended revisions to the draft West Vaughan Employment Area Plan, following the review of the comments received during and since the June 14, 2010 Public Hearing.

The Official Plan document will be produced in two volumes. Volume 1 will introduce City-wide policies. Volume 2 will include a consolidation of approved site and area-specific policies and secondary plans, including the WVEA Secondary Plan. The public hearing report deals with the policies specific to the WVEA Secondary Plan.

Background – Analysis and Options

Location

The lands subject to the draft Secondary Plan comprise approximately 975 gross hectares, being the northerly extension of the Vaughan Enterprise Zone employment area.

The lands are located north of Langstaff Road, between Huntington Road and Highway 27 (Block 59), extending north to Major Mackenzie Drive between the Intermodal Facility and the CP MacTier Rail line (Block 60), and north of Major Mackenzie to Nashville Road between Highway 50 and the hydro corridor (Block 66) as shown on Attachment #2.

Official Plan Designations

The Secondary Plan introduces a set of land use designations applicable throughout the Plan area, as shown on Attachment #5 (Schedule 3 - Land Use), and related land use policies, including built form, transportation, the environment, and sustainable development.

The Secondary Plan identifies lands within the study area that are subject to further detailed planning through the Block Plan process. Policy 10.1 in the new Official Plan specifies the details to be addressed by the Block Plan, including: density, housing mix, transportation network (including provisions for transit, walking, cycling), servicing and natural and cultural heritage.

Zoning

The provisions of Zoning By-law 1-88 will remain in effect until they are updated or replaced by zoning consistent with the new Official Plan, including this Secondary Plan. With the approval of the Official Plan, it is anticipated that preparation of a new zoning by-law will be commenced to bring the City's zoning provisions into conformity with the new Official Plan. A budget and work schedule to include the zoning review in the 2012 Capital Budget will be prepared for consideration by Council next year.

Secondary Plan Review Process and Community Consultation

- On April 22, 2010, the Policy Planning Department held a Public Open House for the Secondary Plan. A presentation was made by the consultants, Urban Strategies Inc., discussing the background work, and proposed transportation, environmental and land use policies. The notification process for the public hearing included notices mailed to surrounding residents and landowners 150 metres from the study area, postings on the electronic City Page, the City's website, local newspapers, and postings in public facilities (e.g. community centres and libraries).
- June 14, 2010 – Statutory Public Hearing.
- August 31, 2010 – Committee of the Whole Technical Report

Policy Context

i) Provincial Policy

a. Provincial Policy Statement (2005)

The policies in the Secondary Plan are consistent with the PPS in encouraging the promotion of efficient land use and development patterns to support strong, liveable and healthy communities, protection of environment and public health and safety, and to facilitate economic growth through intensification and the protection of employment areas.

b. Places to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan)

The Growth Plan was approved in 2006 and provides more refined policies that build on the Provincial Policy Statement requiring prescribed intensification targets and for the identification and protection of employment lands.

Under the Growth Plan, population and employment will be accommodated through compact development, intensification and directing growth within built-up areas, and identification and protection of employment lands. Density targets in employment areas (and non-employment areas) are also defined. The policies in the Secondary Plan conform to the Growth Plan.

ii) Regional Policy

The Region Official Plan (2005) designates the subject lands as "Urban Area". Portions of the lands form part of the "Regional Greenlands System", which are to be identified, protected and restored where possible.

The lands are also subject to Regional Official Plan Amendment No. 19 (ROPA 19), re-designating the lands to "Urban Area" in the Regional Official Plan. ROPA 19 also requires the preparation of local secondary plans to identify detailed land use, infrastructure, and environmental requirements, prior to development.

York Region Council adopted its new Official Plan in December 2009; approval from the Province is pending. The subject lands are designated as "Urban". The Region of York Official plan requires that Regional Greenlands Systems within Urban Areas be identified, specifically in local official plans and secondary plans, and be integrated in community

design (s. 2.1.9). Plans for the Regional Greenlands System must contain policies that support system remediation and enhancement opportunities.

