

Committee of the Whole (2) Report

DATE: Tuesday, June 21, 2022

WARD(S): 5

TITLE: PROMENADE CENTRE SECONDARY PLAN

FILE NO. 26.7

**VICINITY – SOUTHWEST CORNER OF CENTRE STREET AND
BATHURST STREET**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To present the final draft of the Promenade Centre Secondary Plan as shown on Attachment 4, and to recommend Council adoption of the Plan as an Official Plan Amendment to the Vaughan Official Plan 2010. When approved, the Promenade Centre Secondary Plan will establish a framework to guide future development in the Plan area, addressing policies concerning land use, densities, urban design, transportation, servicing, sustainable development as well as the implementation of the Secondary Plan. This report will summarize the revisions to the draft Promenade Centre Secondary Plan and response to comments received at the Committee of the Whole (Public Meeting).

Report Highlights

- Policy review of the Provincial, Regional and Municipal planning context which informed the Promenade Centre Secondary Plan Study
- Summary of the verbal and written comments received at the Committee of the Whole (Public Meeting) concerning the draft Promenade Centre Secondary Plan and high-level Staff Response
- Outline of key revisions to the draft Promenade Centre Secondary Plan in response to comments received at the Committee of the Whole (Public Meeting)

Recommendations

1. THAT the draft Official Plan Amendment to the Vaughan Official Plan 2010 (Volume 1 and Volume 2), forming Attachment #4 to this report, BE APPROVED; and that it be submitted to Council for adoption, subject to any further direction resulting from the Committee of the Whole meeting; and
2. THAT the Official Plan Amendment, as adopted by Council, be forwarded to York Region for Approval and inserted into Volume 2 of the Vaughan Official Plan 2010, as Section “11.16 Promenade Centre Secondary Plan”, and identified on Schedule 14-A of Volume 1 of Vaughan Official Plan 2010.

Background

The Promenade Centre Secondary Plan Study is a City-Initiated Study located in southeastern Vaughan, focused on a Study Area that includes the existing Promenade Mall and offers direct access to Viva Bus Rapid Transit service

The Promenade Centre Secondary Plan Study (File 26.7) is a City-initiated Study intended to establish a policy framework for the site currently occupied by the Promenade Mall and immediate surrounding area (herein referred to as “Promenade Centre” or the “study area”). As the primary outcome of the Study, the Secondary Plan will guide future development in Promenade Centre, ensuring this area evolves as a complete community that provides for a mix of land uses and transportation options.

The Promenade Centre study area is approximately 46.2 hectares in size and is bounded by Centre Street to the north, Bathurst Street to the east, Clark Avenue West to the south and New Westminster Drive to the west as shown on Attachment 1. The study area includes: the Promenade Mall and surrounding surface parking lots, additional low-rise commercial uses and associated surface parking lots, existing high-rise residential apartment buildings and townhome development, community facilities including a secondary school, library, public park, woodlot, and the Promenade Transit Terminal, which is served by York Region Transit (YRT), Toronto Transit Commission (TTC) and adjacent Viva bus service.

The study area is currently accessed by a private ring road, Promenade Circle. Private streets connect Promenade Circle to each of the Major Arterial and Major Collector streets that border the study area, including Centre Street to the north (North Promenade), Bathurst Street to the east (East Promenade), Clark Avenue West to the south (South Promenade) and New Westminster Drive to the west (West Promenade).

The Viva Rapidway Bus Rapid Transit (BRT) corridor is located on Centre Street along the northern border of the study area, providing service east to Richmond Hill Centre Terminal and west to the Vaughan Metropolitan Centre BRT Station and beyond. The Disera-Promenade BRT Station is located at the intersection of Centre Street and North Promenade and is accessed from the study area by a pedestrian crossing. Additional access to the Viva Rapidway system is available at the Taiga and Atkinson BRT Stations, located west on Centre Street and north on Bathurst Street, within close proximity to the study area.

Existing stable residential neighbourhoods are located to the east and west of the study area. A townhome development and supportive living mid-rise residential building are located immediately south of the study area. A wide range of uses are located north of the study area including big box commercial, high-rise residential, townhouses and a retirement residence. Disera Drive, which features mixed-use buildings containing at-grade retail frontage, serves as a main street for this area and is directly aligned with North Promenade. The area north of Centre Street is subject to the 12.11 Bathurst and Centre Area Specific Plan. The land uses surrounding Promenade Centre are shown on Attachment 1.

