

## **COMMITTEE OF THE WHOLE - MAY 22, 2001**

### **DISTRICT CENTRES STUDY OPA #600 DIRECTION TO RETAIN CONSULTANTS FILE NO. 15.80.2**

#### **Recommendation**

The Commissioner of Planning & Urban Design recommends:

THAT the Commissioner of Planning & Urban Design be authorized to obtain the quotes and retain the necessary consultants to conduct the transportation and urban design components of the District Centres Study; and

THAT the upset cost of both studies not exceed limits assigned by Council to the Commissioner of Planning and Urban Design for such studies.

#### **Purpose**

To complete the Transportation and Urban Design components of the District Centres Study, pursuant to the Terms of Reference approved by Council on February 26, 2001. There are sufficient funds for this purpose available in the 2001 Operating Budget.

#### **Background- Analysis and Options**

OPA #600 provides for development of District Centres in the communities of Vellore (Urban Village 1) and Patterson (Urban Village 2). Each District Centre is expected to be the community's primary focus of major retail, office commercial and residential development, planned and designed to support public transit ridership.

The District Centres Study has the following objectives:

1. To satisfy the policy requirements of OPA #600, Section 4.2.1.5, 'District Centres: Vellore Village Centre and Patterson District Centre'.
2. To provide the policy basis for an Official Plan Amendment describing the planning and urban design framework which will guide development within each District Centre reflecting OPA #600 Policies.
3. To define requirements for implementing draft plans of subdivision, zoning by-laws and site plan agreements in accordance with the District Centres OPA.

The Council approved Terms of Reference (February 26, 2001) provided for consulting assistance for transportation and urban design work, to be funded from the Growth Management & Special Studies Division's general consulting budget. Staff require the assistance of transportation and urban design consultants with expertise and experience in planning and designing complex major developments which integrate both private and public buildings and spaces in a mutually complementary manner to create the kind of urban centre envisioned by OPA #600's District Centres. The required range of skills and experience is not currently available within City departments.

#### **Location**

The lands subject to the Study are those designated "District Centre" by OPA # 600, generally located

at the four corners of two arterial road intersections, being Major Mackenzie Drive/Weston Road in Vellore, and Rutherford Road/Dufferin Street in Patterson.

Analysis

Staff have prepared study designs for the transportation and urban design components of the presently ongoing Study (Attachments # 1 and 2). Consultant assistance in these two important areas will provide expertise not presently found within the City. Completing work on both the transportation and urban design areas is necessary to support the District Centre tertiary plan required by OPA #600.

Conclusion

It is recommended that the required consultant expertise be retained to carry out the transportation and urban design components of the District Centres Study.

Attachments

1. Work Program - Transportation Component of Study
2. Work Program - Urban Design Component of Study

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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning & Urban Design

JOANNE R. ARBOUR  
Director of Community Planning

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## **ATTACHMENT #1**

### **DISTRICT CENTRES STUDY**

#### **TRANSPORTATION COMPONENT OF STUDY – WORK PROGRAM**

##### **Background:**

The City has initiated the District Centres Study to establish a framework of land use policies and design requirements to guide development in two District Centres, pursuant to the provisions of OPA #600. OPA #600 provides for the development of District Centres in the communities of Vellore (Urban Village 1) and Patterson (Urban Village 2). Each Centre is expected to be the community's primary focus of major retail, office commercial and residential development, planned and designed to be pedestrian friendly, and supportive of public transit ridership.

##### **Study Process**

The District Centre Study Terms of Reference, as approved by Vaughan Council, are attached.

The Study Process includes the following key steps:

- background analysis and examination of both District Centre sites
- preparation and assessment of three development scenarios for each DC
- identification and refinement of a recommended scenario for each DC
- preparation of tertiary land use plans and a policy framework for the DCs, providing the basis for an Official Plan Amendment
- preparation of supporting background reports on transportation & urban design
- preparation of Urban Design Guidelines and zoning bylaws

##### **Requirements of the Transportation Consultant**

The consultant will complete the following tasks:

1. evaluate up to eight (8) conceptual land use scenarios (4 for each District Centre), which will be prepared by City staff, and advise on modifications to address functional and operational traffic and transit objectives; this step will yield the preferred land use scenario for each District Centre;
2. attend two public information meetings on the District Centres and present an assessment of each scenario, based on the City's transportation and transit objectives;
3. review the recommended scenario and advise on parking and transit station requirements and transportation infrastructure improvements, including their phased introduction, and refinements to address functional and operational traffic and transit objectives and concerns;

4. prepare a report documenting the transportation component of the District Centre Study, including the analysis and recommendations supporting the District Centre tertiary plans;
5. attend a Council Public Hearing for the Official Plan Amendment incorporating the District Centre tertiary plans.

