

## **COMMITTEE OF THE WHOLE DECEMBER 6, 2011**

### **MAPLE GO STATION SECONDARY PLAN DIRECTION TO RETAIN CONSULTING RESOURCES PEER REVIEW AND PUBLIC CONSULTATION SERVICES FILE 26.8**

#### **Recommendation**

The Commissioner of Planning recommends that:

1. Consulting resources to assist the City in its review of the proposed Maple GO Station Secondary Plan and in the design and facilitation of the public consultation process be retained;
2. A Request for Proposals be issued for the retention of such services, based on the scope of work described in this report; and
3. The proponent of the secondary plan (York Major Holdings Inc.) be responsible for the costs attributable to the undertaking of the peer review and facilitation services and that staff be authorized to enter into an agreement to secure the necessary funding with the proponent.

#### **Economic Impact**

Funding for the work related to this secondary plan has not been budgeted. York Major Holdings Inc. as the proponent has agreed to fund a peer review of its proposals and the facilitation of the public consultation process under direction of City staff, to advance work on this plan.

#### **Communications Plan**

Stakeholder consultation will be an important component of the Secondary Plan development process. Engagement of the landowner and the residential, employment and commercial communities adjacent to the study area and other stakeholders, in a comprehensive public consultation process will be a priority. This requirement is reflected in the draft Scope of Work contained herein. The successful consultant will be required to prepare an engagement and facilitation plan for implementation during the Secondary Plan review process.

#### **Purpose**

The purpose of this report is to obtain:

- Direction to retain consulting resources to assist the City in its review of the proposed Maple GO Station Secondary Plan;
- Direction to issue a Request for Proposals for consulting services based on the draft Scope of Work set out in the report;
- Authorization to obtain funding for the required services from the proponent and to enter into an agreement to secure such funding.

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

##### **Location**

The Maple Go Station Secondary Plan area is located in the Maple Community on the south side of McNaughton Road East, west of Troon Avenue, north of Hill Street, and east of the existing Maple GO Station as shown on Attachment 1 and described as Blocks 1, 2, 3, 6 and 9 on 65M-

4061. The study area is bisected into 2 parcels by Eagle Rock Way. The total combined area of all the blocks subject to the Terms of Reference is 8.12 ha.

a) Origin of the Proposed Secondary Plan: Vaughan Official Plan 2010 (VOP 2010)

On September 7, 2010 Council adopted the Vaughan Official Plan 2010. In Volume 1, the plan identifies the proposed secondary plan area as "Commercial Mixed-Use" and prescribes specific building heights and densities of 4-storeys and 1.5 FSI. The "Commercial Mixed-Use" designation permits a range of uses, and requires development in the proposed secondary plan study area to be a predominantly commercial area appropriate for non-residential intensification, making efficient use of existing and planned transit investments.

On April 4, 2011a request for a modification to VOP 2010 was submitted to the Region of York by York Major Holdings (landowner) to reconsider the land use designation for this area. It proposed a mid-rise commercial-residential community whereas the "Commercial Mixed-Use" designation originally provided for in VOP 2010 prohibits residential uses.

At the Special Committee of the Whole Meeting held on September 12, 2011 it was recommended that a Secondary Plan study be undertaken to determine the appropriate land use and urban design framework for the lands generally located north of Major Mackenzie Drive, south and west of McNaughton Road, adjacent to the Maple GO Station, as shown on Attachment No.1.

Subsequently, a follow-up report was taken to the September 27, 2011 Council Meeting. The following recommendation was made respecting the study area;

- That the westerly portion of the site between the existing retail uses and the GO Rail Station be redesignated "Mid-Rise Mixed-Use";
- That the easterly portion of the site containing the retail uses, maintain the "Commercial Mixed-Use" designation;
- That Schedule 14-A be amended to show the lands designated Mid-Rise Mixed-Use as a "Required Secondary Plan Area".

The "Mid-Rise Mixed-Use" designation did not specify a maximum height or density. This would be determined through the secondary plan process. Council approved this recommendation on September 27, 2011.

The Secondary Plan Process

The required secondary plans identified on Schedule 14-A to VOP 2010 are all being undertaken as City-projects for which consulting services are retained to conduct the study and prepare the plan for consideration by Council. In most instances, the secondary plan areas are of substantial size, have multiple owners and a number of challenging issues.

