

A DEVELOPMENT FRAMEWORK FOR THE COLOSSUS SITE

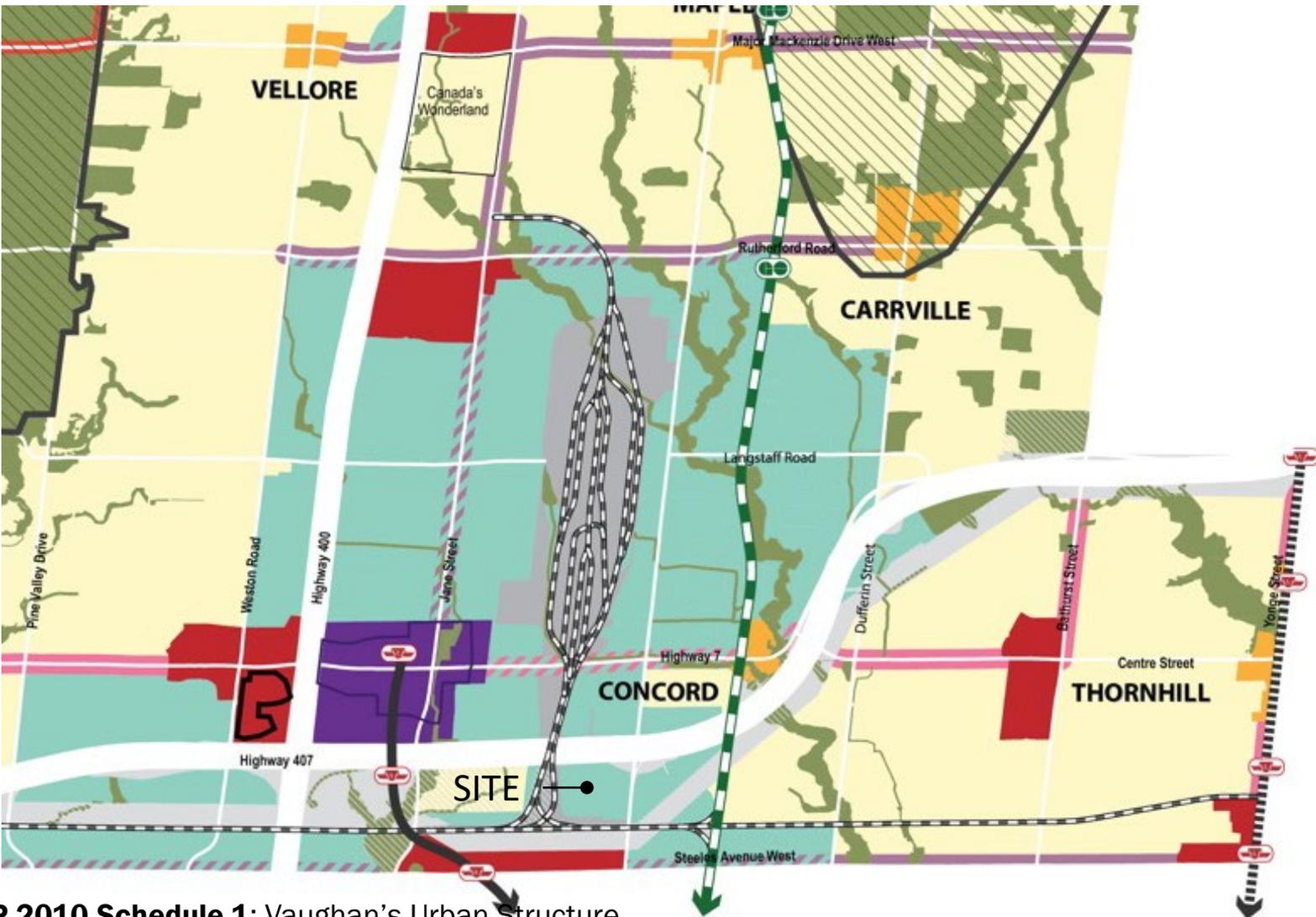
Communication: C22
Committee of the Whole (PM)
January 17, 2023
Item #7

Committee of the Whole Public Meeting: January 17, 2023



THE BIG PICTURE

The Colossus site is within a Primary Centre in the City's Urban Structure. Primary Centres are one of the City's identified intensification areas and are planned to include mixed-use high- and mid-rise buildings, developed at an intensity supportive of transit.



