

October 15, 2012

Project No. 12149

Mr. John MacKenzie  
Commissioner of Planning  
City of Vaughan  
2141 Major MacKenzie Drive  
Vaughan, Ontario L6A 1T1

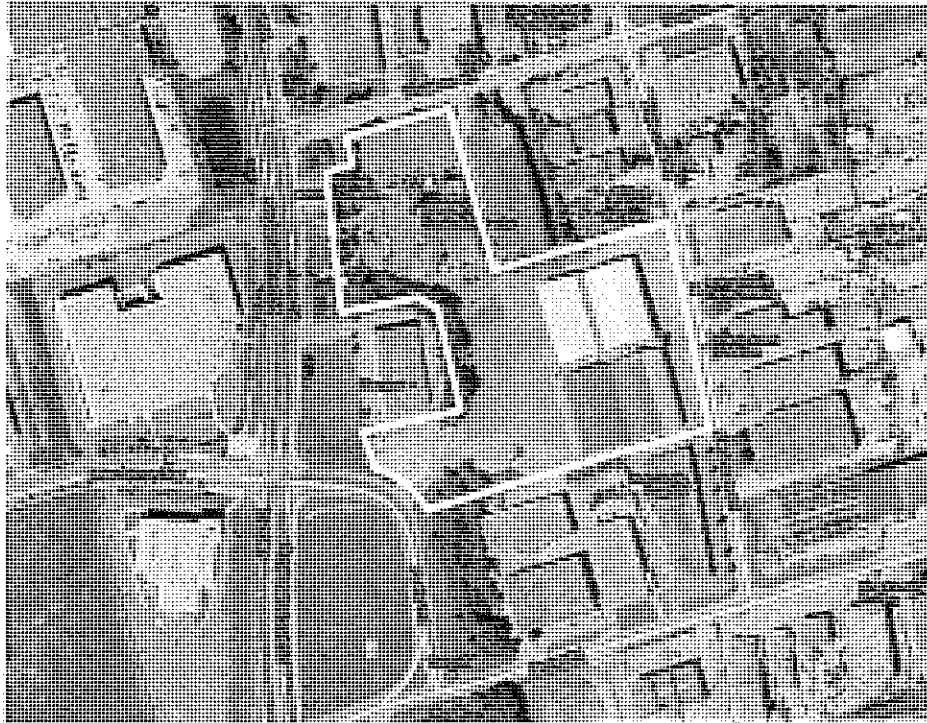
Dear Mr. MacKenzie:

***Re: Proposed Modifications to Adopted VMC Secondary Plan  
7551 and 7601 Jane Street – Vaughan Square Centre  
Pandolfo Group***

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As planning consultants to the owner of 7551 and 7601 Jane Street (see aerial photo below), we are writing to provide comments on the proposed modifications to the adopted VMC Secondary Plan as set out in the staff report.

Aerial Photo of 7551 and 7601 Jane Street



While we appreciate that staff have responded directly to our client's initial concerns and made several changes further to our discussions, there continue to be items that require further modification based on the current draft. Our comments in this regard are summarized as follows:

1. Schedule A - Move the Urban Growth Centre (UGC) boundary east to Maplecrete Road to include the subject site in its entirety. (note: schedule 1 to the parent official plan would also require modification to reflect this change.) (see page 2, figure 1)
2. Schedule J - Move the higher density area (4.5 FSI/25 storeys) boundary east to Maplecrete Road to reflect the modified UGC boundary. (see page 3, figure 2)
3. Schedule C - Show a "private street" between Freshway Drive and Interchange Way where there is currently a "local street" shown west of Maplecrete Road. (see page 5, figure 5)
4. Modify policy 4.3.5 to clarify that the dedication of land for new public street rights-of-way will be shared between property owners where appropriate and possible. (see page 6, figure 6)
5. Modify the boundary line of Special Study Area B to reflect the more accurate line delineated on Schedule K as the "Black Creek Remediation Area". (see page 6, figure 7)
6. Depending upon the final determination of the Black Creek alignment we may have further comments as the alignment will affect the development potential of this property. (see page 7, Figure 8)
7. Modify policy 10.2.9 as necessary to provide that the width and location of the Linear Park east of Jane Street is not defined until such time as the location and buffers of Black Creek are determined. (see page 7)

Our more detailed comments with respect to the above are set out below.

### **Height and Density Parameters**

The modifications to Schedules A and J would expand the UGC and 25 storey/4.5 FSI permissions further east to about midway between the block west of Maplecrete Road. While we are supportive of this modification, we request that the Urban Growth Centre boundary should be expanded to the eastern extent of the VMC (Maplecrete Road)(See Figure 1). In line with that, the higher density 25 storey/4.5 FSI area would also be shifted to reflect the UGC boundary along Maplecrete Road (See Figure 2).