A Secondary Plan Study for the Promenade Mall area is required by the Vaughan Official Plan 2010

Schedule 14-A of the Vaughan Official Plan 2010 (VOP 2010) identifies the Promenade Mall and surrounding land uses as a required Secondary Plan area. Section 10.1.1 of VOP 2010 provides further guidance regarding the development and implementation of Secondary Plans, which informed the Promenade Centre Secondary Plan Study. VOP 2010 also provides for an additional Area-Specific Plan to be completed for the broader area located west of the Bathurst Street and Centre Street intersection. See the Committee of the Whole (Public Meeting) Staff Report (Item 4, Report No. 55) dated November 30, 2021, for a discussion of the approach to the required planning for this area and subsequent revisions to the Secondary Plan boundary (see Previous Reports below).

In response to the Secondary Plan requirement for the Promenade Centre area, the Policy Planning and Special Programs Department prepared a Communication to Council dated November 14, 2016, recommending that the City initiate a Secondary Plan Study. The Communication recommended that discussions be held with stakeholders (including the owners of the Promenade Mall) to confirm their interest in proceeding with the Secondary Plan Study (see Previous Reports below).

The City subsequently retained the consulting services of a multi-disciplinary team led by Macaulay Shiomi Howson to undertake the Promenade Centre Secondary Plan Study, which formally commenced in February of 2019.

The Promenade Centre Secondary Plan reflects the current Provincial, Regional and Municipal policy context

The draft Promenade Centre Secondary Plan is informed by a multi-layered policy framework that guides the development of land use plans in the City of Vaughan. The draft Promenade Centre Secondary Plan is consistent with and conforms to higher order planning documents developed at the Provincial and Regional level, including the Provincial Policy Statement 2020 (PPS), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020 (Growth Plan) and the York Region Official Plan (YROP). The draft Secondary Plan also conforms to the Municipal planning framework established in the Vaughan Official Plan 2010 (VOP 2010).

The Provincial Policy Statement 2020 (PPS)

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "... shall be consistent" with the PPS. The PPS provides "... policy direction on matters of provincial interest related to land use planning and development" (Part 1). These policies support the goal of enhancing the quality of life for all Ontarians. The PPS states, "Healthy, liveable and safe communities are sustained by ... promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs" (Section 1.1.1).

In addition, the PPS recognizes, "Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel" (Part IV). Further, "Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose risk to public health and safety" (Part IV).

The draft Promenade Centre Secondary Plan is consistent with the objectives of the PPS 2020. The Secondary Plan provides for mixed-use intensification in an effort to facilitate compact, efficient development. Providing for future intensification also allows the Secondary Plan to achieve transit supportive densities and a greater range and mix of housing types. The Secondary Plan is supported by a multi-modal transportation

network that enables a range of transportation modes, with a focus on active transportation.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020 (Growth Plan)

The Provincial *Places to Grow Act* is the governing legislation that implements the Growth Plan, which requires that all decisions made by municipalities under the *Planning Act* “shall conform to” the Growth Plan. The Growth Plan is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for implementing the Government of Ontario’s vision for the Greater Golden Horseshoe which, “... will continue to be a great place to live, work and play. Its communities will be supported by a strong economy and an approach that puts people first” (Section 1.2).

The Guiding Principles of the Growth Plan direct municipalities to “Support the achievement of *complete communities* that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime” (Section 1.2.1). In particular, the Growth Plan supports the principles of building compact vibrant neighbourhoods, the protection and conservation of valuable natural resources, and the optimization of existing and new infrastructure to support growth in a compact efficient form.

As it relates to Delineated Built-up Areas, such as Promenade Centre, the Growth Plan states, “By the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows ... A minimum of 50 per cent of all residential development occurring annually within... the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will be within the delineated built-up area” (Section 2.2.2). Further, “Until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target contained in the applicable upper- or single-tier official plan that is approved and in effect as of July 1, 2017 will continue to apply” (Section 2.2.2). Based on this policy, the minimum density target established in VOP 2010, which requires a minimum 45% of all residential development to be accommodated in intensification areas, continues to apply.