The City has already made a number of commitments to the preparation of these plans. This includes the Vaughan Mills Centre Secondary Plan, the Concord GO Centre Secondary Plan and the Highway 7 – Weston Road Secondary Plan all which are budgeted and will be commencing during the first quarter of 2012.

In addition to other priorities, these secondary plans represent a substantial financial and staff commitment by the City. Proceeding with the preparation of the Maple GO Station Secondary Plan, under the normal procedure, would be challenging for the City. It would divert resources from other projects and require additional funding in the 2012 budget. If not funded in 2012, the preparation of this plan would commence in 2013 at the earliest.

## The Alternative Process

The Owner has expressed an interest in proceeding with the preparation of the secondary plan in 2012. In response to the concerns cited above, the owner is proposing to submit an application for an official plan amendment, consistent with the requirements of Policy 10.1.1.2 of VOP 2010. This would include a draft secondary plan supported by technical studies and reports necessary to meet the requirements for a complete application.

To this end the owner has attended a Pre-Application Consultation (PAC) meeting with staff and has identified a number of supporting studies that would form the basis of the draft secondary plan. The draft secondary plan will be submitted concurrently with the technical reports. They will include reports pertaining to:

- Land Use;
- Urban Design;
- Traffic and Transportation;
- Functional Servicing Report;
- Noise and Vibration Analysis;
- Geotechnical Report;
- Environmental Site Assessment (Phase 1 & 2 and Record of Site Condition)

To begin the process, the Owner has submitted a Terms of Reference for work to be completed by the Owner and ultimately reviewed by the peer review consultant. The Terms of Reference submitted by the Owner (York Major Holdings Inc) is currently under review and comments will be provided by staff. It will be a priority to have the following included in the submission of the supporting documents for peer review:

- A Development Framework, including the demonstration of built form and massing and related site plan aspects based on 3-D rendering and modeling;
- An Urban Design brief that provides guidance on specific design parameters to enact and enhance the existing planning framework;
- A Detailed Streetscape Open Space Plan, including Preliminary Cost Analysis, implementation and capital funding strategy and a review of the long term financial impact on the City's operational and maintenance resources;
- Life Cycle Replacement Cost Analysis for use by staff to budget for future resources;
- Implementation information on phasing of plan;
- A Transportation Demand Management Plan; and
- Environmentally Sustainable Performance Standards.

The above referenced requirements may be submitted as a part of the detailed Urban Design Guidelines or as separate documents.

The technical submissions and the draft secondary plan would be evaluated as an application and further refined and developed under the City's process. This would result in a recommendation to Council on the ultimate form of the plan.

Staff support for this approach is conditional on the availability of sufficient resources for the City to:

- Run a thorough public consultation process;
- Review and respond to the technical issues identified in the supporting studies and draft official plan amendment;
- Make the necessary changes to the plan.

### Other Matters for Consideration

In developing the Plan, the Owner should also consider the impact of the Plan on the surrounding area as well as allowing the existing surrounding land uses to inform the development of the Plan. The following matters, but not limited to should be considered:

- Integration with existing commercial uses, including to screening and transitioning;
- Future use and implications for the lands fronting onto Major Mackenzie Drive south of the existing commercial use (Wal-Mart);
- Relationship to the site's immediate surroundings as well as the broader area in terms of transportation, views and connectivity for pedestrians;
- Proximity to and impact on the Maple Heritage District with respect to design and compatibility of the plan; and,
- Integration and impact of the Maple GO Station parking areas and access.

### Next Steps

In order to proceed in this manner, it is recommended that the City retain consulting resources, which would assist City staff in the evaluation of the application and in facilitating the public consultation process. The following expertise would be required of the consultant or consulting team:

- Facilitation services, for the purpose of developing and implementing a comprehensive public consultation process;
- Peer review services to assist in the review and response to the technical submissions across the full range of municipal concerns focusing on, but not limited to, the submissions identified above.

In order to proceed with the preparation of the secondary plan, it is recommended that the proponent be responsible for the City's costs for the consulting services. Prior to proceeding, it will be necessary for the City and the proponent to enter into an agreement to secure the necessary funding.

### The Consultant's Scope of Work

The peer review consultant or consulting team will be selected by and be under the direction of the City and will be required to undertake the following tasks.

