

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 19, 2016

Item 22, Report No. 34, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 19, 2016.

22 REQUESTED ACTION FROM CITY STAFF TO ENSURE A COMPREHENSIVE REVIEW

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Shefman, dated October 5, 2016:

Member's Resolution

Submitted by Councillor Alan Shefman.

Whereas, 1529749 Ontario Inc. has appealed the Vaughan Official Plan – 2010 and has filed a complete application for a large scale redevelopment at the southwest corner of the Bathurst and Centre Street (Promenade Village Shops), proposing seven 27 storey buildings, 6 storey podiums, a 3 storey parking structure and 2 storey retail buildings; and

Whereas the Thornhill community has expressed major concerns related to the potential negative impact of this very high density proposal in an area where there is significant existing high density development; and;

Whereas, the Promenade Mall is in the process of being sold by its long-term owner, and the potential for redevelopment in some form may increase under new ownership; and

Whereas, the lands subject to the application identified in part 1 above and the mall itself form parts of the area described on Schedule 14-A "Areas Subject to Secondary Plans" to the Vaughan Official Plan 2010 as "Promenade Mall", which is shown as a "Required Secondary Plan Area;" and

Whereas, to responsibly respond to the existing and imminent development proposals for this area, the City's position on proposed redevelopment must be established quickly.

Therefore, be it resolved:

- 1. *That*** Staff be directed to initiate the secondary plan process for the Promenade Mall area to satisfy the Vaughan Official Plan 2010 requirements, and to report on any additional staffing and funding requirements associated with initiating the Secondary Plan for the Promenade Mall area as part of the 2017 budget process.
- 2. *That*** Staff be directed to request the applicant identified in part 1, to undertake more detailed comprehensive studies that address the concerns from the community related to heights, densities, traffic, access for pedestrians to transit, parks, schools and other community infrastructure issues; and
- 3. *That*** Staff be directed to report back on the cost and process involved of a peer review of the application identified in part 1 so as to ensure a comprehensive review of the proposal identified in part 1 can be completed quickly to inform the City's position;
- 4. *That*** in recognition of the need for an expeditious review that staff be requested to examining existing funding sources.



Meeting/Date:	COMMITTEE OF THE WHOLE - OCTOBER 5, 2016
Title:	REQUESTED ACTION FROM CITY STAFF TO ENSURE A COMPREHENSIVE REVIEW
Submitted by:	Councillor Alan Shefman

Whereas, 1529749 Ontario Inc. has appealed the Vaughan Official Plan – 2010 and has filed a complete application for a large scale redevelopment at the southwest corner of the Bathurst and Centre Street (Promenade Village Shops), proposing seven 27 storey buildings, 6 storey podiums, a 3 storey parking structure and 2 storey retail buildings; and

Whereas, the Thornhill community has expressed major concerns related to the potential negative impact of this very high density proposal in an area where there is significant existing high density development; and;

Whereas, the Promenade Mall is in the process of being sold by its long-term owner, and the potential for redevelopment in some form may increase under new ownership; and

Whereas, the lands subject to the application identified in part 1 above and the mall itself form parts of the area described on Schedule 14-A “Areas Subject to Secondary Plans” to the Vaughan Official Plan 2010 as “Promenade Mall”, which is shown as a “Required Secondary Plan Area;” and

Whereas, to responsibly respond to the existing and imminent development proposals for this area, the City’s position on proposed redevelopment must be established quickly.

Therefore, be it resolved that:

1. That Staff be directed to initiate the secondary plan process for the Promenade Mall area to satisfy the Vaughan Official Plan 2010 requirements, and to report on any additional staffing and funding requirements associated with initiating the Secondary Plan for the Promenade Mall area as part of the 2017 budget process.

2. That Staff be directed to request the applicant identified in part 1, to undertake more detailed comprehensive studies that address the concerns from the community related to heights, densities, traffic, access for pedestrians to transit, parks, schools and other community infrastructure issues; and

3. That Staff be directed to report back on the cost and process involved of a peer review of the application identified in part 1 so as to ensure a comprehensive review of the proposal identified in part 1 can be completed quickly to inform the City’s position;

4. That in recognition of the need for an expeditious review that staff be requested to examining existing funding sources.

Respectfully submitted,

Councillor Alan Shefman