Figure 2 of the Regional Official Plan identifies the Secondary Plan area as "strategic employment lands", which are to be protected for employment use. The policies in the Secondary Plan conform to the Regional Official Plan.

iii) Highway 427 Transportation Corridor Environmental Assessment

A technically preferred route for the extension of Highway 427 has been identified by the Province and is reflected in the Secondary Plan. The Highway 427 Transportation Corridor Environmental Assessment is near completion, and a timeline for construction of the Highway is pending with the Province.

Council Direction

The statutory public hearing was held on June 14, 2010 for the purpose of obtaining public input and comment on the draft West Vaughan Employment Area Secondary Plan. A total of 8 deputations and 4 written submissions were received. The following Committee of the Whole (Public Hearing) recommendation was ratified by Council on June 29, 2010:

THAT the draft Official Plan Amendment for the West Vaughan Employment Area Secondary Plan BE RECEIVED; and that any issues raised at the public hearing and comments submitted in writing be addressed in a report by the Policy Planning Department in a future report to a special evening meeting of the Committee of the Whole scheduled for August 31, 2010.

Period for Accepting Comment

The draft West Vaughan Employment Area Secondary Plan was made available for public review on May 25, 2010, and comments have been received prior to, the public hearing on June 14, 2010. Submissions have continued to be received beyond the formal commenting period and staff has endeavoured to respond to those received until mid-August. Any later submissions may be addressed through York Region's approval process. Responses have been prepared to each submission received and are reflected in Attachment 1.

It is recognized that some issues may not be resolved to the satisfaction of some respondents upon the City's adoption of the Official Plan. They may result in appeals which may ultimately have to proceed to the Ontario Municipal Board for adjudication. Post-approval negotiations may proceed during the York Region's review process, with the opportunity for modifications prior to, and during, any Ontario Municipal Board proceeding.

Submissions Review

Several objectives were used as the basis for analyzing the submissions, made by landowners, public agencies, the development industry, residents and interest groups regarding the West Vaughan Employment Area Secondary Plan. In particular, to ensure that the new Official Plan principles were maintained, that senior level policy direction was conformed to (e.g. Regional Official Plan, Places to Grow), and that sound planning principles were adhered to. In addition, meetings were held with a number of respondents to clarify issues and discuss potential solutions.

The submissions, ranging from comments to suggested amendments to the proposed Secondary Plans, were each considered on their own merit and recommendations made on appropriate responses and actions. In addition, Staff has identified areas where changes should be made to

the Secondary Plan policies, and it is also anticipated that further City-initiated changes will need to be considered prior to Regional approval.

As a tool for the efficient and thorough review of submissions, a matrix was established to set out the content of the submissions and the recommended responses to each of the five proposed Secondary Plans. The summary matrices form the basis of an Attachment to each of the five Committee of the Whole reports on this August 31, 2010 agenda, and present information in tabular form as follows:

PART A: An index of correspondence for Part B, identifying each response by item number, correspondence date, name and subject/location.

PART B: A summary of the response/concerns/requests and staff comments and the related recommended policy and mapping changes.

The summaries in PART B contain the following:

- The Item Number related to the number in the Part A Correspondence Index
- The Submission Date and respondent identification
- The correspondence content, as summarized by Staff
- Staff comment on the submission
- Staff recommendation on the submission

The following approach was applied in the application of each of the summaries:

- Each submission was evaluated on its own merits, and provided with a response
- Multiple submissions pertaining to one property(s) or issue(s), from a person, firm or agent, could be combined to provide a single response
- Submissions pertaining to one property or issue, from more than one person, firm or agent, could be combined or have a single response.

The summary will form part of the public record of comments received on each of the focus areas, and will be forwarded to the Region of York in accordance with the approval process under the *Planning Act*.

