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Communication
CW: June 17/14
Item: 7

June 16, 2014

Chairman and Members of Committee of the Whole  
City of Vaughan  
Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Chairman and Committee Members:

**CONCORD GO CENTRE SECONDARY PLAN  
COMMITTEE OF THE WHOLE - JUNE 17, 2014 - ITEM 7**

**RELATED FILE: OFFICIAL PLAN AMENDMENT APPLICATION OP.07.013  
1834375 ONTARIO INC.**

This letter provides comments on the Draft Concord Secondary Plan - June 2014 prepared on behalf of 1834375 Ontario Inc. which owns all of the lands within Area 1 of this Plan. 1834375 Ontario Inc. is controlled and managed by Liberty Developments Corporation whose representatives have participated in the Secondary Plan study process since its inception.

At the outset we would like to congratulate staff who prepared the draft, under the leadership of Roy McQuillin, on a job well done and a process well run. Liberty supports the Plan and the recommendations in the Staff Report.

We would like to raise the following issues for the Committee to consider and give further direction to staff on.

**Building Height - Area 1 (Section 3.4.7):** We would request that the maximum permitted building height for Area 1 be set at 25 storeys as opposed to the 22 storey limit currently proposed in the draft Secondary Plan. Our rationale for this is as follows;

- In OPA 660, the current plan of record, there is no maximum per se- heights beyond 10 stories are permitted providing they are compatible with adjacent uses. Our shadow studies presented with our Tertiary Plan application demonstrate that 25 storeys would be compatible beyond any doubt.
- The draft Secondary Plan allows for the total height with bonusing to be 27 storeys. Therefore the issue isn't really whether 25 storeys per se is acceptable, rather it's whether bonusing and Section 37 benefits related thereto should commence after 22 or 25 storeys. We suggest it be the latter.

**Bonus Building Height - Area 1 (Section 3.4.7.(c)):** Based on the above, we would request that the maximum additional height available with bonusing be set at 35 stories as opposed to the 27 storeys currently proposed. This will allow for more variety in heights to achieve the attractive views and vistas which help define a centre as highlighted in the Staff Report while, at the same time increasing the opportunity for community benefits as all additional height would only be available through the bonusing provisions of Section 37 in the Planning Act.

Chairman and Members of Committee of the Whole – June 16, 2014

**Parkland Dedication (Section 5.4.3):** We would request that this policy be amended to add the clarification that if Parkland is provided in another location acceptable to the City outside Area 1 then the providing less than 3ha within Area 1 will be acceptable.

**Triggering Comprehensive Transportation Study (Section 8.3):** We would request that Policy 8.3.6.(d) be amended to allow the Comprehensive Transportation Study to be triggered by an application to develop further phases in Area 1 as is permitted for Area 5. Our rationale is as follows:

- In Section 8.3 of the draft Secondary Plan Policy 8.3.6.(c) sets the requirement for the carrying out of a Comprehensive Transportation Study for the Secondary Plan Area to the satisfaction of the City and the Region prior to any further development being permitted beyond the first phase in Area 1. Future development is therefore frozen however there is no commitment as to when the Study will be carried out nor what could trigger it's commencement as regards Area 1.
- In Policy 8.3.6.(d) it outlines a number of situations which could cause the Study to be triggered including, for example , an application proposing significant redevelopment in Area 5. We would propose that development beyond Phase 1 in Area 1 also be defined as a trigger for the carrying out of the Study.

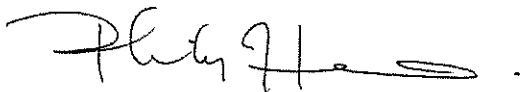
**Holding Zone Removal (Section 8.5):** We would request that Section 8.5 be amended to add a policy in addition to Section 10.1.2.8 of VOP 2010 which would allow a Holding Symbol H to be removed with the provision of alternative measures acceptable to the City and/or the Region. Our rationale for this is as follows:

- VOP 2010 states that "a by-law to remove an H may be enacted only when the reason for the use of the holding symbol no longer applies (Section 10.1.2.8).
- There may be instances where the provision of alternative measures acceptable to the City and/or the Region would allow the Holding Zone H to be lifted even though the specific reason for it being applied still prevails.

We would be pleased to provide any further information regarding these comments should you so desire.

Yours truly

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Philip J. Levine, MCIP  
Director

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