

**COMMITTEE OF THE WHOLE - FEBRUARY 22, 2011**

**THORNHILL CENTRE STREET  
AREA LAND USE STUDY  
FILE: 15.113  
WARD 5**

**Recommendation**

The Commissioner of Planning, in consultation with the Director of Purchasing Services and the Director of Reserves and Investments recommends:

1. That the Planning Partnership be retained on a single source basis in accordance with the City's purchasing policies, to undertake a land use study of the north side of the Centre Street corridor from the intersection of Centre Street and Concord Road, to the intersection of Centre Street and New Westminster Drive as shown on Attachment #1 of this report;
2. That the Terms of Reference for the area land use study be an adjunct to the on-going Thornhill Centre Street Corridor Urban Design Guidelines and Streetscape Master Plan Study (the principle Study);
3. That the draft Terms of Reference forming Attachment #2 to this report, be approved;
4. That the amount of \$48,000 to complete the additional work requested by Council be funded from the capital budget for the Vaughan Official Plan Review Project - PL-9003-07; and,
5. That the Director of Purchasing Services be authorized to execute the appropriate contract documents.

**Contribution to Sustainability**

Policies arising from this study must be consistent with those of the Region of York Official Plan, the Provincial "Places to Grow: the Growth Plan for the Greater Golden Horseshoe"; and, with "Green Directions Vaughan, Community Sustainability and Environmental Master Plan".

**Economic Impact**

At the December 14, 2010 meeting, Council recommended "that the remaining uncommitted funds of \$62,000 available in Capital Project PL-9003-07 Vaughan Official Plan Review be allocated to the Consultants or Miscellaneous portions of the Official Plan in order to be used for various expenses associated with the finalization of the new City of Vaughan Official Plan 2010 (Volumes 1 and 2) as directed by Council at its September 7, 2010 meeting". The cost of the study, not to exceed \$48,000, will be provided through these remaining funds in the capital budget for the Vaughan Official Plan Review Project – PL-9003-07.

**Communications Plan**

The study process includes a public consultation program in association with the Thornhill Centre Street Corridor Urban Design Guidelines and Streetscape Master Plan Study (the principle study). At least two meetings will be held at strategic milestones in the study process, and a third if required, will be held with the residents immediately affected by the land use plan.

## **Purpose**

To receive Council approval to complete the Thornhill Centre Street Area Land Use Study as detailed in the attached terms of reference; and to retain the Planning Partnership on a single source basis to undertake the study.

## **Background - Analysis and Options**

### **Study Area**

The area which is the focus of this land use review is located on the north side of Centre Street between Concord Road and New Westminster Drive. The review of the corridor between Vaughan Boulevard and New Westminster Drive was directed by Vaughan Council at its meeting of September 7, 2010, in consideration of the item pertaining to the City of Vaughan Official Plan 2010. The direction to undertake the study states:

“That staff be instructed to conduct a study of the area on the north side of Centre Street between New Westminster Drive and Vaughan Boulevard to consider its appropriate designation for intensification; and that any changes to the current designation that is before Council today be dealt with through modification at the York Region stage of review of this plan.”

In August of 2010, the City received a request for modifications to land use designations from the owner of several lots located in the adjacent stretch of Centre Street, from Concord Road to Vaughan Boulevard. The landowner subsequently sent his request to the Region, asking that his proposal be treated as a modification to the VOP 2010 through the Regional review. Staff therefore recommend that this additional portion of the corridor be reviewed as part of this area land use study (see Attachment #1).

The study area described above comprises the majority of the area requiring a Secondary Plan under the provisions of the VOP 2010. The two remaining areas which are not part of this study are:

- (i) The lands focused around the intersection of Dufferin Street and Centre Street – some of the lands at Centre Street and Dufferin Street are protected for a possible future interchange at Highway 407. The study of the area around this intersection should be undertaken once the outcome of the Regional feasibility study for the interchange is determined.
- (ii) The lands at the southwest corner of Bathurst Street and Centre Street, surrounding the Promenade Mall.

### **Consulting Requirements and Single Source Justification**

The Thornhill Centre Street Corridor Urban Design Guidelines and Streetscape Master Plan Study (the principle Study), was awarded to the Planning Partnership in the summer of 2009 and is underway. The work outlined in the terms of reference involves the review of land uses, and development of concepts for the length of the Centre Street corridor within the principle study area boundary, located on the north side of Centre Street between Concord Road and New Westminster Drive.

Given that the principle study boundary includes the streetscape for the proposed area land use study, and that the principle study is projected to be completed within the short time frame required for Regional modifications to the City of Vaughan Official Plan 2010, it would be appropriate to integrate this additional work into that of the principle study.