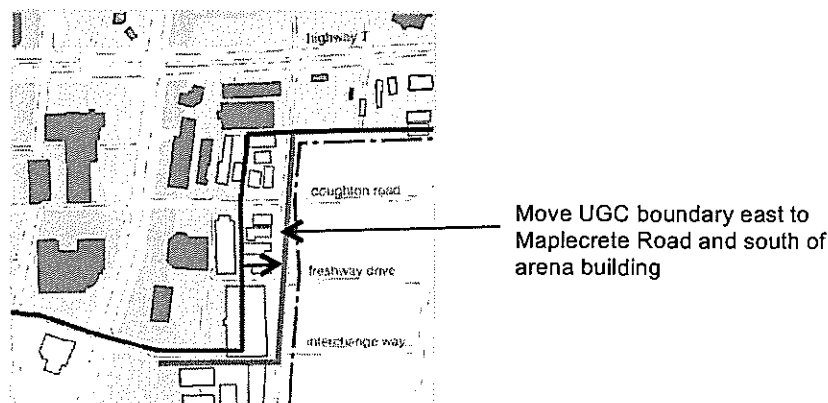


Figure 1 – Schedule A, Urban Growth Centre

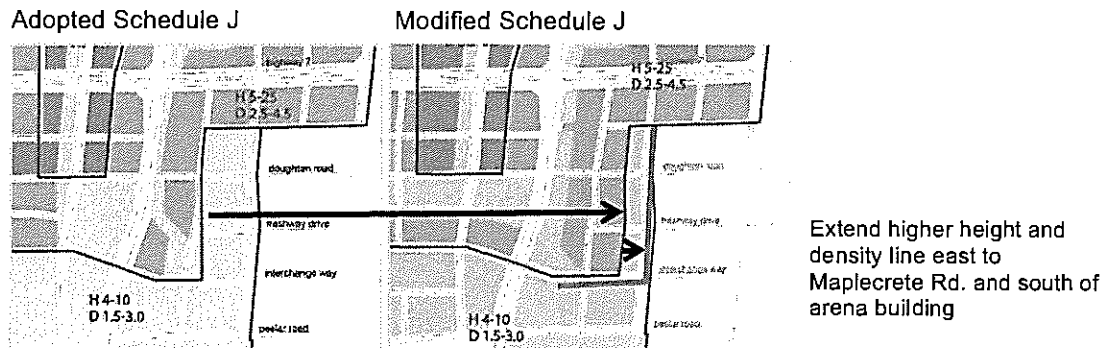


Figure 2 – Schedule J, Height and Density Parameters Modifications

In our view there is an additional benefit to expanding the UGC and higher density and height parameters for the following reasons:

- The current UGC boundary straddles the property. In order to allow for the orderly development of the property, we believe that the entire property should be included in the UGC and the higher density area.
- There is a clear intent to locate higher density development on the subject site, which would straddle the UGC. Given this intent and the uncertainty related to the alignment of Black Creek on the western portion of the subject site, we believe that expanding the UGC would provide an opportunity for intensification to occur in the southeastern VMC in a more timely and orderly manner.
- Specifically, in terms of location, the subject site is located at the southerly gateway to the VMC and is also uniquely positioned within walking distance to several major transit routes, including two TTC subway stations, a GO station and the VIVA bus network. In this respect, the constraints on this site arising out of the Black Creek alignment should be balanced by taking advantage of the opportunities presented by this location through increased height and density parameters.
- The expansion of the height and density parameters would not result in any detrimental land use compatibility issues. Specifically, given the proposed location of the school site northeast of the subject site, which is directly adjacent to the employment area, there does not appear to be any need for transition to the east in terms of height and density (See Figure 3).
- In addition, the potential loss of intensification resulting from the development of the school site could be made up by the slight expansion of the UGC.

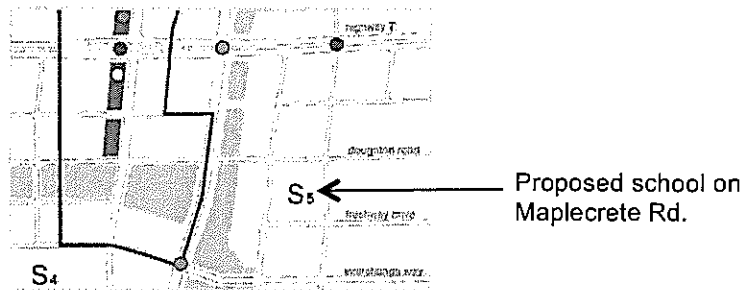


Figure 3 – School Location

- Further to the above comments respecting the mapping and the location of the height and density parameters, we also believe that a higher density should be considered for the subject site similar to other approvals in the VMC which have been approved over 5.0 times FSI. For the reasons stated above, we believe that the City would benefit from additional intensification on the subject site.
- In terms of specific comments relating to the policies, we appreciate that 8.1.7 has been modified to allow for development of residential units outside of the UGC prior to 8,000 units being developed within the UGC. However, the requirement that the first phase of development be located within the UGC significantly diminishes the effect of the new permission on this site. Specifically, given the uncertainty with respect to the timing of the Black Creek alignment on the western portion of the subject property, the phasing of development would be from east to west (See Figure 4). This concern can be addressed through the modification to expand the UGC east to Maplecrete Road. This would assist in facilitating the intensification of the area and the studies have been completed which demonstrate that the eastern portion of the subject site may be developed in advance of and independent of the western portion.