The Growth Plan seeks to align future growth with transit by directing development to Strategic Growth Areas, including Priority Transit Corridors and Major Transit Station Areas (MTSA). As a result of recent and planned enhancements to transit service in the Promenade Centre area, the transit-oriented Strategic Growth Areas are applicable to the Secondary Plan. Schedule 5 of the Growth Plan identifies Centre Street and Bathurst Street as Priority Transit Corridors. The MTSA policies of the Growth Plan also apply to Promenade Centre due to the location of the Disera-Promenade BRT Station

directly on the northern Secondary Plan boundary, as well as two additional BRT Stations located on Centre Street and Bathurst Street (Taiga and Atkinson BRT Stations).

The Growth Plan requires that "...Major transit station areas on priority transit corridors or subway lines will be planned for a minimum density target of ... 160 residents and jobs combined per hectare for those that are served by light rail transit or bus rapid transit" (Section 2.2.4). Further discussion is provided below in the York Region Official Plan section regarding the application of the MTSA policies contained in the Growth Plan to York Region.

The Secondary Plan has been prepared to conform to the Growth Plan, focused on policies that support a compact, complete community that is transit-supportive, sustainable, healthy and diverse.

York Region Official Plan 2010 (YROP)

The YROP designates the Promenade Centre Secondary Plan area as 'Urban Area' on Map 1, Regional Structure. The YROP states that, "...Intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region" (Section 5.0). The Urban Area designation is intended to allow for the creation of compact and complete communities which are sustainable and have the highest standard of urban design.

The YROP designates Centre Street and Bathurst Street, north of Centre Street, as 'Regional Corridor' on Map 1, Regional Structure. Regional Corridors are identified in the YROP as serving "a critical role as the primary locations for the most intensive and greatest mix of development within the Region" (Section 5.4.1). The Viva BRT service now in operation along Centre Street and north on Bathurst Street, is intended to support the intensification of Regional Corridors. South of Centre Street, Bathurst Street is identified as 'Regional Transit Priority Network', which is further designated as a 'Special Study Corridor'.

In conformity with the MTSA policies in the Growth Plan, the draft York Region Official Plan, as developed through the Municipal Comprehensive Review, includes draft area boundaries and minimum density targets for all MTSA's in York Region. Appendix 2: Major Transit Station Areas of the draft YROP identifies an area boundary and minimum density target of 200 people and jobs per hectare for the Disera-Promenade BRT Station MTSA. The minimum density target identified for the Disera-Promenade BRT Station applies to the area shown on Attachment 2. This area is intended to include lands that are located within an approximate 500 to 800 metre radius of the station, representing an approximate 10-minute walk, and where future intensification is

anticipated. This MTSA boundary includes a large portion of the Promenade Centre Secondary Plan area.

Appendix 2: Major Transit Station Areas also establishes minimum density targets of 160 people and jobs per hectare for the Taiga and Atkinson BRT Stations, based on direction from the Growth Plan. The final MTSA boundaries and minimum density targets will be established through the approval of the York Region Official Plan.

Vaughan Official Plan 2010 (VOP 2010)

On September 7, 2010, Vaughan Council adopted the VOP 2010. Schedule 1 Urban Structure of VOP 2010 Volume 1, identifies the Secondary Plan area as a 'Primary Centre'. VOP 2010 states that "Primary Centres will become mixed-use areas with residential development as well as a wide range of other uses that will serve the residents of the Primary Centre, the surrounding Community Areas and the City as a whole, including retail uses, institutional uses, office uses, community facilities and human services. They will be designed as transit-oriented, pedestrian friendly places" (Section 2.2.5). The description of Primary Centres also includes specific reference to commercial centres located in these areas, including recognition of the significance of Promenade Mall, as well as the potential intensification of the surrounding surface parking lots. Schedule 1 also designates parts of the Secondary Plan area as 'Community Area' and 'Regional Intensification Corridor' for sites located on Centre Street and Bathurst Street. VOP 2010 outlines that "...Regional Intensification Corridors... will link Regional centres both in Vaughan and beyond and are linear places of significant activity. They may accommodate mixed-use intensification or employment intensification" (Section 2.2.5).

Schedule 13 designates the lands within the Promenade Centre Secondary Plan area primarily as 'High-Rise Mixed-Use' with no permitted maximum height or density, with a small area designated as 'Park' to recognize the existing Pierre Elliott Trudeau Park. High-Rise Mixed-Use areas "...are generally located in Intensification Areas and provide for a mix of residential, retail, community and institutional uses. These areas will be carefully designed with a high standard of architecture and public realm, and well integrated with adjacent areas" (Section 9.2.2.6 a).