The Planning Partnership consulting team engaged in the principle study, includes land use planners, urban designers and a transportation engineer. This represents the expertise required to complete the area land use and urban design planning exercise. The land use planning component and streetscape design study are closely related, and are best undertaken together to achieve a well-designed and cohesive vision for the study area.

The background work completed to date for the principle study will serve to inform the land use study component; and, the consultation program for this new component can easily be integrated into the meetings already scheduled for the principle study. Therefore, from a budgetary perspective, it would be prudent to single source the land use study to the Planning Partnership team. This would represent a significant savings relative to the cost of entertaining a study by a new consultant lacking the benefit of the background knowledge, completed work; and integrated public consultation program. In addition, this would allow the project to be completed within the timing as set-out in the Council direction.

#### Focus and Scope of the Study

The Thornhill Centre Street Urban Design Guidelines and Streetscape Master Plan Study (the principle study) will determine the urban design concept for Centre Street from Bathurst Street to Highway 7; and the layout and master plan design of the streetscape and pedestrian system along both sides of the corridor. The Thornhill Centre Street Area Land Use Study, which is the subject of this report, will enable the development of a preferred land use plan for the north side of Centre Street between Concord Road and New Westminster Drive. The land use plan will be developed in consideration of the surrounding lands, and current Provincial, Regional and municipal policies. The land use/urban design, and streetscape components will be examined together, and concept plans will be developed for the preferred land use/urban design plan. The terms of reference (Attachment #2) sets out the detailed study requirements.

#### Budget

This contract has an upset limit of \$48,000, including HST and disbursements.

#### Timing

The study will commence in February of 2011 and conclude in June of 2011.

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

The proposed Thornhill Centre Street land use study is consistent with the priorities set by Council in the Vaughan Vision 2020 Plan, and in particular with the City's commitment to "plan and manage growth and economic vitality."

#### Regional Implications

The Thornhill Centre Street Area Land Use Study will be prepared to be in conformity with the most current Regional and Provincial policy requirements. The resulting Official Plan modifications once approved by Vaughan Council, will be forwarded to the Region for final approval as part of the Vaughan Official Plan 2010.

#### Conclusion

The Thornhill Centre Street Land Use Study for the north portion of the Centre Street corridor between Vaughan Boulevard and New Westminster Drive was directed by Vaughan Council at the September 7, Council meeting. In consideration of the request for re-designation of several lots located just west of this portion of the corridor, staff recommend that the study area be expanded to include the north side of the street from Vaughan Boulevard to Concord Road.

The Thornhill Centre Street land use planning study will be single sourced to the Planning Partnership in order to achieve optimal results from a land use planning/urban design perspective; and, to ensure that the project is completed within the required time horizon.

**Attachments**

1. Location Map: Thornhill Centre Street – Study Area
2. Terms of Reference -Thornhill Centre Street Corridor Urban Design Guidelines and Streetscape Master Plan Study-Land Use Planning component.

**Report prepared by:**

Anna Sicilia, Senior Planner, ext. 8063  
Roy McQuillin, Manager of Policy Planning, ext. 8211