#### *The Peer Review*

- i) *The consultant will undertake a review of all submissions provided by the proponent, including but not limited to the following:*
- *The draft Secondary Plan;*
  - *Development Framework;*
  - *Urban Design Guidelines;*
  - *Detailed Streetscape and Open Space Plan;*
  - *Traffic and Transportation;*
  - *Functional Servicing Report;*
  - *Noise and Vibration Analysis;*
  - *Geotechnical Report;*
  - *Environmental Site Assessment (Phase 1 & 2 and Record of Site Condition)*

- ii) *The consultant will provide a written report on each of the proponent's submissions, which will;*
  - *Identify any deficiencies in the proponent's submissions;*
  - *Recommend areas of further examination for which resubmissions would be required;*
  - *Make recommendations as to alternative approaches in matters such as, but not limited to, land use, density, and urban design issues such as streets and blocks, building typologies, open space, pedestrian and cycle provisions;*
  - *Prepare, if necessary, the supporting plans and documentation to illustrate alternative solutions.*
  
- iii) *Review resubmissions as required;*
  
- iv) *In conducting the peer review the consultant will be expected to:*
  - *Attend meetings with the staff and the proponent to discuss the findings of the review and to present alternative scenarios where warranted;*
  - *Attend public and Council meetings as required;*
  
- v) *Upon completion of the review of the Secondary Plan the peer review consultant will provide comment on the final draft of the of the Secondary Plan prior to it proceeding to Council for adoption;*
  
- vi) *The peer review will be conducted with the benefit of a comprehensive public consultation process that will engage surrounding residents, businesses and public agencies as appropriate;*
  
- vii) *The consultant will develop for the approval of City staff, a public consultation and facilitation program, appropriate to the scale and complexity of the development. Such program may include the following measures:*
  - *Public information meetings;*
  - *The statutory Public Hearing;*
  - *Web content, mailings or other digital or hard copy information tools;*
  - *Other methods as may be developed in consultation with City staff.*
  
- viii) *The consultant will provide a written summary of:*
  - *The comments received at each public meeting;*
  - *A summary of the results of the public consultation process (all measures) for inclusion in the City's public hearing report and the follow-up technical report.*

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

The following sections are consistent with the City's objectives for planning and managing growth and economic vitality:

- Complete and implement the Growth Management Strategy;
- Work with other levels of government and agencies;
- Conduct the 5-year comprehensive review of the Official Plan as part of the Growth Management Strategy 2031.

### **Regional Implications**

There are no regional implications resulting from the adoption of this report. The Region will be consulted during the preparation of the Secondary Plan in matters relevant to its jurisdiction.

### **Conclusion**

Unlike most of the Required Secondary Plans identified in VOP 2010, the subject Secondary Plan area is relatively small and under a single ownership. This simplifies the planning process, making it more amenable to an alternative approach to developing the secondary plan. Rather than the City initiating a full secondary plan process staff can support reviewing the secondary plan in a manner similar to a development application subject to a number of caveats.

First, there is the need to ensure a thorough and effective public consultation process; and second, that there needs to be sufficient resources for the City to conduct the review of the proponent's submissions to ensure the best possible development in this important location. For this reason, staff is recommending that a peer review consultant provide City staff with assistance in reviewing the draft secondary plan and the technical studies used in the preparation of the plan.

The proponent has agreed to submit a complete application with the necessary range of supporting studies and the draft secondary plan for consideration by the City. In addition, the proponent has agreed to fund the retention of a peer review consultant and consultation facilitator to advance the project. The consultant would be hired by and be under the direction of the City in accordance with the Scope of Work identified in this report. This will allow the City to move ahead with the development of the proposed secondary plan and achieve a more rigorous technical review and a thorough public consultation process.

On this basis staff can recommend the approval of the recommendations set out above.