VOP 2010 provides guidance on the preparation of Secondary Plans in Section 10.1.1. Sections 10.1.1.3 and 10.1.1.4 outline the requirements to be addressed through Secondary Plans, including requirements specific to Intensification Areas.

Two active Development Applications were included in the draft Secondary Plan

In advance of the completion of the Secondary Plan, two development applications in the Study Area were approved to proceed through the development review process.

The applications represent the first phase of significant redevelopment proposals from major landowners in the Study Area: Promenade Limited Partnership (PLP) and Torgan Group. Approved developments associated with these applications have been formally recognized and included in the draft Secondary Plan. See the Committee of the Whole (Public Meeting) Staff Report (Item 4, Report No. 55) dated November 30, 2021, for more information regarding these applications (see Previous Reports below).

The Promenade Centre Secondary Plan Study has been informed by ongoing City-wide studies

The City is currently undertaking the Integrated Urban Water Master Plan with the purpose of assessing existing and planned urban water systems and establishing a long-term strategy to provide safe, reliable and sustainable services in support of the City's Growth Management Strategy. The Integrated Urban Water Master Plan is a comprehensive study integrating water, wastewater and stormwater management with land-use planning and environmental protection.

This Master Plan is being completed in accordance with the Municipal Class Environmental Assessment and includes the development of Functional Servicing Strategy Reports for the City's intensification areas such as the Promenade Centre Secondary Plan. This Master Plan is expected to be completed in Q4 of 2022.

A comprehensive study and consultation process has informed the Promenade Centre Secondary Plan

The draft Promenade Centre Secondary Plan was informed by an extensive public and stakeholder consultation process. Advertising for the consultation process included a digital communication and print campaign which involved mailing meeting notices to stakeholders within the Study Area and surrounding community.

Key participants in the consultation process were engaged throughout the Study. Participants included City Council, the Promenade Centre Secondary Plan Technical Advisory Committee (TAC), the Promenade Centre Secondary Plan Landowners Group (LOG) and residents/landowners within the Secondary Plan study area and surrounding Areas. Indigenous Peoples with an interest in Vaughan were provided an update on the Promenade Centre Secondary Plan, as part of a broader update of ongoing City initiated infrastructure projects and studies. City Staff provided a summary of the Study that included a map, description and timelines, and the identification of any relevant background studies.

Members of the public were provided an opportunity to learn about the Promenade Centre Secondary Plan Study at two Public Open Houses, held in person at Vaughan City Hall and virtually. The Committee of the Whole (Public Meeting) served as an

opportunity to review and comment on the draft Secondary Plan and fulfilled the requirements of the Statutory Public Meeting under the *Planning Act*.

See the Committee of the Whole (Public Meeting) Staff Report (Item 4, Report No. 55) dated November 30, 2021, for a full description of the Study process. More information about the Study can also be found at the dedicated Study website:

www.vaughan.ca/promenadecentre

Public Notice for this Committee of the Whole Report was provided in accordance with the City's Notification Protocol

As part of the Study process, City Staff undertook a comprehensive public consultation process to support the Promenade Centre Secondary Plan Study. Public notice was provided for all significant points of public engagement, including public open houses, the statutory Committee of the Whole (Public Meeting) and this Committee of the Whole meeting.

In advance of this Committee of the Whole Meeting, a Courtesy Notice was sent via email to the Promenade Centre Secondary Plan Study Contact List. Where an email was not provided, a hardcopy Courtesy Notice was mailed as an alternative.

Written comments and public deputations received at the Committee of the Whole (Public Meeting) have been reviewed internally by Staff. These comments have been organized thematically and addressed in a Comment and Response Table, included as Attachment 5 to this Report. The Analysis section below outlines the revisions to the draft Secondary Plan in response to comments received at Public Meeting.

Previous Reports/Authority

The following Report and Communication have been prepared in reference to the Promenade Centre Secondary Plan.

