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COMMUNICATION	
CW (PH) -	Nov. 26/13
ITEM -	2

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 2: CONCORD GO CENTRE SECONDARY PLAN
RELATED FILE: OFFICIAL PLAN AMENDMENT APPLICATION OP.07.013
1834375 ONTARIO INC. ONTARIO INC. FILE 26.3 WARDS 4 AND 5

This letter provides comments on the draft Concord Secondary Plan prepared on behalf of 1834375 Ontario Inc., which owns of the approx 27 ac of land adjacent to Highway 7 within the Secondary Plan Study boundary. 1834375 Ontario Inc. has participated in the Secondary Plan study process since its inception.

1. **In Effect OP- OPA 660:** The Staff Report does not make any reference to the In Effect OP – OPA 660 whose policies should be recognized.
2. **Transit Hub:** The draft Secondary Plan is recommending that there be a Transit Hub centered on Highway 7 and the GO line (see Schedule E-Transit Network). The Applicant's position with regard to a Transit Hub and the location of a possible GO Station straddling and/or north of Highway 7 is that there should not be a Transit Hub shown and that the location of the GO station should be as shown in the MTO Transitway EA namely south of Highway 7. The Applicant purchased its lands based on the approved Transitway EA. The Applicant does not want any of its lands or internal infrastructure to be protected for the provision of facilities or infrastructure associated with the Transit Hub as the Hub may be relocated or possibly even not be developed.
3. **Development Concept:** The draft Secondary Plan requires a number of specifics to be addressed in a Development Concept Report as per Section 10.1.1 of the OP. including details about the Transit Hub, Phasing, TDM plan, pedestrian crossing of the Don, overhead crossing of the Highway 7, etc. Our Tertiary Plan resubmission was made in March 2013. The Applicant would like confirmation that a further Concept Plan Report is not required for its lands.
4. **Density:** Policy 3.17 states that maximum Density is to be that shown in Schedule C- Height and Density. In this Schedule, the maximum density for the land shown as a maximum 3.5 FSI for each and every parcel within the site. OPA 660 states that the maximum overall density shall be a minimum of 3.5 FSI. The Applicant requests that the max density of 3.5 FSI for its lands be expressed as an overall maximum over all the developable land and

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not be assigned as FSI's for individual parcels. Schedule C should be revised such that the Applicant's lands are shown like the lands to the south, i.e. without internal roads or open space.

5. **Height:** Policy 3.17 states as well that the Max Height is shown in Schedule C-Height and Density. The max height proposed is 22 storeys. There is no rationale for this number. OPA 660 states "maximum height shall be established in a Tertiary Plan and may exceed 10 storeys subject to compatibility with adjacent uses. In our Tertiary Plan re-submission we have proposed mid rise heights ranging from 7-12 storeys and tower heights ranging from 22- 28 storeys in the centre of the development and 32 – 38 storeys along the ravine edge at the far east end of our development. None of our proposed buildings cause shadow impact on lands south and west and our heights are therefore compatible with adjacent uses. The Applicant requests that the plan allow for mid rise heights to a maximum of 12 storeys and tower heights averaging 28 storeys to maximum of 38 storeys.
6. **Parkland:** Parkland requirements are based on the provision of 1 ha for 300 units; the Applicant has already filed an objection to this policy. There should be some language in the plan that states that parkland requirements shall be as per the adopted City policy, in case it does get changed.
7. **Open Space:** The draft Secondary plan designates the Applicant's open space buffers as Open Space in Schedule G. As such would not be eligible for parkland credit. These should be designated as the open space Neighborhood Park as they are "usable accessible open space " as per Policy 5.1.4.
8. **Public Squares:** The draft Secondary Plan designates the Applicant's major park proposed in its development as an Urban Square in Schedule G. Policy 5.5 references Public Squares and not Urban Squares. The Applicant requests that Schedule G be amended to show the major park as a Public Square vs. Urban Square so it is eligible for parkland credits as per OP policy 7.3.1.4.
9. **Housing Affordability/Mix:** Policy 3.1.3 requires that 35% of the units should be affordable and Policy 3.1.4 requires a diverse mix of dwelling units. It has to be confirmed that these policies do not apply to the Applicant's site as the Applicant's submission is a Tertiary Plan under OPA 660.
10. **Built Form:** Policy 3.7.1 – says that the OP policies relating to Built Form apply. Again, it has to be confirmed that these policies do not apply to the Applicant's site as the Applicant's submission is a Tertiary Plan under OPA 660. It should also be noted that the Urban Design Guidelines which are to be in an Appendix were not as yet available for review.
11. **Pedestrian Crossing:** Policy 4.2.12(c) says an overhead pedestrian crossing of Hwy 7 shall be protected through the development application process. Policy 4.3.7 states development should also protect for a grade separated pedestrian and cycling crossing of Highway 7 to interface with the Viva and a GO Rail station. As noted above, the location of a GO Rail station is not defined and will be proposed by GO transit in an EA. The location of a pedestrian crossing interface with the GO station should be dealt with as part

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of the GO EA and any crossing should be identified as a "community facility" in Section 6.0 of the Plan so that if provided it can count towards bonusing as per OP policy 10.1.2.9 (m). Furthermore only the Open Space lands adjacent to Highway 7 and the Go corridor within the Applicant's Lands should be protected for a possible pedestrian crossing.

12. **Pedestrian Crossing of the West Don:** Policy 4.4.3 states pedestrian and bike crossings of the river to link to the Bartley Smith trail are to be planned as part of the development applications process. These should be identified as a "community facility" in Section 6.0 of the Plan so that if provided it can count for bonusing as per OP policy 10.1.2.9 (m)
13. **Visitor Parking :** Policy 4.5.5 states that a portion of the parking provided for office uses on the Applicant's lands (Area 1) is to be available for public parking for visitors with the number of parking spaces required and location to be determined through the development review process; the Applicant's position is that it does not wish to have to provide facilities if these are for a the Transit Hub function as it may be relocated or possibly even not be developed.
14. **Parks and Open Space Natural Feature:** Policy 5.1.2 states that there is an environmental feature within the City's natural heritage system which is identified on Schedule F. There is no existing feature per se. This policy should be reworded to say that there is an area identified in Schedule F as 'Area Subject to Further Environmental Studies' which is the subject of further on site assessment and studies to determine its environmental significance and that no amendment to this plan is required if the studies determine that there is no significance to the environmental feature.
15. **Natural Heritage Network:** Policy 5.2.5 states that existing wildlife and linkages for wildlife will be maintained and enhanced. This very general as all lands are wildlife habitat of some kind or other and we do not propose to protect farmed fields. This should state that this would not apply to farmed fields.
16. **Watercourses:** Policy 5.2.6 calls for watercourses to be protected. The CA definition of watercourse is any depression in the landscape in which water flows at some time. This policy should state that the removal of a drainage swale in a field is permitted.
17. **Water and Wastewater:** Policy 7.3.2 calls for Master Servicing plans to be prepared in conjunction with Plan of Subdivisions or Site Plan Applications. It's the Applicant's understanding that MSP's are a function of Block plans or Secondary Plans not Plans of subdivision nor SPA's. This should be clarified.

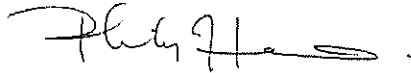
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We would be pleased to provide any further information regarding these comments should you so desire.

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
Roy McQuillin, City of Vaughan