### **Attachments**

1. Location Map
2. Schedule 13-J to VOP 2010
3. Schedule 13 to VOP 2010 "Land Use"

### **Report prepared by:**

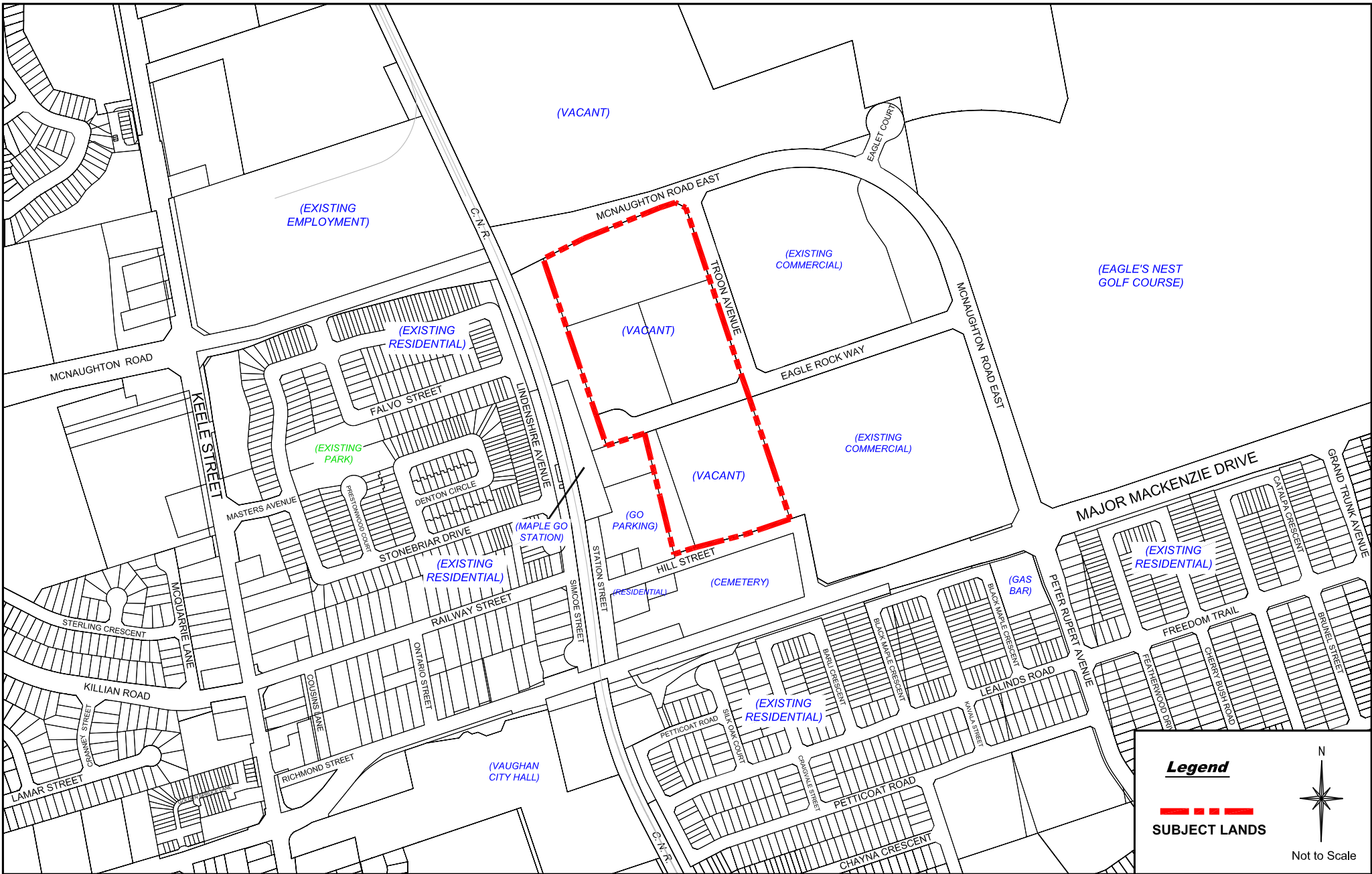
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Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