Response to Requested Action from City Staff to Ensure a Comprehensive Review for Promenade Mall Secondary Plan Area (File #: 26.7), November 14, 2016, Finance, Administration and Audit Committee (Report No. 13), which can be found at the following link:

[FAA 1114_16_C5.pdf \(vaughan.ca\)](#)

Committee of the Whole (Public Meeting) Report for the Promenade Centre Secondary Plan, which can be found at the link below:

[Committee of the Whole \(Public Meeting\) - November 30, 2021 \(escribemeetings.com\)](#)

Analysis and Options

The draft Promenade Centre Secondary Plan generated extensive public feedback

City Staff received extensive verbal and written comments in response to the draft Promenade Centre Secondary Plan presented to Committee of the Whole (Public Meeting). As a comprehensive planning document, the feedback addressed a wide range of policy areas contained in the draft Secondary Plan. Staff have reviewed these comments and revised the draft Secondary Plan, where appropriate. The following section provides an overview of the revisions to the draft Secondary Plan, which is appended to this Report (see Attachment 4). Minor revisions to the draft Secondary Plan, including structural and administrative changes that do not alter policy meaning or intent are not described below, however these changes are captured in the revised Secondary Plan. A Comment and Response Table has been prepared which provides a summary of Staff responses to the Comments received at Public Meeting (see Attachment 5).

Promenade Mall

The focus of discussion at Public Meeting concerned the approach to the Promenade Mall in the draft Secondary Plan, specifically the proposed land use designation for this site. Consistent with the current designation in VOP 2010, Vol. 1, Schedule 13 Land Use, the Mall site was proposed to remain as High-Rise Mixed-Use. While the social and economic significance of the Promenade Mall is formally recognized in the draft Secondary Plan, the High-Rise Mixed-Use designation did provide for a range of redevelopment options in the long term. Concerns were raised at the Public Meeting regarding the use of this designation, in relation to the preservation and continued operation of the Promenade Mall.

In reference to Committee of the Whole (Public Meeting) (Item 4, Report No. 55), the Council Extract dated December 10, 2021, contains the following recommendation from Committee of the Whole:

“2) That staff review and address the concerns raised by the Committee relating to the high-rise mixed-use designation where the current mall is situated to reflect a more appropriate designation for the current and future land use at that location;”

In response to the Committee of the Whole recommendation, City Staff have developed a revised approach to the Mall site, which offers greater assurance that Promenade Mall will remain a protected use in the long term. This includes the introduction of a new land use designation and revisions to the location of future residential development in the Secondary Plan area. In focusing future mixed-use development on the surface parking lots surrounding the Promenade Mall, the Secondary Plan is largely consistent with the

Primary Centres designation in VOP 2010, which anticipates the potential intensification of the areas surrounding regionally significant shopping centres. Several of the revisions to the draft Secondary Plan described below are based on the revised approach to the Mall site, in addition to other comments received at the Public Meeting.

Revisions to the draft Secondary Plan include a new land use designation and revised heights and densities

Population and Employment Density (Part A, 5.0 Policy Context)

To address concerns regarding the Mall site, Staff undertook an extensive review of the allocation of residential density in the draft Secondary Plan. Residential density originally intended for the Mall site was transferred to surrounding parcels through a comprehensive density and built form re-modelling exercise. The density transfer process was generally directed to specific sites surrounding Promenade Mall that currently serve as surface parking. These sites were originally proposed as High-Rise Mixed-Use in the draft Secondary Plan but held capacity to accommodate additional intensification. The intent of the density transfer is to retain the existing draft land use plan and achieve an even distribution of residential density within the overall Plan. Careful consideration was paid to maintain adequate transition in terms of height and density to existing development in the Plan area.

The revised height and density maximums identified for individual development blocks are consistent with the maximum permissions assigned to other High-Rise Mixed-Use sites in the draft Secondary Plan, which reflect the position of Promenade Centre as a Primary Centre within the Urban Structure identified on Schedule 1 of the VOP 2010. These limits are also consistent with recent development approvals and applications both within and beyond the Secondary Plan area along the Centre Street Corridor. Please see Schedule D Height, Density and Use Parameters to review the revised Height and Density permissions (Attachment 2).

As a result of the density transfer process, Part A, 5.0 Policy Context has been modified to reflect a revised growth estimate of approximately 15,500 people and 2,300 jobs for the Secondary Plan area. The revised population and job estimate meets the minimum 200 people and jobs per hectare density target proposed for the Disera-Promenade BRT Station, while providing opportunities for significant intensification.

Revisions have also been made to the MTSA policy references contained in the draft Secondary Plan. Part A, 5.0 Policy Context and policy 3.1.3.a. have been revised to express the density requirements as a “minimum density target” in conformity with the current policy language in the Growth Plan and draft YROP policy.