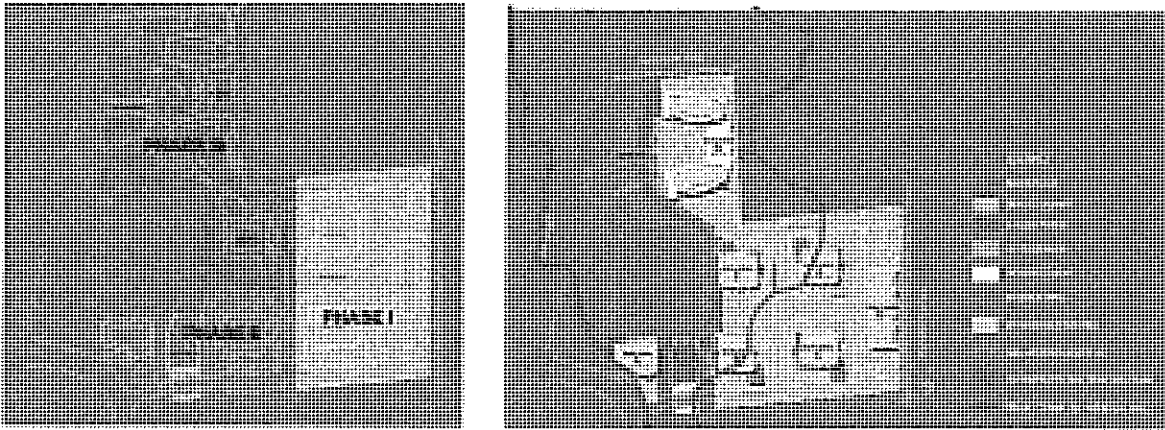


Figure 4 - Proposed Phasing

### Street Network

- There are two streets proposed to bisect the subject site, one east-west street and one north-south street. Given that the subject site would be bounded by four public streets with four access points and given the unknown alignment of the Black Creek floodplain remediation line, we request that the southerly extent of the north-south street between Freshway Drive and Interchange Way be shown as a 20m "private street" subject to appropriate easements on Schedule C as indicated in Figure 5.

### Schedule C

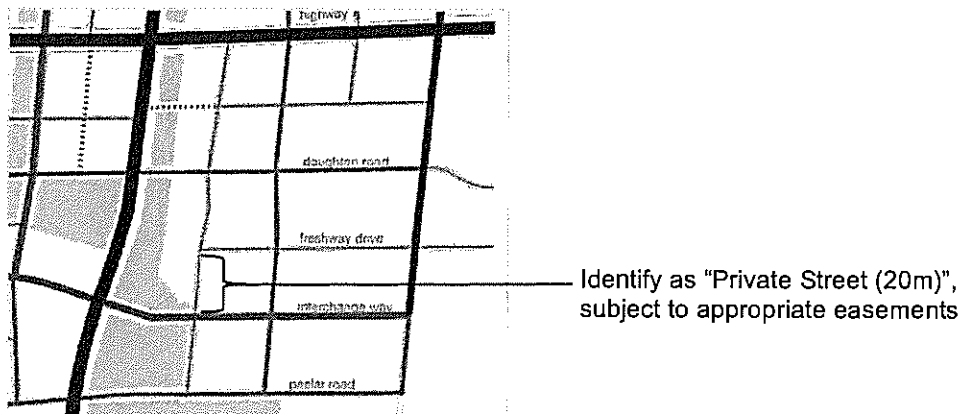


Figure 5 – Street Network Modification

- In addition, the alignment of the proposed public streets adjacent to the subject site should be amended to more closely reflect the intent that public streets should be shared between different properties in terms of future dedications (See Figure 6).

## Schedule A

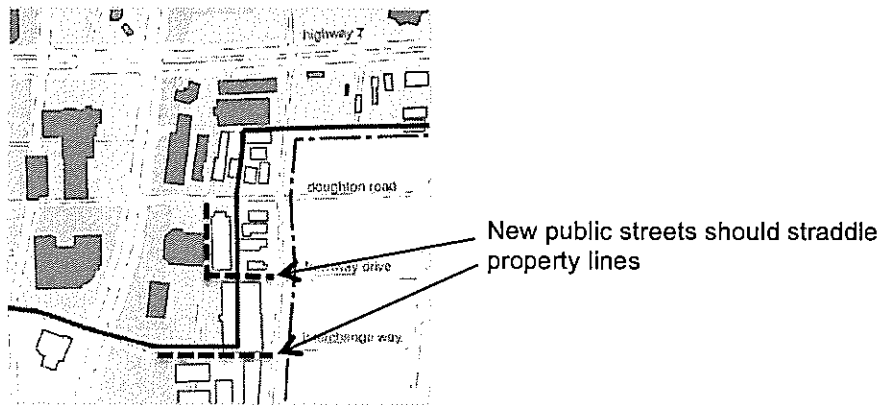


Figure 6 – Street Network Alignment at Freshway Drive and the proposed new North-South street

In our view, the most appropriate method to ensure the sharing of road dedications would be to modify policy 4.3.5 by adding the following wording shown in bold italics below:

“New collector and local roads identified in Schedule C shall be identified in all approved plans within the VMC and shall be conveyed to the municipality as a condition of approval of draft plans of subdivision and site plan applications, at no cost to the City ***and, where possible, streets should straddle property boundaries so that they are shared.***”

## Land Use Precincts – Schedule G (Floodplain related issues)

The modifications to Schedule G are certainly moving in the right direction, however we still have the following objections:

- The Special Study Area policy 8.4.4 states that “Properties partially or wholly within Special Study Area B, but entirely outside the floodplain, are exempted from the development restrictions applicable to lands in the study area.” In our view, the restrictions should only apply to the lands within the floodplain, despite the overall property boundaries. In this regard, we request that Schedule G be amended to modify the Special Study Area line to align with the flood remediation line as identified on Schedule K (see Figure 7 below).