DIANA BIRCHALL  
Director of Policy Planning

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# Location Map

Location: Part of Lot 27,  
Concession 3  
Applicant:  
City of Vaughan



# Attachment

File: 26.8

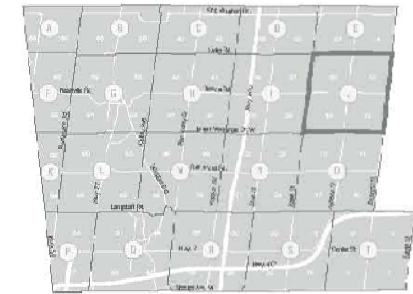
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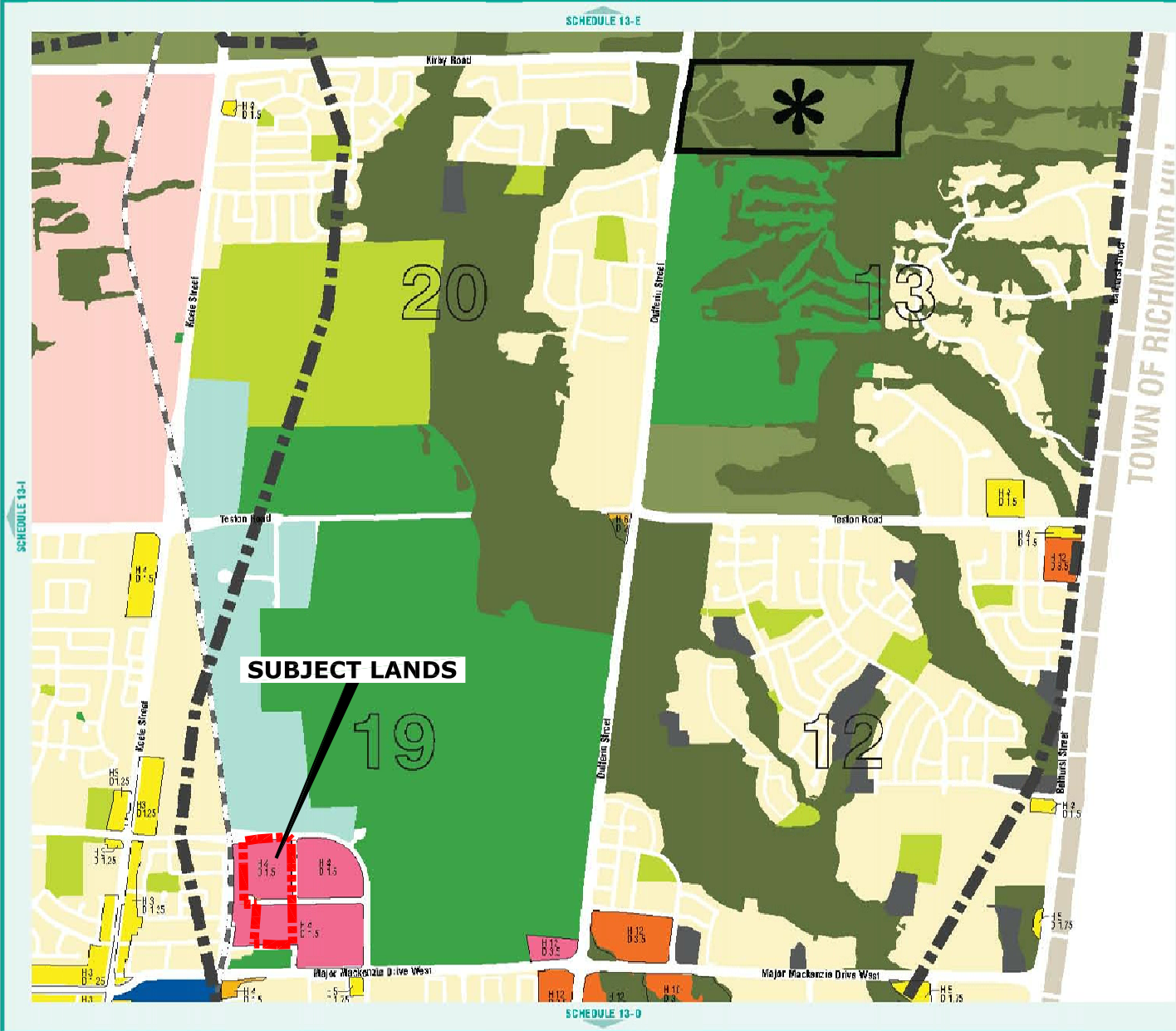
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SCHEDULE 13-J  
Land Use

- Natural Areas
- Parks
- Private Open Spaces
- Agricultural
- Rural Residential
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Commercial Mixed-Use
- Downtown Mixed-Use
- General Employment
- Prestige Employment
- Major Institutions
- New Community Areas
- Theme Park and Entertainment
- Parkway Belt West Lands
- Infrastructure and Utilities
- Roads
- Railway
- Greenbelt Plan Area and Oak Ridges Moraine Conservation Plan Area
- Municipal Boundary
- Minister's Decision on ORMCP Designation Deferred
- SUBJECT LANDS



September 2010



Schedule 13-J to VOP  
2010: "Land Use"