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

DIANA BIRCHALL  
Director of Policy Planning

# Attachment



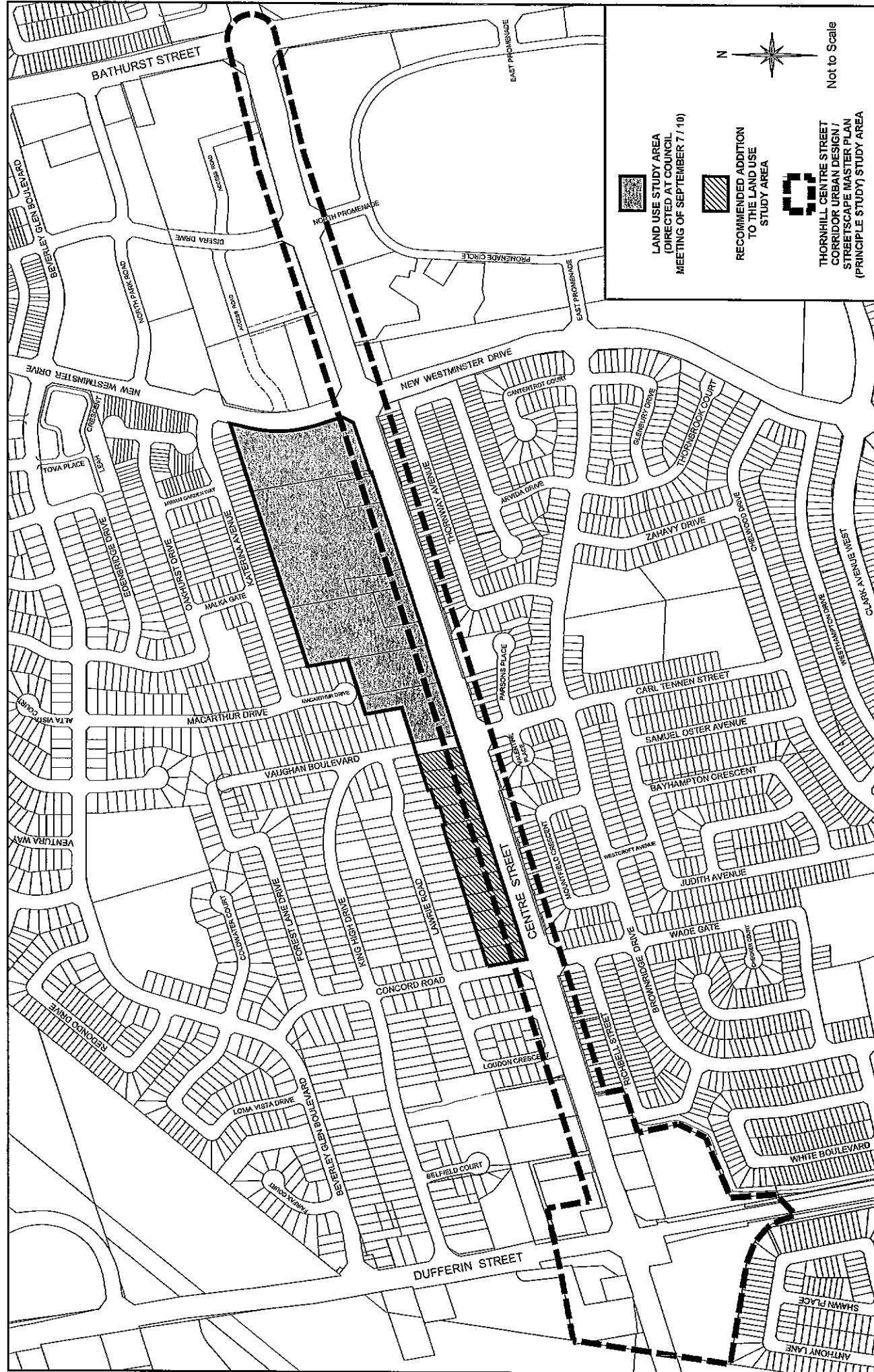
VAUGHAN  
Policy Planning Department

## Thornhill Centre Street Study Area

Location: Part of Lot 6,  
Concession 2

File: 15.113

Date:  
February 22, 2011



## ATTACHMENT 2

### TERMS OF REFERENCE

#### Thornhill Centre Street Corridor Urban Design Guidelines and Streetscape Master Plan Study - Land Use Planning Component

##### **1. Introduction**

At the Vaughan Council meeting of September 7, 2010, Council directed that a land use study be undertaken of the north side of Centre Street between New Westminster Drive and Vaughan Boulevard; and that any resulting changes to the land use designations within the adopted Vaughan Official Plan 2010, be considered as modifications through the Regional review of the Official Plan. The City has received a request from the owner of several lots located to the west, between Vaughan Boulevard and Concord Road, to consider redesignation of his lands to permit residential/commercial mixed use developments of a higher density. Given that the length of corridor between New Westminster Drive and Concord Road is located within the boundary of the principle study, the land use review for this smaller area can be accommodated within the scope of the principle study. The terms of reference defines the tasks which must be completed as part of the land use study component for the defined area of the corridor.

##### **2. Location**

The study area for the Thornhill Centre Street Corridor Design Guidelines and Streetscape Master Plan Study which is currently underway is the Centre Street corridor between Bathurst Street and Highway #7. The area which is the focus of this Terms of Reference is:

- (i) The north side of Centre Street between New Westminster Drive and Concord Road.

##### **3. Background**

A prior study of the Thornhill Centre Street corridor was undertaken by the City of Vaughan in 2004 in recognition of the changing Provincial, Regional and municipal policy environment, the land use context, and pressure for re-development. As a result of the Thornhill Centre Street Study (2004), two amendments to the Official Plan, OPA 671 and OPA 672, were approved. Both OPAs came into effect in July 2005, and have recently been carried forward into Volume 2 of the City of Vaughan Official Plan 2010 (Sections 12.10 and 12.12).

**(i) Council Direction of September 7, 2010**

On September 7, 2010, Vaughan Council adopted the following resolution respecting lands located on the north side of Centre Street, between New Westminster Drive and Vaughan Boulevard:

“That staff be instructed to conduct a study of the area on the north side of Centre Street between New Westminster Drive and Vaughan Boulevard to consider its appropriate designation for intensification; and that any changes to the current designation that is before Council today be dealt with through modifications at the York Region stage of review of this plan.”