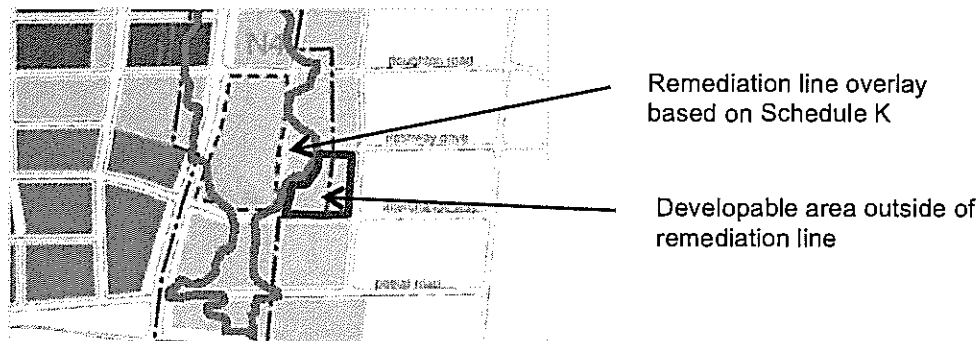


Figure 7 – Schedule G showing Remediation Line

- With respect to the lands now shown within the area identified as “land use designation subject to results of the VMC Black Creek Renewal EA (Stages 3 & 4)” as well as any lands that may be located within the flood remediation line shown on Schedule K, we request an opportunity to jointly work with all applicable City and agency representatives (e.g. TRCA and MNR) to work toward a site-specific interim policy solution that allows for development, despite the overall restrictions set out in new Policy 10.2.9.
- As a point of clarification, please confirm that the Special Study Area reference in the legend of Schedule G is intended to reference Policy 8.4.4 as it applies to the subject site (the Schedule currently references “x.x.x”).

### **Black Creek Renewal Study**

Depending upon the final determination of the Black Creek alignment we may have further comments as the alignment will affect the development potential of this property. We will have further comments if the Black Creek alignment remains in its current location as shown in Figure 8, which would substantially diminish the developable area, especially once the potential buffer, park and new street network are accounted for.

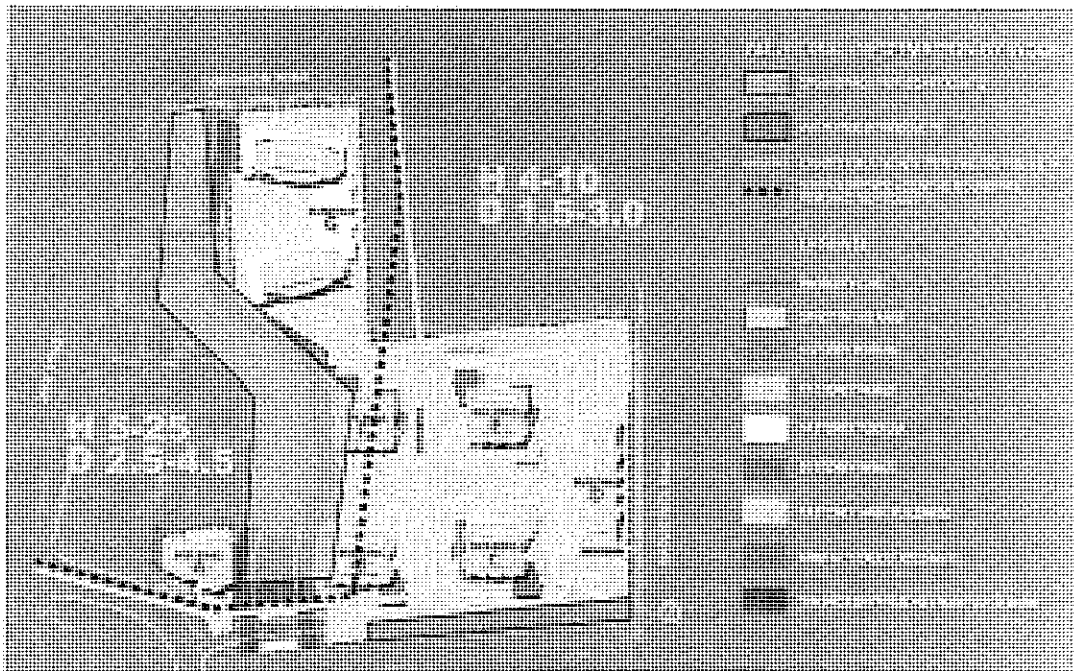


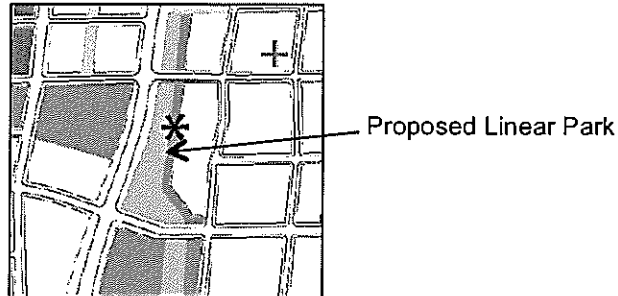
Figure 8 – Original Proposed Black Creek Alignment

### **Major Parks and Open Spaces – Schedule E**

While we are generally supportive of a linear trail on the east side of Black Creek, we object to the proposed width of 25 metres. In our view, the purpose of this park is to

provide a walking or multi-use trail connection between Highway 7 and the open spaces areas to the south and that to fulfill this purpose a width of approximately 6 metres is adequate given that the linear park may encroach onto private properties. However, if it is intended that this park be more substantial for other purposes, we would have no issue with the width, subject to it being provided entirely on City property, especially given the uncertainty of the ultimate alignment of the Black Creek floodplain and the resulting potential loss of developable area.

