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Communication		
COUNCIL: <u>June 19 / 18</u>		
<u>cw</u>	Rpt. No. <u>21</u>	Item <u>33</u>

DATE: JUNE 18, 2018

TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL

FROM: JASON SCHMIDT-SHOUKRI, DEPUTY CITY MANAGER,
PLANNING AND GROWTH MANAGEMENT

BILL KIRU, DIRECTOR OF POLICY PLANNING AND ENVIRONMENTAL
SUSTAINABILITY

RE: COMMUNICATION – COUNCIL MEETING, JUNE 19, 2018
NEW COMMUNITY AREA – BLOCK 27 SECONDARY PLAN STUDY FILE 26.4.1
ITEM NO.5, REPORT NO. 33
COMMITTEE OF THE WHOLE – JUNE 5, 2018

BLOCK 27 SECONDARY PLAN
WARD 1 – BOUNDED BY KEELE STREET TO THE EAST, JANE STREET TO THE
WEST, TESTON ROAD TO THE SOUTH, AND KIRBY ROAD TO THE NORTH

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability recommend:

1. THAT the proposed draft Block 27 Secondary Plan be revised in the manner identified under the Background and Analysis section of the Memorandum dated, June 18, 2018.

Purpose

To provide revisions to the proposed draft Block 27 Secondary Plan, being Attachment #4, of item 5.33 New Community Area – Block 27 Secondary Plan Study File 26.4.1 based on comments received from external and internal agencies following the June 5, 2018 Committee of the Whole meeting, and further to the Communication provided by Davies Howe, counsel for the Block 27 Landowners' Group Inc., dated June 5, 2018.

Background and Analysis

On June 5, 2018, correspondence was received from Davies Howe, counsel representing the Block 27 Landowners Group. Concerns were identified respecting draft policies contained as part of the proposed draft Secondary Plan. Staff and the Block 27 Landowners Group have discussed the matters and are satisfied that the revised policy language addresses the requirements of the City. Furthermore, subject to comments from both external and internal agencies, additional edits have also been considered. In summary, the following revisions are recommended:

1. **Policy 3.1.2 a. related to terminology used in reference to density has been modified to add the bolded text.:**
"Through the policies of this Plan, the City shall seek to meet an overall minimum density of 70 people and jobs **combined** per hectare by 2031 for Block 27 and a minimum density **target** of 100 people and jobs **combined per hectare** for the Kirby GO – Transit Hub Centre, with a minimum density target of 150 people and jobs **combined per hectare** for the area within 500 metres, an

approximate 10-minute walking distance, of the Kirby GO Station, **as identified on Schedule B of this Plan.**"

Consistent with Policy 3.1.2 a., Section 5.0 of Part A The Preamble will also be revised to reflect the revised language.

2. **Policy 3.2.3 c. related to back-to-back townhouse has been modified to provide a description for this built form and eliminates the reference to 4 storeys:**

"c. Townhouse including back-to-back, and stacked townhouses. Back-to-back townhouses **are attached low-rise residential forms providing** a primary building frontage on two sides, with units sharing a rear wall, to avoid backlotting onto pathways, lanes and streets, and will not have an adverse impact on the context and lot configuration, **in accordance with policy 3.2.1 of this Plan.**"

It should be noted that although back-to-back townhouses and stacked townhouses are permitted in the "Low-Rise Residential" designation, a combined back-to-back stacked building type is not permitted in the "Low-Rise Residential" designation. Furthermore, the recently approved City-wide Urban Design Guidelines reference back-to-back townhouses as having a maximum 3-storey height limit.

3. **Policy 3.3.4 and 3.3.5 related to building height and Floor Space Index (FSI) for the "Low-Rise Mixed-Use" designation have been modified to allow for an 8 storey building height and an FSI of 3 at key intersections.**

"3.3.4 The maximum density in the Low-Rise Mixed-Use designation along arterial roads and the main east-west collector shall be a *Floor Space Index* ("**FSI**") of 1.5 and the maximum building height shall be five *storeys*. The maximum permitted density generally located at the intersections of arterial and collector streets along Kirby Road and Jane Street except in the Hamlet of Teston shall be an **FSI of 3.0 and the maximum building height shall be 8 storeys**, pursuant to the provisions of Section 9.2.3.4 b. to 9.2.3.4 d. of the **VOP 2010**. However, the maximum permitted density generally located at the intersections of arterial and collector streets **along Teston Road** shall be an **FSI of 2.0** and the maximum building height shall be six *storeys* pursuant to the provisions of Section 9.2.3.4 b to 9.2.3.4 d. of the **VOP 2010**. The minimum height in the Low-Rise Mixed-Use designation shall be two *storeys* or equivalent, with the exception of lands in the Hamlet of Teston **as indicated on Schedule B and C of this Plan**, where building heights shall not exceed two *storeys*."

3.3.5 **The Bonusing provisions of Policy 3.1.3 of this Plan apply to the Low-Rise Mixed-Use designation. Notwithstanding the bonusing provisions of Policy 3.1.3 of this Plan, these policies shall not apply to the lands located at the intersections of arterial and collector streets along Jane Street and Kirby Road within the "Low-Rise Mixed-Use designation."** Furthermore, Policy 3.1.3 Bonusing shall not apply to lands within the Hamlet of Teston."