Residential and Commercial Mixed-Use (3.2, 3.3, 3.6)

High-Rise Mixed-Use: Several revisions have been made to the draft Secondary Plan to better align specific land use precincts with locations designated for intensification. As shown on Schedule B Land Use Precincts, the Central Square Precinct has been expanded southward to capture the area located directly southwest of the Promenade Mall (Attachment 4). This development block is designated High-Rise Mixed-Use and was previously shown in the Community Hub precinct on Schedule B. Reference to the Community Hub precinct has been removed from policy 3.2.1 in the High-Rise Mixed-Use designation.

Policies in the High-Rise Mixed-Use designation have also been revised in response to the concerns expressed at Public Meeting regarding Promenade Mall. The revised draft Secondary Plan presents an alternative approach to the Mall site, which includes a significant change to the land use structure. As shown on Schedules C and D, the High-Rise Mixed-Use designation has been removed from the Mall site in favor of a new designation. As a result of this change, reference to the Promenade Mall has been removed from policies 3.2.4 and 3.2.5 in the High-Rise Mixed-Use designation. The retail-oriented components of policy 3.2.5 have been transferred to policy 3.2.2, which has also been modified to include additional reference to the Retail, Service Commercial or Public Use Frontage designation shown on Schedule D.

Revisions have also been made to the maximum permitted density shown in policy 3.2.4. The maximum permitted density is a floor space index (FSI) of 6.5 times the area of the lot. This revision is a result of the density transfer and modelling process described above as well as modifications to the transportation network described in further detail below.

Mid-Rise Mixed-Use: To achieve greater clarity and consistency in interpretation, policy 3.3.2 of the Mid-Rise Mixed-Use designation includes additional reference to the Retail, Service Commercial or Public Use Frontage designation shown on Schedule D. Revisions to the maximum permitted density in policy 3.3.4 have been made based on the outcomes of the density revision process. The maximum density is a FSI of 6.5 times the area of the lot.

Community Commercial Mixed-Use: In response to the focused discussion at Public Meeting, the revised Promenade Centre Secondary Plan includes a new land use designation dedicated to the Promenade Mall. The Community Commercial Mixed-Use designation, forming policy 3.6 and shown on Schedule C and D of the draft Secondary Plan, is intended to recognize the existing Promenade Mall as a permitted use, while restricting potential residential development. This designation will also provide for a

range of commercial uses to allow the Mall to serve a retail and service function while also offering employment opportunities in a variety of sectors.

Building from the existing Community Commercial Mixed-Use permissions in policy 9.2.2.8 of VOP 2010, the draft Secondary Plan includes several exceptions intended to capture the complex development conditions on this site. To ensure the Promenade Mall is recognized, the minimum Gross Floor Area requirement (9.2.2.8.d. VOP 2010) for non-retail uses does not apply. The Community Commercial Mixed-Use designation also recognizes the high-density mixed-use development located at the southeast corner of the Mall site, representing Phase 1 of the Promenade Limited Partnership Master Plan (OP.18.013, Z.18.020, DA.18.107, DA.21.035). Schedule D of the draft Secondary Plan identifies these existing uses as well as their corresponding heights and densities (Attachment 2).

To provide a limited opportunity to intensify this site in the long term, policy 3.6.5 includes a detailed density transfer policy. The intent of this policy is to allow the transfer of unused density from other sites in the Plan area to the hatched area identified on Schedule D. This area located in the northern section of the Mall site is currently occupied by an anchor grocery store, which offers similar development potential as the former anchor department store, without impacting the primary Mall structure. Any proposed development on this site is subject to the policies of the High-Rise Mixed-Use designation, including a maximum permitted height of 35 storeys and density of 6.5 FSI.

Privately Owned Publicly Accessible Spaces (POPS): The draft Secondary Plan presented at Public Meeting showed several POPS sites in the northern area of the Plan. In reference to comments received regarding the inclusion of POPS in the draft Secondary Plan, the POPS symbols have been removed from Schedule D. Staff have determined it premature to identify the exact location and number of POPS to be secured through the development review process. The POPS section in policy 3.10 has been consolidated with the remaining POPS section in Parks and Open Space (Section 6.4).

Urban Design

Several of the comments received at Public Meeting concern the urban design policies contained in Section 4 Community Design. The comments address a variety of matters, with a focus on the inclusion of specific built form thresholds in the draft Secondary Plan, including the size of residential floor plates, and minimum setback standards. Revisions to policy 4.2 of the Community Design section have been made in response to these comments, which provide alternative thresholds and more flexible wording concerning minimum numerical requirements.