Key Policy Areas – Overview of Recommendations

Many of the responses received address key policy areas that are fundamental to the plan. A number of the important policy issues are identified below, along with an overview of staff's recommended approach.

Applicability of Draft Official Plan (Volume 1) Policies to Secondary Plans and Site and Area Specific Amendments (Volume 2)

The new Official Plan (Volume 1) contains current policy planning initiatives (e.g. sustainability and natural heritage policies) that conform to recent Provincial and Regional land use policy directions and are intended to apply to all lands within the City. The secondary plans and site-specific amendments that form Volume 2 is intended to be read and applied together with Volume 1. Where there is a conflict between the two documents, Volume 2 policies will prevail. If there is a policy in Volume 1 relating to an issue that is not included in Volume 2, then the policy in Volume 1 will apply to the lands subject to Volume 2.

Approach to the Transition Period: Post-Adoption – Pre-Approval

In the period between the adoption and final approval of the Official Plan and the West Vaughan Employment Area Secondary Plan, the City will be operating with the official plan policies still in full force. It is expected that applications to amend the existing Official Plan and Zoning By-law 1-88 will continue to be submitted during this period. In evaluating these applications, conformity to the West Vaughan Employment Area Secondary Plan will be taken into consideration. While not in force the Official Plan and Secondary Plan represent the City's most contemporary expression of planning principles, developed over several years through extensive study and public consultation. This approach will help ensure that the integrity of the new Plan is maintained through the transition period.

GTA West Corridor Individual Environmental Assessment (I.E.A)

The Ministry of Transportation is currently conducting an Individual Environmental Assessment (IEA) to establish future transportation infrastructure needs to 2031 within a study area that extends from Highway 400 to Guelph. The IEA will determine the measures needed to provide linkages to the Urban Growth Centres in the Provincial Growth Plan (Places to Grow), particularly between Downtown Guelph and the Vaughan Metropolitan Centre.

The Region of York commented that there is a need to include policies in the new Official Plan to protect for a potential alignment in the north part of Vaughan. In the interim, future development of certain areas may be affected in the City including OPA 637 (The Highway 400 North Employment Lands) and Block 41 New Community Area, bounded by Pine Valley Drive, Teston Road, Weston Road and Kirby Road.

More information will emerge as the Provincial study evolves. The necessary modifications to the plan to accommodate the results of the study will be developed in consultation with the Region of York.

Natural Heritage

Environmental issues raised in the public comments relate largely to mapping the Core Features and Enhancement Area policies that comprise the Natural Heritage Network. Corrections to the Natural Heritage Network map will be made to reflect recent planning approvals. Policies regarding Core Features will be revised to allow for minor modification of the boundaries based on appropriate site-specific evaluations. The Enhancement Area policies will be revised to clarify that there is an underlying land use designation, but that these areas provide opportunities to improve connectivity within the Natural Heritage Network. The policies will also require that appropriate ecological evaluations be undertaken to determine whether portions of Enhancement Areas can be designated as Core Features or other open space designations, as appropriate. Other minor changes to the environmental policies will be made to provide clarity and overall consistency regarding implementation through the development approvals process.

The recommended changes will be incorporated into Volume 1, Section 3.1 "Environmental Management" of the plan.

On-site Landscaping

Respondents expressed concerns that the proposed landscape requirements were too onerous for the General Employment and Prestige Employment Designations. Section 2.5.7. of the draft Secondary Plan (May 2010) requires a minimum level of landscaped open space for Prestige Employment designations of 30% of the lot area; and General Employment designations of 20% of the lot area. New storm water facilities and elements such as green roofs would qualify to be included in the percentage requirements. Currently, the City requires at least 5% of a lot area in an Employment Area Zone, however, this applies only to the landscape setbacks on the ground.