VAUGHAN

**SCHEDULE 1
Urban Structure**

- Urban Boundary
- Urban Growth Centre Boundary

Stable Areas

- Natural Areas and Countryside
- Community Areas
- New Community Areas
- Employment Areas
- Rail Facilities

Intensification Areas

- Vaughan Metropolitan Centre (Regional Centre)
- Primary Centres
- Local Centres
- Regional Intensification Corridors
- Regional Intensification Corridors within Employment Areas
- Primary Intensification Corridors
- Primary Intensification Corridors within Employment Areas

- Parkway Belt West Lands
- Railway
- Subway Extension
- Proposed Subway Extension
- GO Transit Network
- Greenbelt Plan Area¹
- Oak Ridges Moraine Conservation Plan Area¹
- Urban Growth Centre Boundary
- Hamlet
- See Minister's Decision on ORMCP Designation
- Municipal Boundary

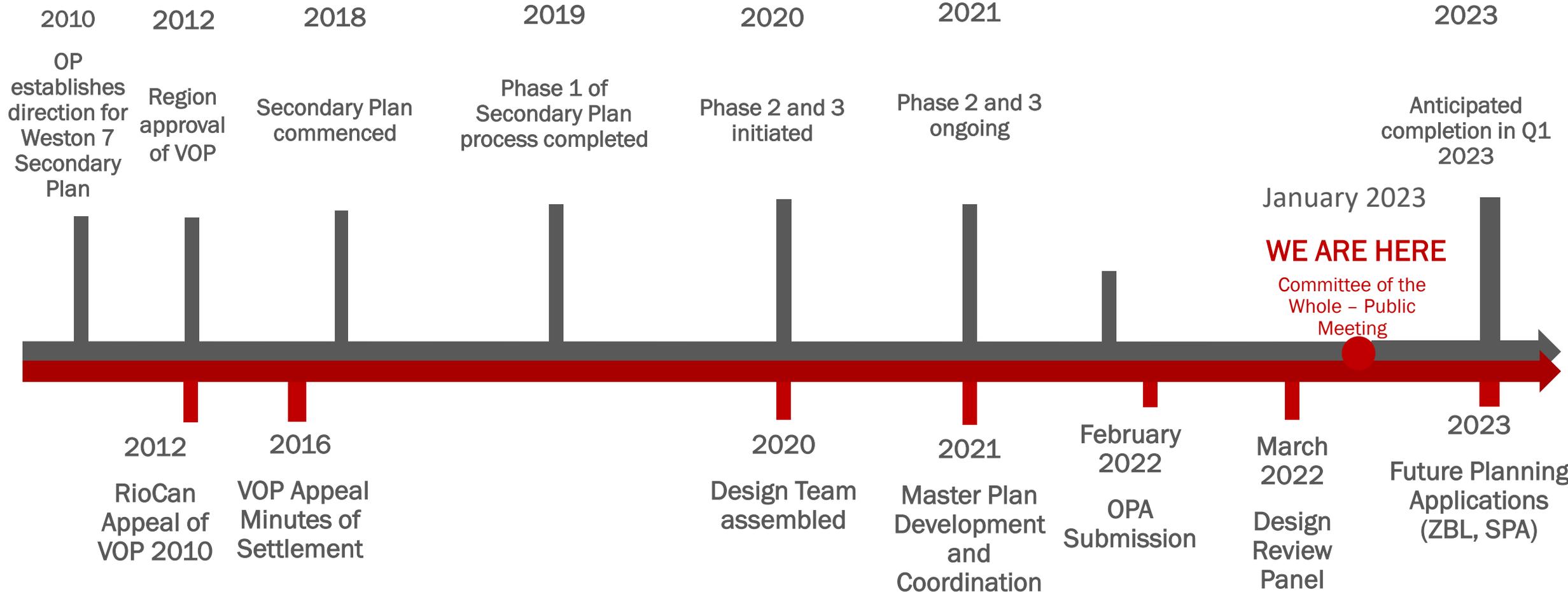
VOP 2010 Schedule 1: Vaughan's Urban Structure

¹ See Schedule 4 for limits and land use information of the Greenbelt Plan Area and Oak Ridges Moraine Conservation Plan Area

THE BIG PICTURE

RioCan has been consistently participating in the evolving planning process for the Colossus lands.