**(ii) Request for Modification to City of Vaughan Official Plan 2010**

In August of 2010, the landowner of several properties located just west of Vaughan Boulevard, sent notification to the City asking that his lands be reviewed for re-designation to a higher density residential/commercial mixed-use designation. This landowner has now requested the Region of York to consider his proposal as a modification to the VOP 2010. Subsequent to this request, the area land use study will review the adjacent portion of the north side of the Centre Street corridor from Vaughan Boulevard to Concord Road.

**4. Study Goals**

To develop a preferred land use and urban design plan for the north side of Centre Street between New Westminster Drive and Concord Road which is in consideration of the surrounding lands, and current Provincial, Regional, and municipal policies.

**5. Public Participation**

The public participation component of this study will be integrated with the public participation program established for the Thornhill Centre Street Corridor Urban Design Guidelines and Streetscape Master Plan Study (the principle study). The two remaining public meetings for the principle study will include the area land use planning process as follows:

- (i) The Centre Street Streetscape workshop outlined in Phase 4 of the principle study work plan, will begin with an introduction of the land use planning study; and, a discussion of alternative land use plans for the identified area of the Centre Street corridor. The workshop to follow, will integrate an exploration of the land use/urban design alternatives.

- (ii) The public open house and presentation which is scheduled in the 5<sup>th</sup> Phase of the principle study work plan, will include a presentation of the draft land use and concept plans for the identified area of Centre Street.

An additional meeting, if required, will be held with the residents immediately affected by the land use plan, to discuss any outstanding issues which may remain following the public open house in the 5<sup>th</sup> Phase of the study.

## 6. The Study Components

### Land Use Review

- Review OPA 672, and the new City of Vaughan Official Plan 2010 (Volume 1).
- Develop alternative development concept plans (at least 2) for the north side of Centre Street between Concord Road and New Westminster Drive, which are appropriate in the context of the existing and planned surrounding land uses, and the current Provincial and Regional policies for Regional rapid transit corridors.
- Evaluate community services and park requirements in light of any proposed increased densities and land use permissions using the Parks and Recreation Active Together Master Plan as a reference guide.
- Provide data and statistics describing gross floor area, dwelling unit numbers, floor space index values, parks statistics, street widths, and other public realm elements, which correspond to the proposed development concept (s).
- Conduct a traffic impact analysis for the preferred land use plan, taking into consideration the planned Rapid Transit improvements. Ensure that traffic circulation will function efficiently within the identified study area, and within the surrounding area, including appropriate connections to Dufferin Street North of Centre Street, taking into consideration the proposed Vaughan Crossings application. The traffic impact analysis will also examine any potential issues with respect to traffic infiltration into the existing residential neighbourhoods as a result of the proposed land use plan.
- Develop a final concept plan and 3D Modelling for the preferred land use and urban design plan.

## 7. Timing of Study

The study will commence in February of 2011, and conclude in June of 2011.

## **8. Study Products**

The area land use review will include:

- A land use plan for the indicated area, which will form the basis for a modification to the new City of Vaughan Official Plan 2010, Volume 2-Section 12.10. The schedules of the City of Vaughan Official Plan 2010 (Volumes 1 and 2), shall be revised accordingly to incorporate the land use changes as a result of this study. The following specific deliverables will be required to address this component of the study:
  - (i) Revised text and schedules to amend Volume 2 of the City of Vaughan Official Plan 2010 (to be inserted in the Vaughan OP).
  - (ii) Planning Justification and Background Report for proposed land use plan, incorporating the required traffic impact study.
  - (iii) A concept plan and 3D modelling to correspond to the final proposed land use and urban design plan.

### **Copies**

The consultant will provide the following copies of the required deliverables:

- 25 copies of the amendment to City of Vaughan Official Plan 2010, Volume 2;
- 25 copies of the Planning Justification Report, including the Transportation Impact Study;
- 2 copies of the concept plan for the indicated area of study;
- 1 digital copy of all images and mapping. Where appropriate, digital information shall be georeferenced in accordance with City standards (NAD 83, 7° UTM, Zone 17). Acceptable City formats include: jpeg photos, AutoCAD dwg (2004 version or higher), jpeg/bmp/tif/Adobe graphics. Specific technical information will be provided to the selected consultant; and
- 1 digital copy of all power point presentations.

## **9. Project Administration and Work Plan**

The Policy Planning Department will manage the land use planning study, in consultation with the Development Planning Department. Prior to the first meeting with City staff the Consultant will provide a work plan for review and approval by the City. The work plan will address the tasks outlined in this terms of reference, project milestones, and the June 2011 deadline.

## **10. Contract Fee and Disbursement of Fees**

The upset limit for this study is \$48,000, including all disbursements and taxes.