In order to address this concern, staff is recommending a reduction to the proposed minimum landscape requirement for Prestige Employment from 30% to 15%; and General Employment from 20% to 10%. Staff will also undertake further research to address the most appropriate way of providing landscaping for employment area developments that improves on current practices, meets the objectives of *Green Directions* and the intent of the new Official Plan. Any changes will be dealt with through a modification to the Region of York.

Road and Transportation Network

Concerns were expressed about the proposed location and coordination of the road (primary and secondary) and transportation network, including pedestrian and bicycle networks. The transportation network shown on Schedule 1 in the WVEA (Attachment 3), is the preferred network system particularly for primary roads. Policy 2.5.5. in the Secondary Plan provides the opportunity to re-evaluate the secondary (local) streets in detail during the Block Plan process, subject to the Block Plan requirements set out in Section 10.1 of the Official Plan (Volume 1). As such, the secondary (local) road and transportation networks will be refined through the Block Plan process.

The Secondary Plan was prepared in consultation with AECOM, lead consultants on the City-wide Transportation Master Plan. The West Vaughan Employment Area Transportation Plan is ongoing and the transportation network presented in this Secondary Plan will be updated, as necessary, upon completion of the City's Transportation Master Plan.

Commercial Uses in Employment Areas

Concerns were expressed about the amount and type of commercial land use permitted within Employment areas. The new Official Plan permits office uses to a maximum of 7,500m² per lot within the Prestige Employment designation. Ancillary offices, directly associated with another employment use, are permitted throughout the Employment Areas. Large scale retail uses (e.g. retail warehouses) are not permitted in any employment areas.

To protect lands for valuable employment uses, the new Official Plan restricts non-employment uses in Employment Areas and only a limited amount of ancillary retail uses throughout the Employment Areas. Small-scale retail uses, supportive of employment uses and serve the daily needs of employees, visitors and area businesses will be permitted.

Existing and planned commercial-retail uses, immediately north and south of the Secondary Plan area, will serve the general retail needs of business within the WVEA, as such revisions to the Plan have not been made with respect to these policies.

Parkland Dedication

Concerns Park were expressed with respect to a planned District Park in terms of its size and location. The City has identified the need for a district park between Highway 27 and Highway 427 'conceptually' shown on Schedule 3, and discussed in Section 2.4.1. Section 1.7 *Parks* also provide an option for a smaller district park plus a neighbourhood park as an alternative to the 10 ha district park. The Official Plan and Secondary Plan provide that the location and configuration of parkland be ultimately determined through the Block Plan process.

Staff Review – Amendments to Text and Mapping

On-going staff review of the West Vaughan Employment Area Secondary Plan, including any additional comments received as a result of the August 31, 2010 meeting. Comments received by internal departments as a result of internal circulation were incorporated into the draft Secondary Plan prior to the May 25, 2010 public release. All suggested comments have been

incorporated, to the best of knowledge, into the May 25, 2010 version of the West Vaughan Employment Area Secondary Plan where appropriate.

In addition, the Schedules of Volume 1 of the Plan will be amended to reflect the Council approved West Vaughan Employment Area Secondary Plan.

Relationship to Vaughan Vision 2020

The West Vaughan Employment Area Secondary Plan pertains to the section of Vaughan Vision 2020 dealing with "Plan and Manage Growth & Economic Vitality", including the following specific initiatives:

- Complete and Implement the Growth Management Strategy (Vaughan Tomorrow);
- Conduct the 5-year comprehensive review of the Official Plan as part of the Growth Management Strategy 2031;
- Support and coordinate land use planning for high capacity transit at strategic locations in the City;
- Prepare an employment area plan for the Vaughan Enterprise Zone and employment lands.

Regional Implications

The Secondary Plan has been prepared in consultation with the Region of York staff and is in conformity with the Regional Official Plan, which was adopted in December 2009 and is currently awaiting approval by the Province. As the approval authority for the Vaughan Official Plan, this report will be forwarded to the Region by the in support of the Secondary Plan upon approval by Council.