Weston 7 Secondary Plan Process Timeline



RioCan Colossus OPA Application Timeline

A QUADRANT WIDE STUDY

The RioCan lands represent the majority of a 33 ha independent quadrant, representing the comprehensive planning of 20% of the Weston 7 Secondary Plan Area.



The proposed OPA is a planning instrument to implement the Colossus master plan, which was developed with the three private property owners within the Quadrant: RioCan, Costco and Petro-Canada.

The level of analysis submitted with the application is at a quadrant-wide, Secondary Plan-level of detail, as directed by staff at the March 2021 Pre-Consultation meeting. This direction influenced the scope of the submission materials such as:

- Transportation analysis
- Urban design and land use planning analysis
- Servicing analysis

City staff have confirmed in comments to the application that the analysis “sufficiently addresses the requirements of Sections 10.1.1.3, 10.1.1.4 and 10.1.1.7 of VOP 2010 for the entirety of the southeast quadrant, including issues such as the distribution of land uses, building heights, and parks and open space.”

THE APPLICATION AND THE SECONDARY PLAN



Weston 7 Secondary Plan Demonstration Plan
November 4, 2021, The Planning Partnership



Proposed OPA, RioCan
February 2022 Submission

The Application is being processed while the City is developing the Secondary Plan which has been in process since 2018.

Depending on the timing of the ongoing Secondary Plan process an exemption from Policy 10.1.1.6 may be required.

“10.1.1.6. That where it has been determined that a Secondary Plan is required but not yet completed, no amendments to this Plan or the zoning by-law will be permitted without prior or concurrent adoption of the Secondary Plan for that area.”

Should such an exemption be necessary it is supported further to the comprehensive quadrant wide analysis and master plan and the 2016 minutes of settlement between RioCan and the City.

