

## **COMMITTEE OF THE WHOLE – JUNE 15, 2010**

### **MAJOR MACKENZIE DRIVE STREETScape IN THE VILLAGE OF MAPLE STREETScape DESIGN STUDY AND REQUEST FOR PROPOSAL FOR CONSULTING SERVICES – WARD 1**

#### **Recommendation**

The Commissioners of Planning, Community Services and Engineering and Public Works in consultation with the Commissioner of Finance/City Treasurer and the Directors of Reserves and Investments, Development Planning and Parks Development recommend:

1. That the Major Mackenzie Drive Streetscape Design Study, appended to this report as Attachment #2, be approved; and
2. That the Engineering Services and Parks Development Departments initiate the Request for Proposal process to retain a Consultant team to prepare tender documents and implementation of the required work; and
3. That the total budget of \$1,991,824 allocated to the Development Planning Department's 2010 Capital Budget (Project # DP-9017-10) be transferred to the Engineering Services Department's 2010 Capital Budget.

#### **Contribution to Sustainability**

Consistent with Green Directions Vaughan, the City's Sustainability and Environmental Master Plan, the Major Mackenzie Drive Streetscape Enhancements will support environmental sustainability and fulfill a number of goals and objectives outlined by the plan, specifically:

Goal 2: To ensure sustainable development and redevelopment.

Goal 3: To ensure that Vaughan is a city that is easy to get around with low environmental impact.

The needs of pedestrians, compact development and public transit will be supported by the strengthening and improvement of the public realm. The Major Mackenzie Drive Streetscape will integrate environmentally sustainable materials and features into the streetscape design, facilitate pedestrian movement throughout the area, create new public spaces and recreational connections, ensure transit-supportive land organization, and outline strategies and measures to achieve environmentally sustainable development.

#### **Economic Impact**

A total budget of \$1,991,824 is required to perform the streetscape consulting services and implement the construction works and has been included and approved in the Development Planning Department's 2010 Capital Budget (Project # DP-9017-10). It is being recommended through this report that the budgeted amount be transferred to the Engineering Services Department's 2010 Capital Budget.

#### **Communications Plan**

Regular project updates will be communicated by Parks Development Department staff to the Maple Streetscape Community Advisory Committee at their scheduled meetings.

## **Purpose**

The purpose of this report is to obtain Council direction to proceed with the Major Mackenzie Drive Streetscape Request for Proposal for Consulting Services.

## **Background - Analysis and Options**

The Village of Maple is located in the City of Vaughan, having its focus at the intersection of Major Mackenzie Drive and Keele Street. A new municipal Civic Centre master plan and building design has been finalized for the current site of the existing municipal buildings along the south side of Major Mackenzie Drive. The establishment of a high quality streetscape along both sides of Major Mackenzie Drive from Keele Street to Peter Rupert Avenue / McNaughton Road will be instrumental in establishing the high quality pedestrian precinct and front face envisioned for the Civic Centre.

In 2008, the Major Mackenzie Streetscape Study Request for Proposal (RFP) was awarded to Stantec Consulting Ltd. The City of Vaughan retained the services of Stantec to prepare a schematic Streetscape Design Study for the public realm along the north and south sides of Major Mackenzie Drive, from Keele Street to Peter Rupert Avenue / McNaughton Road. The schematic design responds to the contextual nature of the site, is coordinated with existing overhead and underground utilities, conceptually addresses grading issues, and identifies the existing and proposed roadway alignment. A series of background documents were reviewed and, where possible, the objectives of these studies were integrated with the design. The streetscape comprises of high quality pedestrian boulevard with pedestrian scale lighting and strong boulevard plantings. The schematic plan is a guideline for detailed design. The plan recommends a preferred walkway alignment, with general dimensions, options, conceptual grades, and materials.

The study's design approach focuses on creating and enhancing a strong sense of place and community image while integrating the study area's contemporary and heritage elements. An objective of the design is to create a streetscape that will provide a common thread, knitting together the various elements and styles of the built fabric within the study area. Several design alternatives were prepared and discussed with the City and relevant stakeholders. Stantec reviewed the existing background documents, examined the site, documented opportunities and constraints, reviewed successful precedents, and prepared site sensitive design solutions.

On January 27, 2010, the Maple Streetscape Community Advisory Committee (MSCAC) was presented with a final draft of the Major Mackenzie Drive Streetscape Study. The Committee received the study with minor amendments to the plan; and, subsequently, the final draft of the study shown in Attachment #2 includes the amendments requested by the Maple Streetscape Community Advisory Committee (MSCAC).

The City of Vaughan Parks Development and Engineering Services Departments require a proposal for the detailed design development, construction documentation, tender preparation, contract administration, and site supervision services for the construction of the Major Mackenzie streetscape from Keele Street to Hill Street.

The design development, construction documentation, and tender preparation will be initiated in Summer 2010, following Council's approval of a consulting team to carry out the work plan. The tender package and associated cost estimates are required to be completed by the end of 2010 in order to be eligible for potential Regional cost-sharing benefits under the Region's Municipal Streetscape Partnership Program. This cost sharing could represent 33% of all streetscape enhancement works and design costs. Typical streetscape works that are eligible for funding include landscape materials (trees, shrubs, groundcovers, topsoil, sod, seed, mulch etc...) hardscape materials (unit pavers, coloured asphalt, coloured concrete, armourstone, retaining walls, paver banding, etc...), irrigation systems, decorative/accent lighting, and street furniture (banner poles, benches, bollards, bike racks, trash receptacles, tree grates/guards, planters, etc...). Staff will work to maximize the amount of funds recovered through the Region's Municipal Streetscape Partnership Program.

## **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the priorities set forth in Vaughan Vision 2020, specifically:

- Service Excellence: "Enhance and Ensure Community Safety, Health and Wellness" and "Lead and Promote Environmental Sustainability"
- Management Excellence: "Maintain Assets and Infrastructure" and "Plan and Manage Growth & Economic Vitality"

## **Regional Implications**

The Major Mackenzie Drive Streetscape Consulting Services will build upon and complement planned Regional capital road improvements and vivaNext surface transit projects. The Streetscape Master Plan will enable the City of Vaughan to co-ordinate with York Region's Municipal Streetscape Partnership Program for partnership funding.

## **Conclusion**

Staff recommend that the Major Mackenzie Drive Streetscape Design Study, appended to this report as Attachment #2, be approved and that the Parks Development and Engineering Services Departments initiate the Request for Proposal (RFP) process to retain a consulting team to undertake detailed design development, construction documentation, tender preparation, contract administration, and site supervision services for the construction of the Major Mackenzie streetscape from Keele Street to Hill Street. Additionally, staff recommend that the total budget of \$1,991,824 allocated to the Planning Department's 2010 Capital Budget (Project # DP-9017-10) be transferred to the Engineering Services Department's 2010 Capital Budget.

## **Attachments**

1. Study Area Location Map
2. Draft Major Mackenzie Drive Streetscape Design Study (Members of Council only)

## **Report Prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARLON KALLIDEEN  
Commissioner of Community Services

Bill Robinson  
Commissioner of Engineering and Public Works



# Attachment

File: 25.6.12  
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*The City Above Toronto*  
 Development Planning Department

# Study Area Location Map

Location: Part of Lots 20 & 21,  
 Concession 3  
 Applicant:  
 City of Vaughan