Additional revisions to policy 4.2 include more flexible wording regarding building façade lengths and raised building entrances.

Revisions to the Promenade Centre Secondary Plan include modifications to the multi-modal network and implementation framework

Within the broader context of an approach to policy changes intended to retain the Promenade Mall, modifications to the multi – modal network, as identified on Schedule E (Attachment 3), and implementation framework include revisions to the:

- north-south local street on the west side of the Mall from a local public street to a publicly accessible private linkage to address concerns including on existing Mall operations and additional policy setting out a framework for the continued protection and not precluding the implementation and establishment of public local street right-of-way;
- local east-west street to a Shared Use Path Network, allowing for a larger block size in addressing concerns with respect to developable area and siting of a park in the northwest quadrant of the plan; and,
- local east-west street on the east side of the Mall to a publicly accessible private linkage, allowing for a larger block size in addressing concerns with respect to developable area.

Modification to the policy establishing a minimum right-of-way for collector streets is revised from 26 metres to 24.5 metres, as shown on Appendix A, Figure 1 for illustrative purposes. It is noted that this is the minimum right-of-way for the typical mid block section and will vary for collector streets segments for north, south, west and east Promenade Circle and on approaches to and at intersections per policy 5.2.b.ii.

The Secondary Plan sets out policies for the implementation and establishment of a Shared Use Path Network to provide additional connectivity and maximize access to, from and within the Promenade Centre. The Shared Use Path Network conceptually illustrated on Schedule E and Appendix A to the draft Plan illustrates a typical section. The final design and layout of the network, including local network links, will be determined by the City through the development process working with landowners.

Revisions and additional policy in the Secondary Plan for the Shared Use Path Network are intended to clarify that the planned network is formed by both public and publicly accessible private segments. With respect to the publicly accessible private segments, the additional policy provides a framework for the implementation and construction of the Shared Use Path Network that will occur incrementally and coincide with the development of a block and/or phase(s) of development through the application approval process. The City may, at its discretion, require an easement to secure public

access to the Shared Use Path Network, as a condition of approval(s) to be registered on title. The easement is to set out matters including owner sole responsibility and obligation by the owner and/or condominium board at their expense.

Phasing

Policy 11.4.1 has been revised to provide greater clarity regarding the process by which the City may require a Phasing Plan. Initially tied to submissions based in broader precincts as shown on Schedule B, the revised Secondary Plan enables the City to require Phasing Plans to be submitted on an individual Development Application basis.

Financial Impact

Funding for the Promenade Centre Secondary Plan Study was approved through the 2016 Capital Budget as project PL-9570-18 with a total budget of \$500,000.00 for the Secondary Plan and \$350,000.00 for the Comprehensive Transportation Study. There is no financial impact to the City arising from the adoption of the Promenade Centre Secondary Plan.

Broader Regional Impacts/Considerations

York Region is the approval authority for all lower-tier municipal Secondary Plans and requires an Official Plan Amendment, as adopted by the City of Vaughan Council, to formalize the approval process of the Promenade Centre Secondary Plan. York Region has been actively involved and engaged as a member of the Technical Advisory Committee for the Promenade Centre Secondary Plan. The City worked with York Region to ensure the Promenade Centre Secondary Plan achieves the policy objectives of the YROP.

Conclusion

The draft Promenade Centre Secondary Plan, included as Attachment 4 to this report, is intended to guide future development in this area to ensure the creation of a compact, complete community. Building on existing community facilities, the Secondary Plan provides for additional residential intensification to complement the Promenade Mall and support recent enhancements to public transit service in the Plan area. The revised draft Promenade Centre Secondary Plan responds to comments received at Public Meeting and conforms to relevant Provincial, Regional and Municipal policy requirements. The draft Promenade Centre Secondary Plan is recommended for Adoption.

For more information, please contact: Cameron Balfour, Senior Planner, ext. 8411.

Attachments

1. Attachment 1 - Location Map and Existing Uses
2. Attachment 2 - Height, Density and Use Parameters
3. Attachment 3 - Multi-Modal Transportation Network
4. Attachment 4 - Draft Promenade Centre Secondary Plan
5. Attachment 5 - Comment and Response Table

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