RETAIL AND ENTERTAINMENT



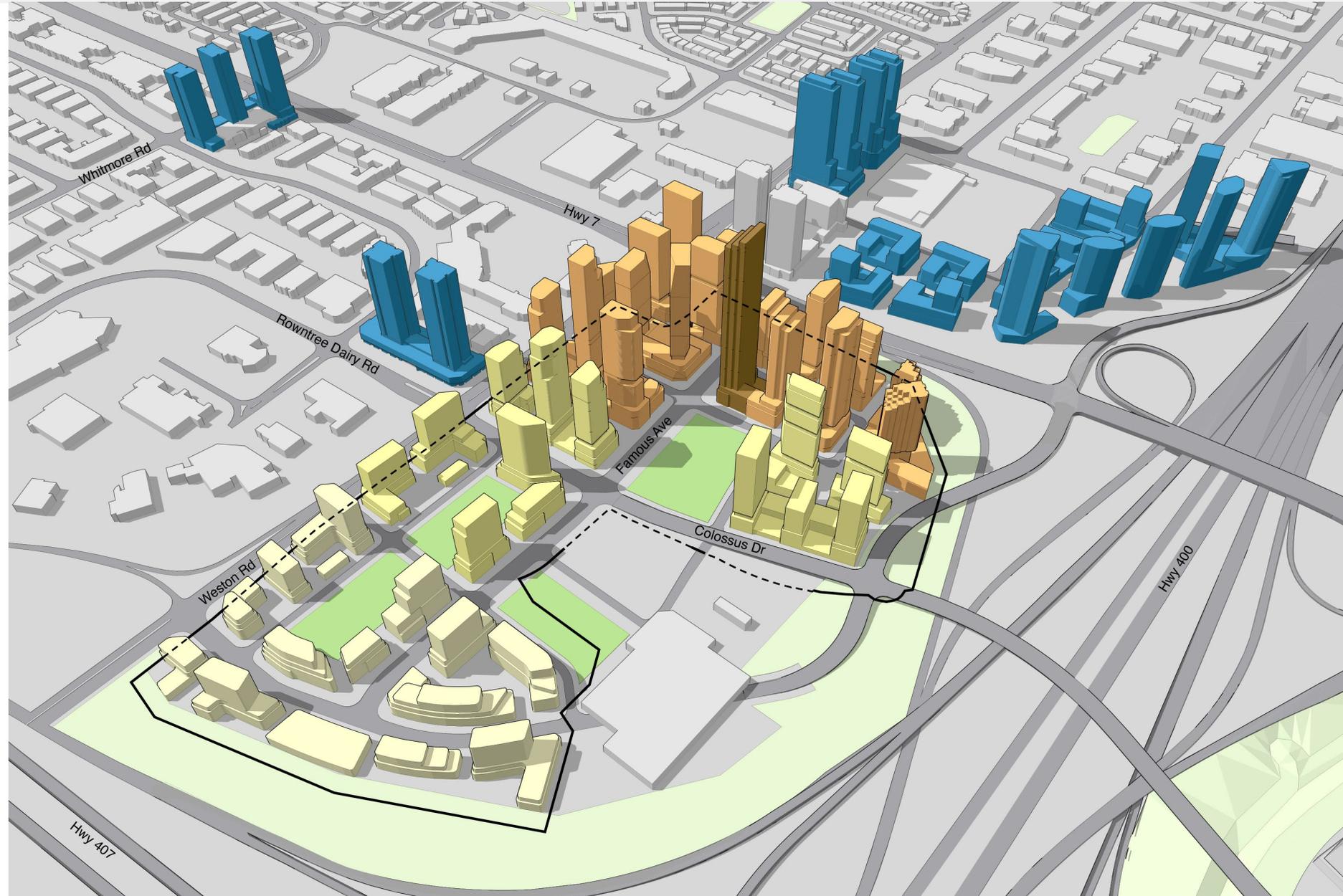
The development will continue to provide commercial, cultural, and entertainment uses, including a cinema, in a mixed-use, walkable, urban format with available parking to support those uses.



The Well

HOUSING AND BUILT FORM

The OPA proposes a range of mid-rise and high-rise development and can deliver approximately 13,000 new housing units.



- Site Boundary
- Maximum Height 25 ST
- Maximum Height 40 ST
- Maximum Height 55 ST
- Landmark Development over 55 ST
- Proposed Development

PARKS, OPEN SPACES, AND COMMUNITY SERVICES

The current OPA secures a minimum of 15% of the net developable area for parks and open space to support active and passive recreation, socialization, and gathering.

The OPA also includes priority locations for Community Facilities and policies to encourage CS+F integrated with development.