Schedule E



In order to alleviate the concern respecting the proposed location and width of the linear park, we suggest that Policy 10.2.9 be modified to include the following new subsection:

*“10.2.9(7) – The final location and width of the Linear Park east of Jane Street will be determined once the limit of the upgraded pond, naturalized creek channel and associated buffer have been defined within the approved remediation strategy.”*

Notwithstanding its ultimate width and location, we look forward to working with the City to integrate appropriate connections to the trail within the ultimate development of the subject site. In addition, in order to accommodate the anticipated demand for park space for families within the proposed development, we are working to develop a parkette area offering passive recreation amenity to the residents and workers in the area.

### **Concluding Remarks**

On behalf of the landowner, we are pleased to offer the above comments and look forward to working with staff towards a final policy framework that will achieve the vision of the Vaughan Metropolitan Centre. If there are any questions with respect to the foregoing please do not hesitate to contact me at 416-947-9744.

Yours truly,  
**Bousfields Inc.**



Michael Bissett, MCIP, RPP

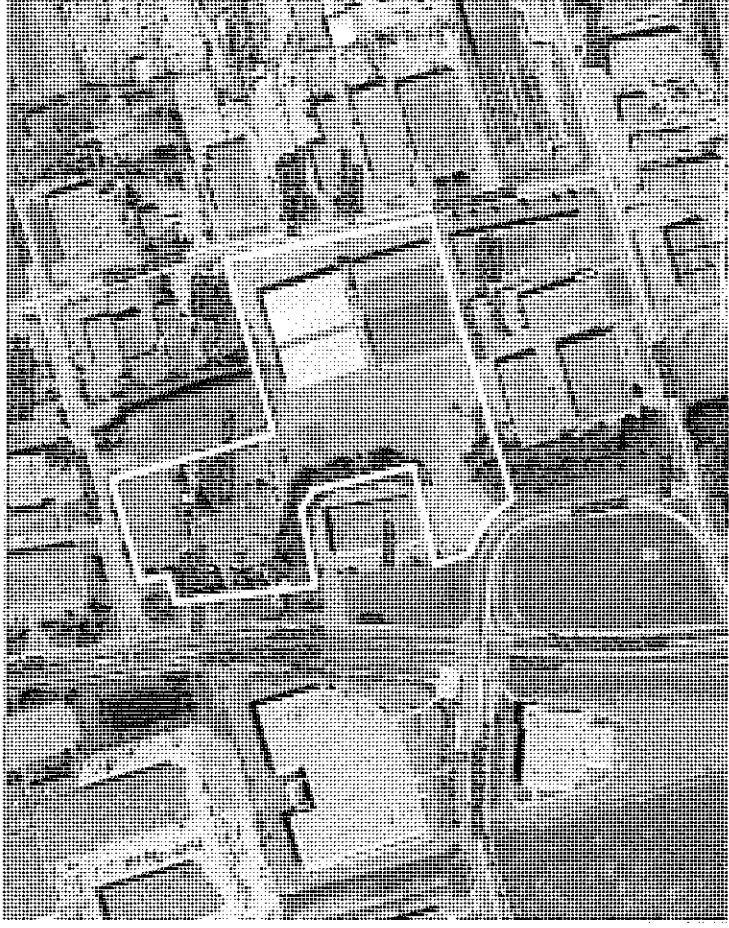
c. Anna Sicilia, Diana Birchall and Joe Pandolfo



# CITY OF VAUGHAN

## Proposed Modifications to Adopted VMC Secondary Plan

*7551 and 7601 Jane Street – 785345 Ontario Limited, L & M Portfolio Holdings*

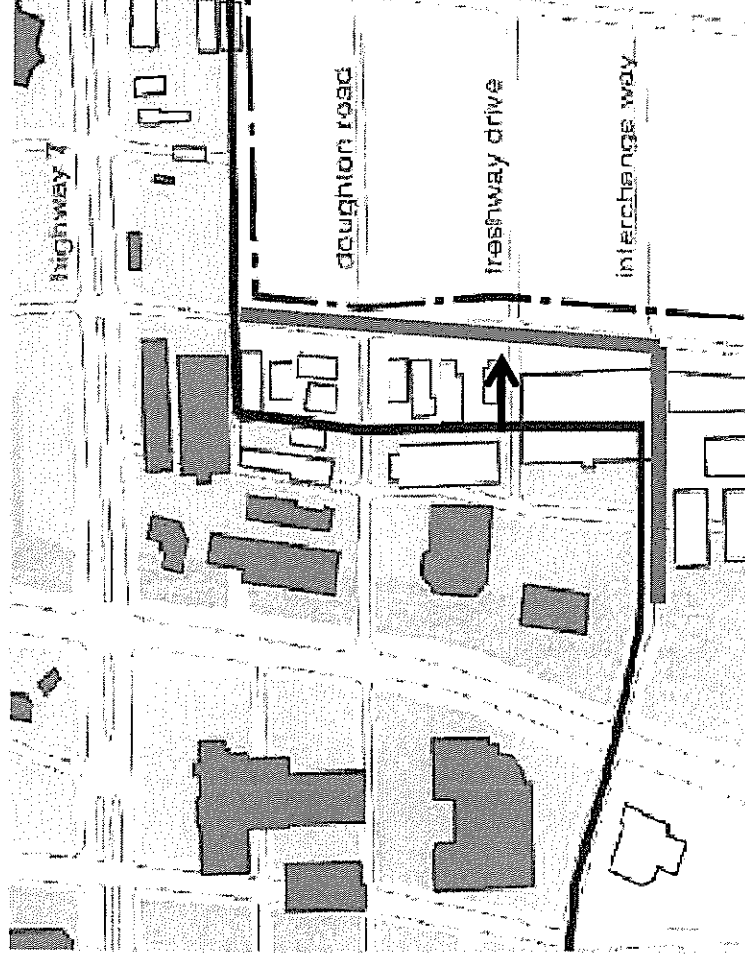


Michael Bissett, Bousfields Inc.