Applicant: City of Vaughan  
Location: Part of Lot 27, Concession 3



Attachment

File: 26.8

Date: November 22, 2011

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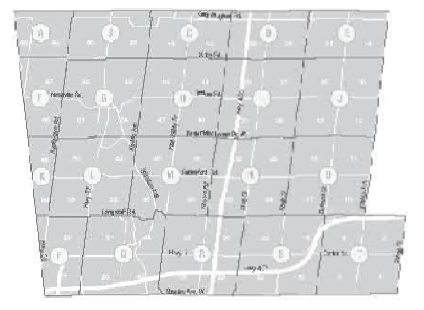
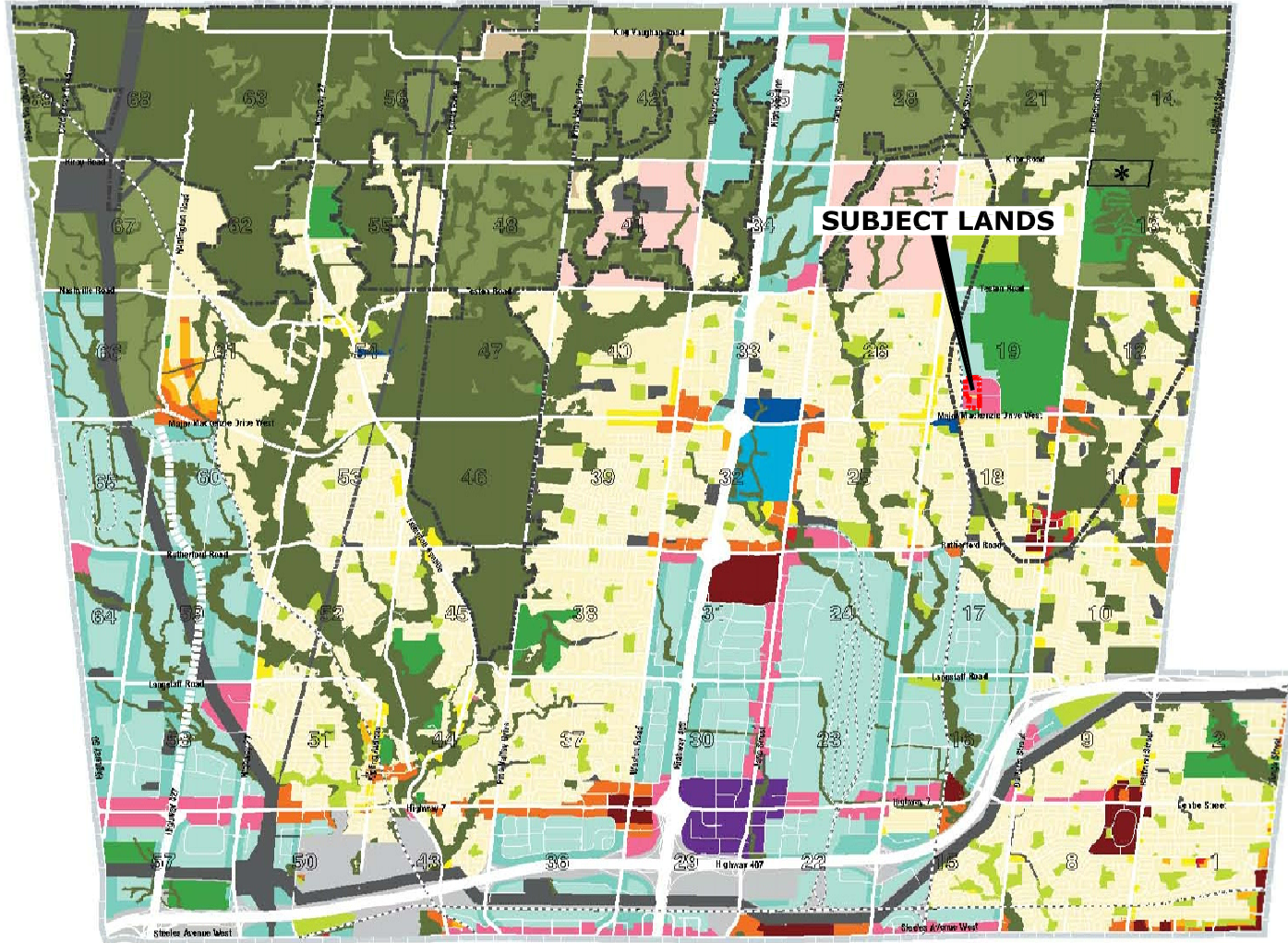
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SCHEDULE 13

Land Use

- Natural Areas
- Parks
- Private Open Spaces
- Agricultural
- Rural Residential
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
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September 2010

Schedule 13 to VOP 2010:  
"Land Use"

Applicant: City of Vaughan  
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