Next Steps

The recommended changes to the May 2010 draft of the West Vaughan Employment Area Secondary Plan directed by Committee of the Whole, at this meeting, are anticipated to be ratified by Council on September 7, 2010. In the interim, the Plan will be revised to incorporate the recommended changes to enable Council to consider the adoption of the Secondary Plan at the September 7th meeting. Any further changes resulting from continuing review or issue resolution will be reported on September 7, 2010 by way of an additional information item.

Conclusion

The draft West Vaughan Employment Area Secondary Plan was made available for public review on May 25, 2010. This was followed by a statutory public hearing on June 14, 2010. At the public hearing Committee received the deputations and written submissions and scheduled this Committee of the Whole meeting (August 31, 2010) to consider a report and recommendations regarding for the comments received. Submissions which continued to be received up to August 12, 2010 have also been addressed.

Approximately 21 submissions received from private citizens/landowners, development interests, interest groups and governments and public agencies, have been analyzed and recommendations have been developed to respond to the identified issues. These are set out in detail in Attachment 1. The approach taken to some of the key policy areas have also been highlighted above.

Each request for a change was considered on its merit taking into consideration the principles of the new Official Plan, the need to ensure continuing conformity with senior level policy direction (e.g. the Regional OP and the *Places to Grow* plan) and adherence to sound planning principles.

Therefore, it is recommended that the draft West Vaughan Employment Area Secondary Plan (May 2010) be modified in accordance with the recommendations contained in this report. It is further recommended that that staff proceed with the revisions to the plan, incorporating the changes recommended herein, and that the revised plan proceed to Council for adoption at its September 7, 2010 meeting.

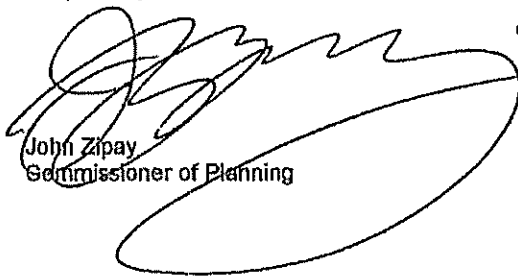
Attachments

1. Summary of Submissions, Staff Comments and Recommendations: Draft West Vaughan Employment Area Secondary Plan, May 2010.
2. Study Area Map
3. Transportation Network (Schedule 1)
4. Natural and Cultural Heritage (Schedule 2)
5. Land Use Schedule (Schedule 3)
6. Correspondence Pertaining to the Draft West Vaughan Employment Area Secondary Plan, (Volume 2) May 2010 (Mayor and Members of Council ONLY)

Report prepared by:

Melissa Rossi, Policy Planner 1, ext. 8320

Respectfully submitted,



John Zipay
Commissioner of Planning



Diana Birchall
Director of Policy Planning

Attachment 1
PART A: Index of Correspondence for PART B
West Vaughan Employment Area Secondary Plan
Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations

Item	Date	Respondent	Subject/Location
5B	June 14, 2010	Weston Consulting Group Inc.	10355 HWY 50
6B	June 3, 2010	Weston Consulting Group Inc.	9441 Huntington Road
41	June 8, 2010	KLM Planning Partners Inc.	7050 Major Mackenzie Drive
113A	June 8, 2010	KLM Planning Partners Inc.	Block 59 (Bounded by Rutherford Road, Langstaff Road, Highway 27 and Huntington Road.
120	June 4, 2010	Ontario Realty Corporation (ORC)	West Vaughan Employment Area
126	June 14, 2010	KLM Planning Partners Inc.	Block 60, Lots 16-20, Concession 9
139	June 3, 2010	John Simone	Adjacent to proposed highway interchange for Highway 427 and Rutherford Rd.
148A	June 14, 2010	Richard Ristich Raymond Ristich	Northwest corner of Highway 27 and Langstaff Road
148B	July 5, 2010	Richard Ristich Raymond Ristich	Northwest corner of Highway 27 and Langstaff Road