With the provision of an additional two storeys in building height from 6 to 8 storeys and increase in the corresponding FSI from 2.0 to 3.0 FSI, Staff support the deletion of policy 3.3.6.

4. **Policy 3.12.3 respecting Natural Areas Special Study Areas respecting the outcome of the Special Study Areas.**

"3.12.3 Where modifications result in the inability to maintain hydrologic and environmental integrity of wetland(s) and/or drainage feature(s), then works must be undertaken to provide for Net Positive Environmental Outcomes in accordance with Section 6.4 of this Plan. **The results of the Environmental Assessment or the necessary technical environmental studies required will be finalized through an Official Plan Amendment...**"

The provision for an Official Plan Amendment has been added to provide greater clarity related to the process through which the findings of the Special Study Areas are finalized.

5. **Urban Design Policies 3.15.2 b.vii.; 3.15.2 b.viii.; 3.15.2 d.vii; 3.15.2 g.ii; and, 3.15.3 a.vi, to remove prescriptive language as appropriate, relying on the City-wide Urban Design Guidelines and future Block 27 Urban design Guidelines to provide the necessary prescriptive level of detail:**

"b.vii. Buildings should be designed to create mid-block pedestrian connections, massed and articulated to avoid long building facades."

Deleting reference to buildings generally not exceeding 80m in length, as this prescriptive language is already included in the City-wide Urban Design Guidelines.

"b.viii. In mixed-use buildings and all buildings on the "Main Street", grade level units should incorporate a high proportion of transparent glass that allows activity to be seen from the street."

"g.ii. *Retail* buildings should be designed to address the public street with grade level units incorporating a high proportion of transparent glass that allows activity to be seen from the street or display windows..."

The revised policy removes reference to the provision for generally 70% transparent glass.

"a.vi. Where development is proposed **along** the TransCanada Pipeline (designated "Infrastructure and Utilities on Schedule B) access to the Multi-Use Recreational Trail shall generally be provided every 150m."

The policy originally referred to the north side of the Multi-Use Recreational Trail along the TransCanada Pipeline, has since been revised to apply generally on either side of the trail where development is proposed.

6. **Policy 4.1.1. d. related to the Individual Environmental Assessment currently underway by the Region of York, has been revised in its entirety;**

"d. The Teston Road Individual Environmental Assessment ("IEA") is currently underway. The IEA is required to determine the alignment of Teston Road and all options for right-of-way requirements are being protected. As such, the general location of lands within Block 27 that may be affected by the realignment are shown on Schedule "D". These lands may be subject to a Holding Symbol ("H") provision under the *Planning Act*, implemented through subsequent development applications. If it is determined through the IEA review that the lands are not required for the realignment, the underlying land use designations identified in this Plan shall prevail, without the need for further amendment to this Plan."

The revised language is consistent with language used for similar situations in other site-specific Official Plans.

7. **Policy 9.2.3 related to Infrastructure and Agreements**

"9.2.3 In addition to the policies identified in Chapter 10 of Volume 1 of the **VOP 2010**, the City **shall** require that landowners enter into an agreement or agreements to coordinate development and equitably distribute the costs of shared infrastructure, including but not limited to streets and street improvements, water and wastewater services, parkland, Multi-Use Recreational Trail system, stormwater management facilities, and land for *schools* and other community services."

The word "may" was deleted and replaced with the word "shall", in keeping with the intent of policy 10.1.1.18 of Vaughan Official Plan 2010.

8. **Policy 9.6.2 related to the Conveyance of Lands**

"9.6.2 To secure the related infrastructure improvements and community facilities required, all new *development* in the Secondary Plan Area that requires the conveyance of land for streets, boulevards, public parks and/or other public facilities, as part of its initial development application process, generally shall proceed by way of the subdivision approval process. Where the City and an applicant agree that a plan of subdivision is not required for an initial phase of *development*, **typically for a small development block**, the City may permit a street, public walkway or public park to be conveyed through the rezoning and/or site plan approval process."

9. **General terminology used throughout the Draft Block 27 Secondary Plan has been modified as related to the need for Environmental Assessments or otherwise.**

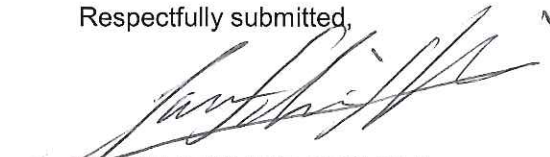
In a number of policies throughout the draft Block 27 Secondary Plan, reference has been made to an "Environmental Assessment or equivalent study". Upon further consideration and in consultation with the affected internal departments the term "equivalent study" will be replaced with "the necessary technical environmental studies required...". Where context appropriate, the words "to implement the street network" will follow.

10. The staff report included reference to an estimated population range for Block 27. Staff address population in reference to density requirements, based on people and jobs combined per hectare.

Conclusion

The draft Block 27 Secondary Plan will proceed to Vaughan Council for adoption in Q3 of 2018. Prior to Council adoption all edits to the Draft Secondary Plan including confirmation of policy references throughout the document and corrections to the Schedules to ensure they accurately reflect the text of the Secondary Plan will be made.

Respectfully submitted,



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Copy to: Daniel Kostopoulos, City Manager
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