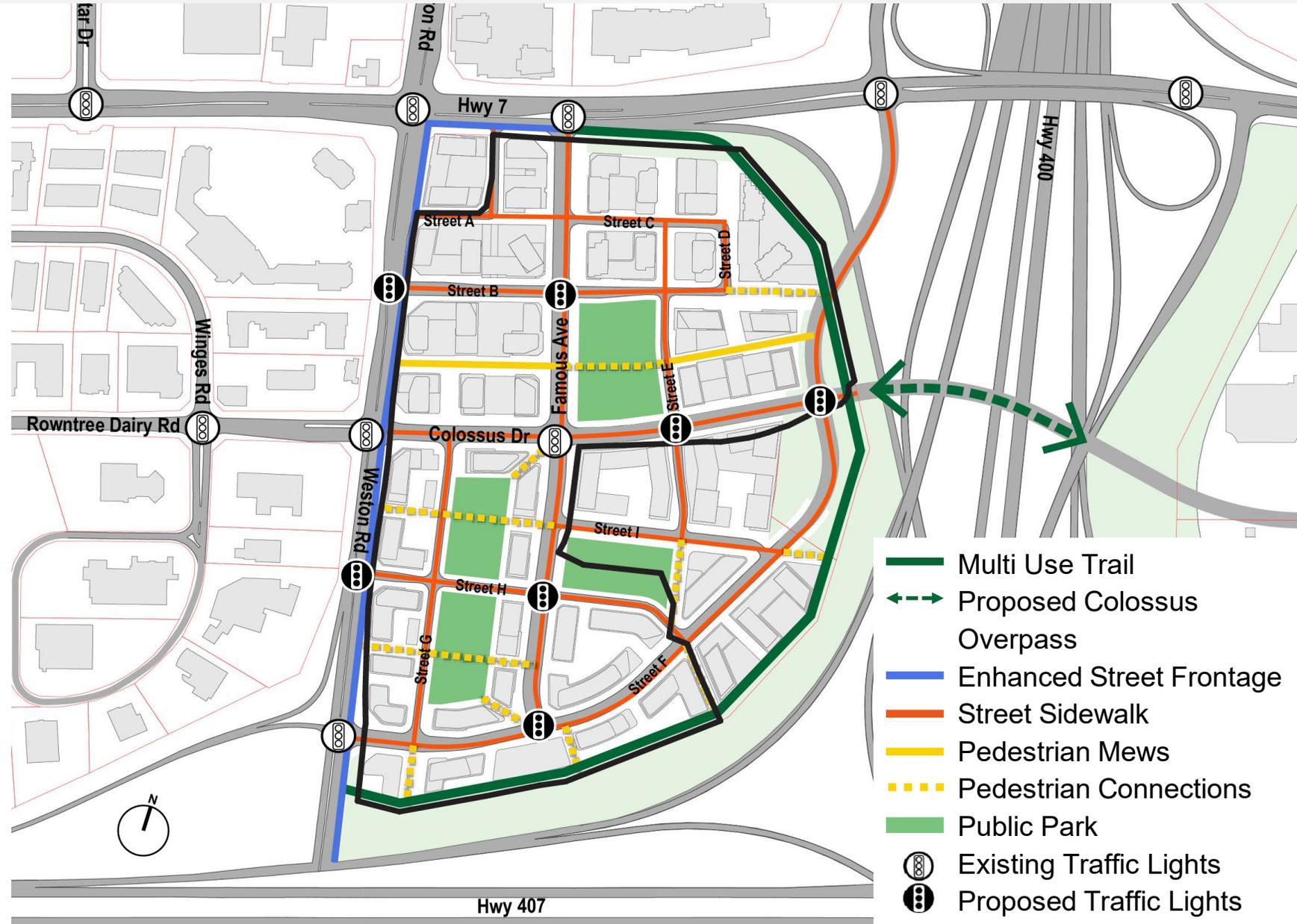


- ★ Priority Locations for Community Facilities
- ① Colossus Park
- ② Pedestrian Mews
- ③ Central Park West
- ④ Central Park East
- ⑤ Storm Water Management Area
- ⑥ Multi Use Trail
- ⑦ Famous Avenue Promenade

NEW STREET NETWORK + TDM STRATEGIES

The application includes

- A comprehensive and fine-grained street network for pedestrians, cyclists, transit users, and drivers, based on a quadrant-wide analysis, incrementally delivered with development over time.
- A proposed alignment of the Colossus Drive overpass, connecting over the 400
- Direction for new transportation demand management strategies