Attachment 1
PART A: Index of Correspondence for PART B
West Vaughan Employment Area Secondary Plan
Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations

Item	Date	Respondent	Subject/Location
210	June 11, 2010	Rice Commercial Group	8682 HWY 27
211	May 17, 2010	Metrolinx	West Vaughan Employment Area
212	June 30, 2010	City of Brampton	West Vaughan Employment Area
213	July 8, 2010	Region of Peel	West Vaughan Employment Area
214	June 11, 2010	Bell Canada	West Vaughan Employment Area
215	June 10, 2010	Toronto and Region Conservation Authority (TRCA)	West Vaughan Employment Area
216	July 6, 2010	A. DiMonte & Son Ltd.	Part of east half of lot 16, Vaughan, Pt. 3 P164R3136
319	August 6, 2010	Ministry of Municipal Affairs and Housing	West Vaughan Employment Area

Attachment 1
West Vaughan Employment Area Secondary Plan
Part B: Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations

Item	Submission	Issue	Comment	Recommendation
113A	<p>DATE: June 08, 2010</p> <p>RESPONDENT: KLM Planning Partners Inc.</p> <p>FOR: Block 59 Landowners Group</p> <p>LOCATION: Block 58 (Bounded by Rutherford Road, Langstaff Road, Highway 27 and Huntingdon Road.</p>	<p>1) Concern with the extent of the Natural Area designation shown on Schedule 13-L. What work was relied upon to determine limits.</p> <p>2) Concern with limitations on free standing office space and office accessory to a permitted employment use. Recommend the accessory office space provision undergo further review.</p> <p>3) Request background material used in determining restrictions on retail use in employment area- floor area and locational restrictions.</p> <p>4) Recommend moving the District Park designation to land between HWY 427 and the Hydro Corridor, adjacent to the Community Multi-Use Recreational Pathway. Concerned the current designation is on valuable employment land.</p> <p>5) Concern with new Official Plan requiring studies to be undertaken on the lands within 120 metres of identified features. It is unreasonable to require work to be undertaken outside of area of</p>	<p>1) The delineation of the Natural Heritage Network is described in the background study, Natural Heritage in the City.</p> <p>2) Policy 9.2.2.9 and 9.2.2.10. in Volume 1 permits a limited amount of ancillary office uses within the Employment Areas. Section 5.2.2. (Attracting Office Uses) in Volume 1 sets out the hierarchy of office uses that reinforces Vaughan's intended Urban Structure.</p> <p>3) Background studies initiated by the City as part of the Official Plan review such as the Commercial Land Use Review and Housing and Employment Strategies; discuss retail uses within employment land and area protection.</p> <p>4) Policies 1.7 and 2.4 pertaining to parks, provides the flexibility of providing alternative park dedication such as one smaller district park and one neighbourhood park. The location of the parkland will be determined through the Block Plan process.</p> <p>5) Policy 3.2.4.3 of Volume 1 of the City</p>	<p>12) No change is recommended.</p> <p>1) No change is recommended.</p> <p>2) No change is recommended.</p> <p>3) No change is recommended.</p> <p>4) No change is recommended. Policy 3.2.3.2 addresses the ability to make minor modifications to Core Features. Additional text is provided in relation to Policies 3.2.3.4 to 3.2.3.9 to specify the ability to make minor modifications to Core Features.</p> <p>5) No change is recommended to Policy 3.2.4.3.</p>

Attachment 1
West Vaughan Employment Area Secondary Plan
Part B: Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations

Item	Submission	Issue	Comment	Recommendation
		interest or on lands or a land owner they cannot control.	of Vaughan OP is based on Policy 2.1.8 of the Region of York Official Plan (adopted by the Council of the Region of York in December 2009). The policy requires an Environmental Impact Statement within 120 m of the Natural Heritage Network.	
120	DATE: June 04, 2010 RESPONDENT: Ontario Realty Corporation (ORC) FOR: Ministry of Energy and Infrastructure (MEI)	The Ontario Realty Corporation (ORC) and Hydro One Networks Inc. (HONI) have requested a number of changes to the draft Official Plan to ensure the protection of Hydro Corridor lands for their primary intended use for the transmission and distribution of electricity. Issue # 8 in the letter speaks to concerns that consultation with appropriate hydro authority should be included in policy 2.3.4. a) concerning natural heritage 'enhancement' projects in the hydro corridor should be required	Policy 2.3.4. a) should include consultation with appropriate hydro authority with respect to natural heritage 'enhancement' projects or undertakings.	Revise Policy 2.3.4.a) to read: "In consultation with the appropriate hydro authority, portions of the hydro corridor north of Major Mackenzie Drive, which will be prioritized for natural heritage enhancements around an existing stream and associated uses such as recreation trails;"
126	DATE: June 14, 2010 RESPONDENT: KLM Planning Partners Inc. FOR: Block 60 Landowners	1) Concern with the extent of the Natural Area designation shown on Schedule 13-L. Request work that was relied upon to determine limits. 2) Concern with limitations on free standing office space and office accessory to a permitted employment use. Recommend the accessory office space provision undergo further review.	Refer to comments 1), 2) and 3) in Item 113A.	See recommendations 1), 2) and 3) in Item 113A.

Attachment 1
West Vaughan Employment Area Secondary Plan
Part B: Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations

Item	Submission	Issue	Comment	Recommendation
	of Highway 27 and Langstaff Road		<i>Use Review and Housing and Employment Strategies, discuss employment land and area protection.</i>	
148B	DATE: July 05, 2010 RESPONDENT: Richard Ristich Raymond Ristich LOCATION: Northwest corner of Highway 27 and Langstaff Road	Request subject lands be designated to permit large scale retail uses	See comments for Item 148-A	No change is recommended.
210	DATE: June 11, 2010 RESPONDENT: Rice Commercial Group FOR: HWY 27 & Langstaff Limited Partnership, Block 59 Landowners Group LOCATION: 8682 HWY 27	Parkland 1) Proposed location and size of Parkland would take up significant portion of property; approximately 30%. 2) Policy 2.4.2. – requirement for landowners to initiate an agreement to secure a location of a Park. The District Park should not be schematically shown on Schedule 3 until landowners and the City decide upon a site that is mutually agreed upon. 3) Location of a Parkland should	1) Policies 1.7 and 2.4 pertaining to parks, provides the flexibility of providing alternative park dedication such as one smaller district park and one neighbourhood park. The location of the parkland will be determined through the Block Plan process. The size of the District Park was calculated for the entire secondary plan area, based on current parkland dedication rates for non-residential uses according to the <i>Planning Act</i> . In the event that a Park is not provided in this location, the underlying land use will be permitted.	1) No change is recommended. 2) No change is recommended. 3) No change is recommended. 4) No change is recommended. 5) No change is recommended. 6) No change is recommended. 7) No change is recommended 8) See recommendation 5B (4).