#### Working Meetings

Up to six (6) working meetings with staff and consultants will be required.

#### Public Consultation

The transportation consultant will be required to attend:

- two (2) public information meetings
- one (1) Public Hearing

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## **ATTACHMENT #2**

### **DISTRICT CENTRES STUDY**

#### **URBAN DESIGN COMPONENT OF THE STUDY - WORK PROGRAM**

##### **Background:**

The City has initiated the District Centres Study to establish a framework of land use policies and design requirements to guide development in two District Centres, pursuant to the provisions of OPA #600. OPA #600 provides for the development of District Centres in the communities of Vellore (Urban Village 1) and Patterson (Urban Village 2). Each Centre is expected to be the community's primary focus of major retail, office commercial and residential development, planned and designed to be pedestrian friendly, and supportive of public transit ridership.

##### **Study Process**

The District Centre Study Terms of Reference, as approved by Vaughan Council, are attached.

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- preparation and assessment of three development scenarios for each DC
- identification and refinement of a recommended scenario for each DC
- preparation of tertiary land use plans and a policy framework for the DCs, providing the basis for an Official Plan Amendment
- preparation of supporting background reports on transportation & urban design
- preparation of Urban Design Guidelines and zoning bylaws

For each District Centre, Urban Design Guidelines will be prepared based on the Tertiary Plan concept. The Guidelines will address the following:

- distribution of land uses
- relationships to uses in abutting designations
- relationships to other District Centre uses
- distribution of densities by parcel
- traffic and pedestrian circulation systems
- height and massing of buildings
- relationships between streets & buildings, public & private realm
- integration of parks, open space and natural features
- conceptual streetscape and landscape treatments

- micro-climate considerations
- phasing of development

### Urban Design Guidelines:

Urban Design Guidelines are required to provide a consistent basis to review the design, scale and massing of buildings, and the treatment of private spaces and public realm as each District Centre evolves. The Guidelines are intended to ensure attractive streetscapes and a high quality pedestrian environment, and to minimize auto impacts, through attention to the relationships between private development and public areas and design of the public realm, in particular with respect to priority locations for civic identity, gateway features, etc.

The Guidelines will be prepared in the form of a document including text and illustrations. The text will include design principles and illustrated examples of appropriate design solutions for the full range of typical spatial relationships between development blocks, roads, public squares, open spaces and built forms, whether privately owned or within the public realm.

### Requirements of the Urban Design Consultant

The consultant will complete the following tasks:

1. evaluate up to eight (8) conceptual land use scenarios (4 for each District Centre), which will be prepared by City staff, and provide input on urban design considerations;
2. for each of the land use scenarios, prepare one axonometric plan and up to three rendered perspective drawings, illustrating the physical appearance, scale and massing of structures, and the inter-relationship of built forms and public realm;
3. present the drawings noted in (2) above at two public information meetings, ie. one for each District Centre, and assess each scenario based on the City's planning and urban design objectives;
4. review the preferred scenario, and recommend refinements to achieve the City's planning, design and transportation objectives;
5. prepare drawings and sketches of the preferred scenario, suitable for inclusion in the Urban Design Guidelines: this scenario will become the basis for the Tertiary Plan and Official Plan Amendment;
6. prepare the District Centre Urban Design Guidelines, including the principles, explanatory text and illustrations of the full range of spatial relationships;
7. prepare a report summarizing the urban design component of the District Centres Study, including the analysis and recommendations supporting the two tertiary plans;
8. present the illustrations of the preferred scenario and the Guidelines at a Council Public Hearing.

### Working Meetings

Up to ten (10) working meetings with staff and consultants will be required.

### Public Consultation

The transportation consultant will be required to attend:

- two (2) public information meetings
- one (1) Public Hearing

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