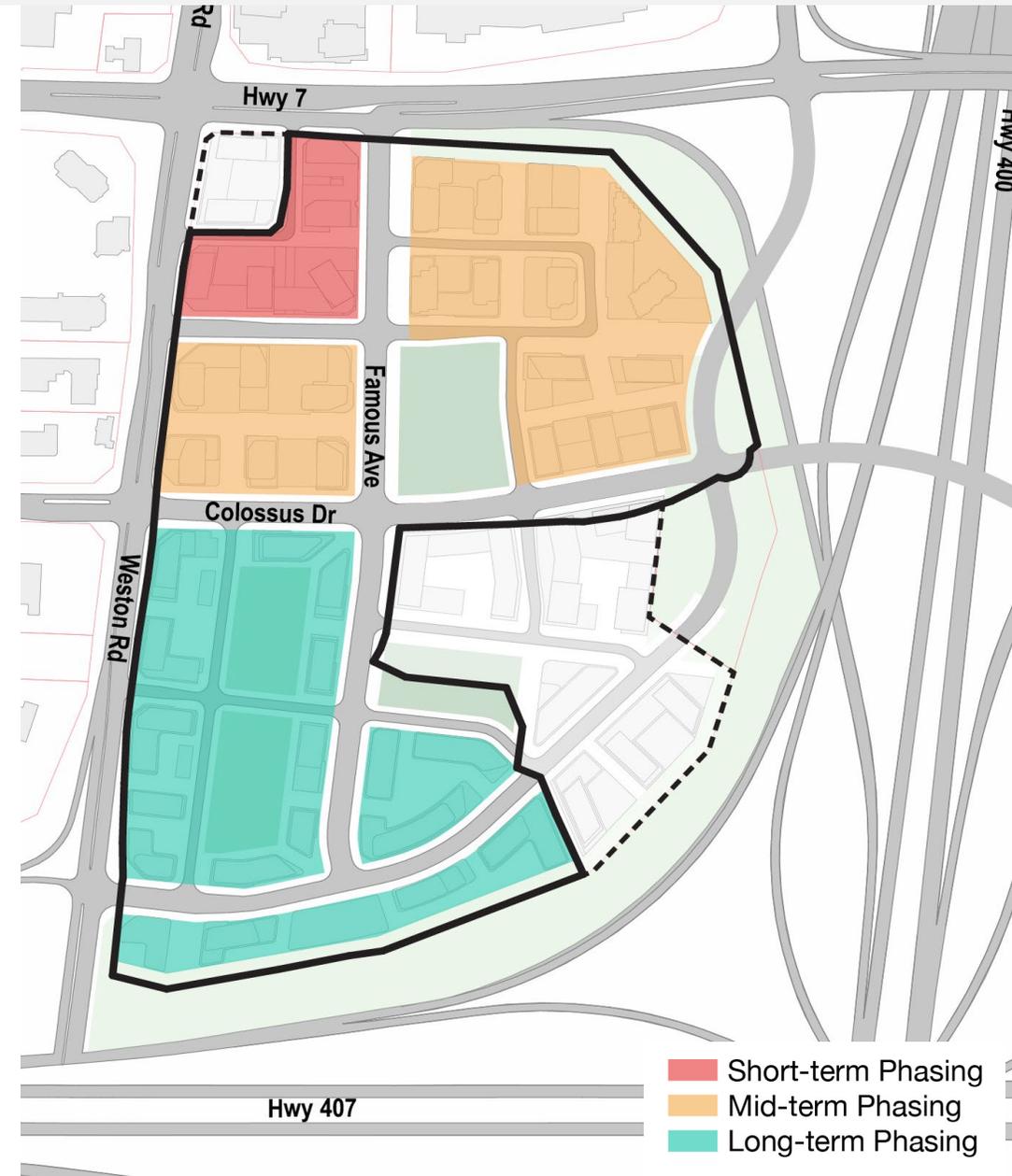


PHASING

The application reflects a long-term redevelopment strategy. The existing retail uses will be transitioned into an urban format over time.

The OPA seeks to establish a long-term vision and high-level planning framework for the site.

Future incremental Zoning By-law and Site Plan applications would be brought forward to the City for review, discussion and engagement, implementing the master plan over time.



COLLABORATIVE PLANNING



RioCan is seeking to work collaboratively with City Staff to enable the best planning outcomes for the RioCan lands, the larger Quadrant and the Weston 7 Secondary Plan Area.

This approach represents good, comprehensive planning.

At this time, we are not asking for approval of an Official Plan Amendment or a Secondary Plan , we are simply requesting that Council allow these matter to proceed collaboratively to avoid delays and to enable the creation of more homes and a modernized retail and entertainment destination in Vaughan.



Thank You!