Attachment 1

West Vaughan Employment Area Secondary Plan

Part B: Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations

Item	Submission	Issue	Comment	Recommendation
		<p>not be located on such a prestigious and valuable piece of employment land located on Highway 27. Recommend adding a buffer with compatible use such as retail in the location shown as Parkland, if a buffer to residential across the street is intended.</p> <p>Transportation</p> <p>4) The new proposed local street network with the north-south and east-west patterns shown on Schedule 3 do not create the large development parcels noted in the Plan. The north-south road shown on the far west side of site could potentially hinder marketing efforts to attract large-scale users to the property.</p> <p>5) Figure 3 -- subject lands would be landlocked and not provide direct access to frontage onto Highway 27. Appropriate access to the Secondary Plan area should be located across from Sanremo Court on the east side of Highway 27.</p> <p>Restricting Major Office</p> <p>6) Policy 2.1.4. restricts Major</p>	<p>2) The location of the District Park is the City's preferred location; however it is conceptually shown on Schedule 3 of the WVEA as discussed in Policy 2.4.1. Also see Comment 1) above.</p> <p>3) See Comment 1) and 2) above with respect to adding commercial uses.</p> <p>4) Policy 2.2.5 provides the opportunity to re-evaluate the street network identified in Schedule 1 of the WVEA Secondary Plan through the Block Plan process. However, a system of through block streets is an important objective of the Plan and options are limited with respect to their location.</p> <p>5) See comment 4 above. Access will be determined by the City of Vaughan and York Region, in consultation with the Region of Peel, and City of Brampton.</p> <p>6) Policy 9.2.2.9 and 9.2.2.10. in Volume 1 permits a limited amount of ancillary office uses within the Employment Areas. Section 5.2.2. (Attracting Office Uses) in Volume 1 sets out the hierarchy of office uses that reinforces the Vaughan's intended Urban Structure.</p> <p>7) The City is conducting a District</p>	<p>9) Revise policy 2.5.8. (e) to read "green" roofs as identified in policy 9.2.3.7.f. (Volume 1).</p> <p>Revise policy 9.2.3.7.f. (Volume 1) to read:</p> <p><i>The rooftop of Employment/Industrial Buildings should include landscaped greenspace, private outdoor amenity space or environmental features such as: solar panels and cool roofs.</i></p>

Attachment 1

West Vaughan Employment Area Secondary Plan

Part B: Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations

Item	Submission	Issue	Comment	Recommendation
		<p>Office from Secondary Plan Area. Request that Major Office should be included in Secondary Plan Area.</p> <p>District Energy</p> <p>7) Policy 2.3.9.b promotes District Energy, however not beneficial in low density employment area. District Energy more successful in higher density area,</p> <p>Minimum Landscaped Area</p> <p>8) Policy 2.5.7.a) and b) requiring a landscape coverage of 20% and 30% is not acceptable.</p> <p>9) Policy 2.5.8.e. - requiring that landscape requirements should be added to roofs would cause an increase in building cost.</p>	<p>Energy Feasibility Study which will determine whether District Energy Systems are feasible for this area. Policy 2.3.9. (b) also supports the Objective 1.2 (To promote reduction of greenhouse gas emissions in the City if Vaughan), in Council approved <i>Green Directions</i> Vaughan, the City's Community and Sustainability and Environmental Master Plan.</p> <p>8) See comment item 5B (4).</p> <p>9) Policy 2.5.8. (e) should include reference to new Volume 1 policy 9.2.3.7.f respecting rooftop requirements for Employment/Industrial Buildings.</p> <p>Revision to policy 9.2.3.7.f (Volume 1) should be revised to include "cool roofs".</p>	
211	<p>DATE: May 17, 2010</p> <p>RESPONDENT: Metrolinx</p>	<p>1) Policy 2.2.9 – minimizing conflict between truck traffic and other forms of transportation. Suggesting the inclusion of methods for achieving such protection through zoning (setbacks), prescription of required safety/impact mitigation measures.</p> <p>2) A proposed GO station being planned for at Major Mackenzie Drive and Rutherford Road through the GO Transit</p>	<p>1) Details of methods for achieving protection as identified in Policy 2.2.9. will be determined through the Block Plan circulation process where appropriate.</p> <p>2) Policy 2.5.6. should be revised to refer to the location of potential GO Transit Future Station Area. City staff will work in coordination with Metrolinx through the Block Plan process to</p>	<p>1) No change is recommended.</p> <p>2) Policy 2.5.6. should be revised to state that Metrolinx will be consulted on any development applications in that area in order to ensure that the needs of a future station are appropriately accommodated and protected.</p> <p>3) Add policy 2.2.11 (c) to read "support the successful integration of Transit"</p>