October 16, 2012

## URBAN GROWTH CENTRE BOUNDARY

- 1) Schedule A - Move the Urban Growth Centre (UCG) boundary east to Maplecrete Road to include the subject site in its entirety

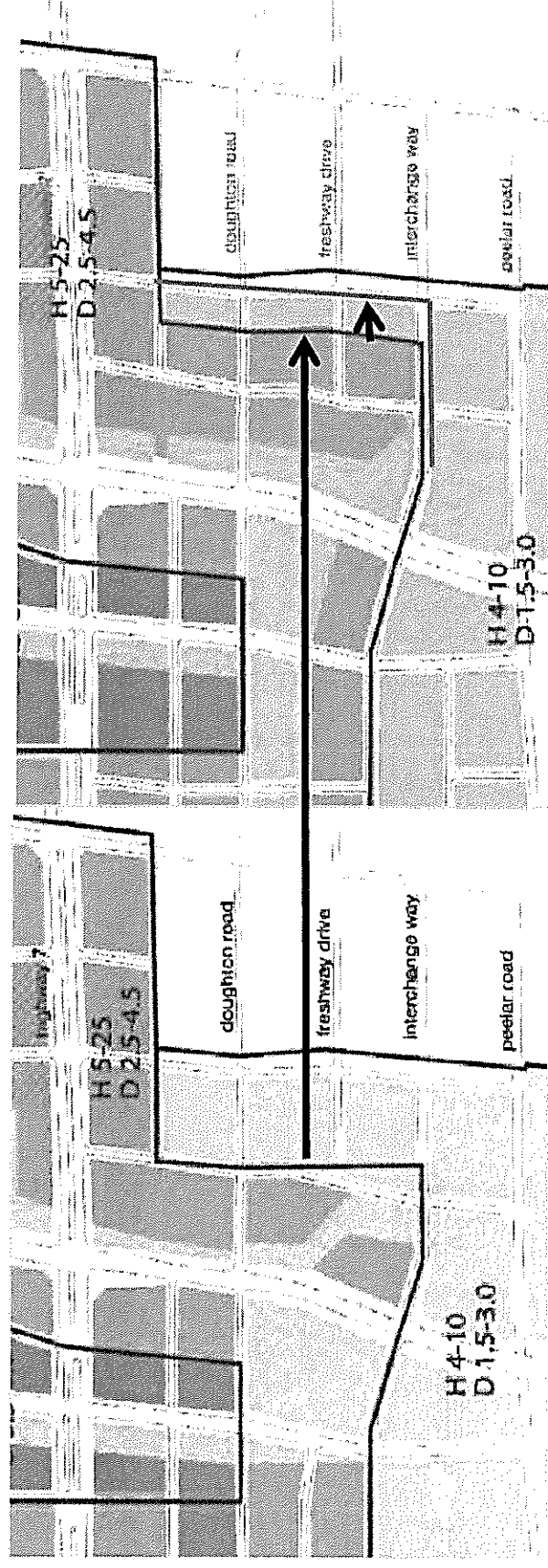


# HEIGHT AND DENSITY PARAMETERS

- 2) Schedule J – Move the higher density area (4.5 FSI/25 storeys) boundary east to Maplecrete Road to reflect the modified UGC boundary

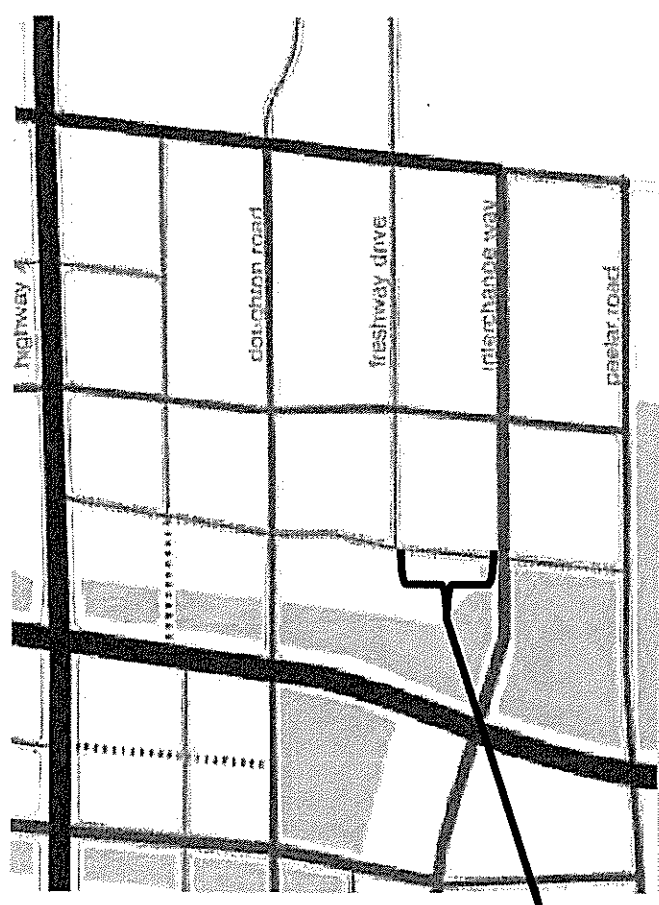
Adopted Schedule J

Modified Schedule J



## STREET NETWORK

- 3) Schedule C – show a “private street” between Freshway Drive and Interchange Way where there is currently a “local street” shown west of Maplecrete Road

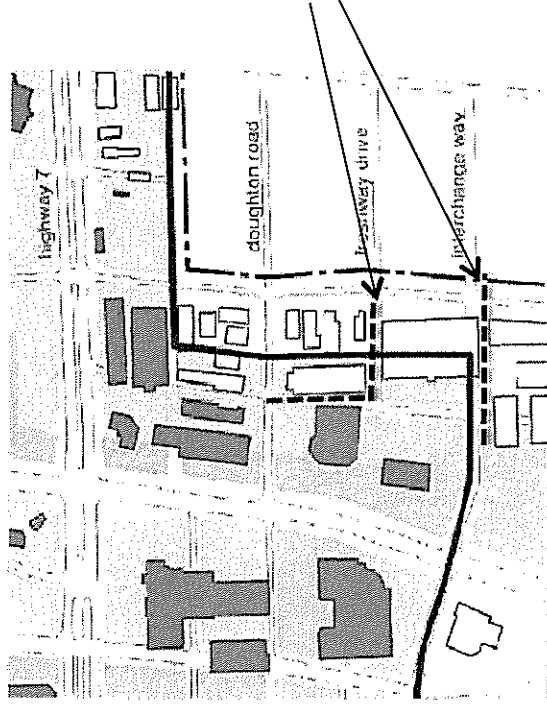


Identify as “Private Street”, subject to appropriate easements

## STREET NETWORK

- 4) Modify policy 4.3.5 to clarify that the dedication of land for new public street right-of-way will be shared between property owners where appropriate and possible

Schedule A

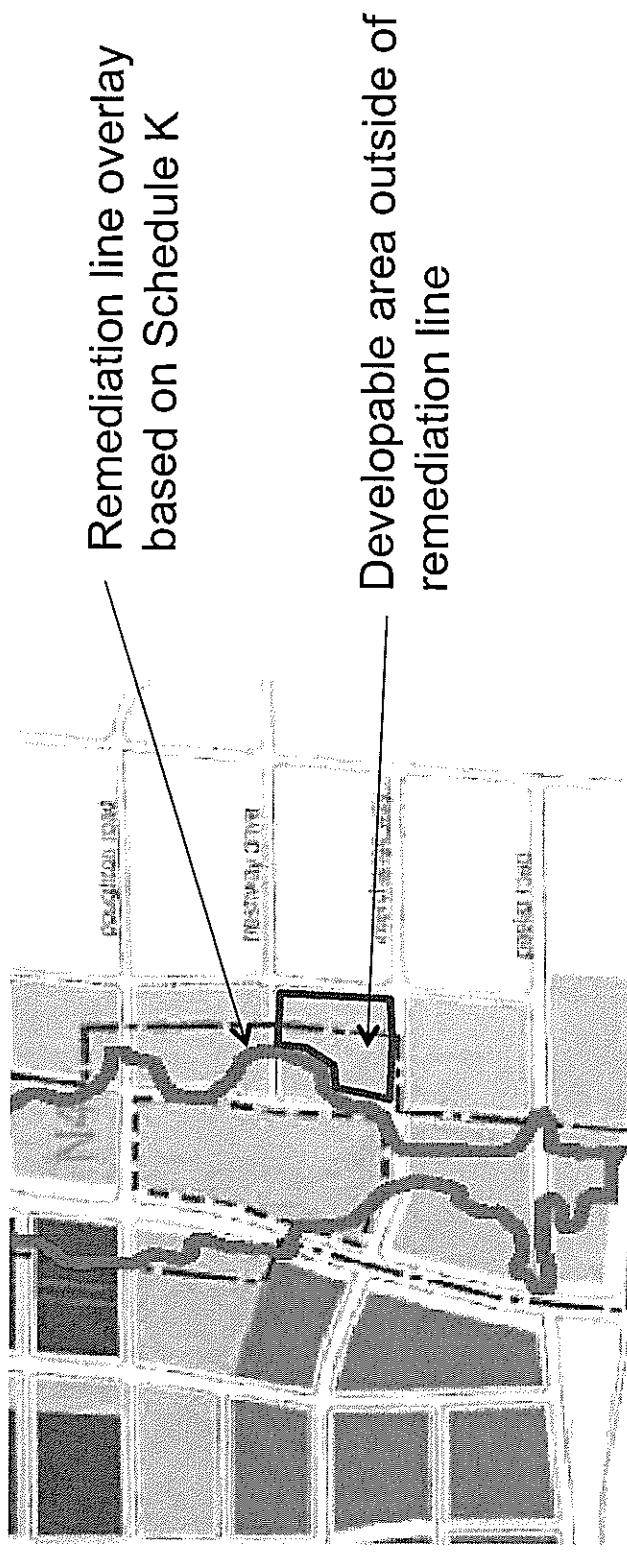


New public streets should  
straddle property lines

“New collector and local roads identified in Schedule C shall be identified in all approved plans within the VMC and shall be conveyed to the municipality as a condition of approval of draft plans of subdivision and site plan applications, at no cost to the City **and, where possible, streets should straddle property boundaries so that they are shared.**”

## LAND USE PRECINCTS

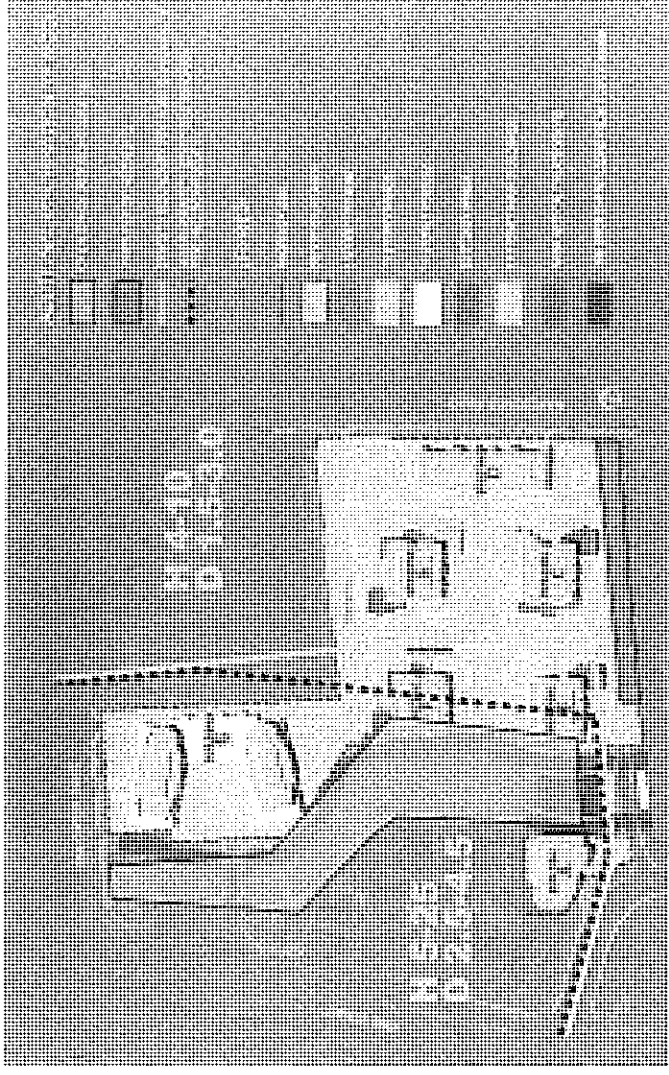
- 5) Schedule G - Modify the boundary line of Special Study Area B to reflect the more accurate line delineated on Schedule K as the “Black Creek Remediation Area”





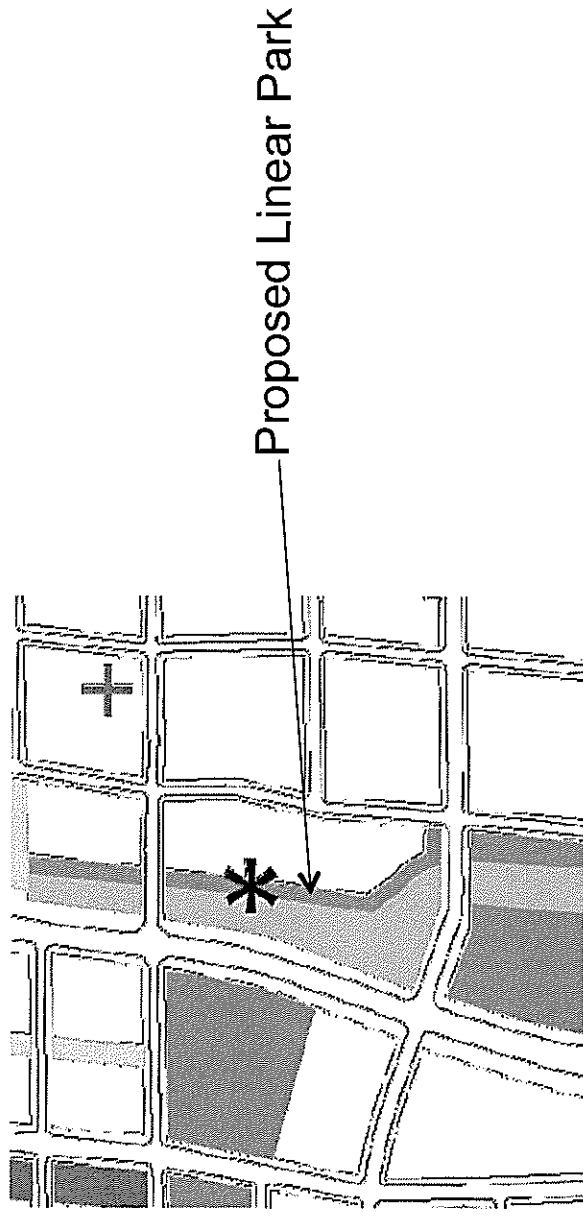
## MAJOR PARKS AND OPEN SPACES

- 6) Depending upon the final determination of the Black Creek alignment we may have further comments as the alignment will affect the development potential of this property.



## MAJOR PARKS AND OPEN SPACES

- 7) Modify policy 10.2.9 as necessary to provide that the width and location of the Linear Park east of Jane Street is not defined until such time as the location and buffers of Black Creek are determined





## Summary

1. Schedule A - Move the Urban Growth Centre (UGC) boundary east to Maplecrete Road to include the subject site in its entirety. (note: schedule 1 to the parent official plan would also require modification to reflect this change.)
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