

PRIORITIES AND KEY INITIATIVES COMMITTEE JUNE 11, 2012

VAUGHAN MILLS CENTRE SECONDARY PLAN STUDY PRESENTATION BY DIALOG ONTARIO INC.

Recommendation

The Commissioner of Planning recommends:

That this report and the presentation by Dialog Ontario Inc. entitled "Vaughan Mills Centre Secondary Plan" be received.

Contribution to Sustainability

This report is consistent with the Green Directions Vaughan:

Objective 2.1. "To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy – 2031, and by ensuring that the strategy is subject to periodic renew and renewal".

Objective 2.2. "To develop Vaughan as a City with maximum green space and an urban form that supports our expected population growth", Action 2.2.1. "through the policies in the new Official Plan, create a Vaughan in 2031 that has more intensification with increased height and density and mixed use in thoughtfully developed nodes and along transit corridors".

Economic Impact

There is no economic impact associated with the receipt of this report.

Purpose

The purpose of this presentation and covering report is to introduce Council to the lead consultant, Dialog Ontario Inc; provide an overview of the project; and receive input on the proposed public / stakeholder engagement programs.

Background – Analysis and Options

Background

The Vaughan Mills Centre Secondary Plan is one of the secondary plans required by the Vaughan Official Plan 2010. Council approved the Terms of Reference and Budget for the Vaughan Mills Centre Secondary Plan on September 27, 2011. On March 20, 2012, Council approved the retention of Dialog Ontario Inc. to undertake the Vaughan Mills Centre Secondary Plan Study, as required by VOP 2010.

Location

The Vaughan Mills Centre Secondary Plan Study Area is generally bounded on the north by Rutherford Road; on the west by Weston Road; on the South by Bass Pro-Mills Drive; on the east by Jane Street but including two properties located on the east side of Jane Street, south of Rutherford Road. The study area is bisected by Highway 400. The portion of the Study Area west of Highway 400 has an area of 84.4 ha +/- and the lands east of Highway 400 has an area of 54.6 ha +/- for a total area of 139 ha (343 acres), which excludes the Highway 400 right-of-way (See Attachment 1).

Study Overview

The Vaughan Mills Centre Secondary Plan Study Area is an important, prominently located parcel of land at the geographic centre of the City. Well served by the local and provincial road network, with plans for improved transit in the Jane Street Corridor, it is and will be an important component of the City's evolving urban structure. The study area is anchored by the Vaughan Mills Primary Centre, which is a shopping destination of regional significance. Being an intensification area, identified in the Vaughan Official Plan 2010, it is expected to evolve over time to accommodate greater densities and a broader range of primary uses. The study area generally includes three distinct areas: lands west of Highway 400 designated for employment and commercial uses; the central area including the Vaughan Mills mall and out parcels, and lands east of Vaughan Mills Mall, east of Jane Street that includes two parcels. The portions of the study area to the east and west of the Vaughan Mills Centre are designated for Employment or Commercial uses and are largely vacant. As such, they are expected to play an important role in the future of the City. The secondary plan will provide the basis for the area's long term evolution.

The study will be divided into three phases over the course of approximately 12 months.

- Phase 1: A background review, analysis, and reconnaissance.
- Phase 2: Development of the guiding principals, vision, and preferred development concept and plan development and testing.
- Phase 3: Final secondary plan and development approvals. It is expected that in portions of the study area where there is alignment with the study findings, efforts will be made to expedite policy approvals.

The Consultation Process

Stakeholder consultation will be an important component of the study. It will include the following elements:

- Stakeholder Interviews – a series of interviews with broad participation from a diverse group of community stakeholders and representatives will be undertaken.
- Stakeholder Group Breakfast Meetings – breakfast meetings will be used as an opportunity to broaden the conversation regarding particular developer/landowner issues and concerns. The working group will provide an ongoing forum for dialog between stakeholders (i.e. local businesses, user groups, non-residential landowners, developer groups) and the Consulting Team during the course of the Secondary Plan development.
- Technical Advisory Committee (TAC) – a forum to engage all City Departments and external public agencies. The consultants will present important aspects of the project, provide updates, share information and milestone dates, as well as discuss issues and receive technical input from various participating agencies and departments.
- Public Forums & Workshops – provide an interactive capacity building and visioning exercise with the public. These forums will include charrette, workshops, and presentations.
- Project Web Page & Social Media – materials intended for public release, such as reports, studies and workshop invitations, and other key information will be posted on the webpage.

- Council Meetings – presentations will be made to Committee of the Whole and Council providing updates at strategic milestones on the progress of the study.

The Deliverables

The products of the study will include:

- Draft Vaughan Mills Secondary Plan policies and urban design / streetscaping guidelines;
- Final Vaughan Mills Secondary Plan Study report including Secondary Plan policies and Urban Design / Streetscaping Guidelines;
- Presentation Materials, maps and graphic materials;
- Web content – for loading onto the City's website.

The consultant's presentation will elaborate further on the various elements of the plan.

Relationship to Vaughan Vision 20/20

This presentation of the proposed work plan for the Vaughan Mills Centre Secondary plan supports the "Plan & Manage Growth & Economic Viability" objective of the Vaughan Vision 20/20 Strategic Plan.

Regional Implications

Staff from the Region of York have been invited to participate in the study process as members of the Technical Advisory Committee. Representatives from the Transportation Planning, Development Planning and YRT/Viva will be attending to provide input from a Regional perspective in matters of traffic and transportation, land use planning and transit services.

Conclusion

The Consulting Team is in the early stages of the Vaughan Mills Secondary Plan study. It is an appropriate time to introduce the project and present the workplan and the public consultation process. It is recommended that this report and the presentation by the consultant be received.

Attachments

1. Vaughan Mills Centre Secondary Plan Study Area

Report prepared by:

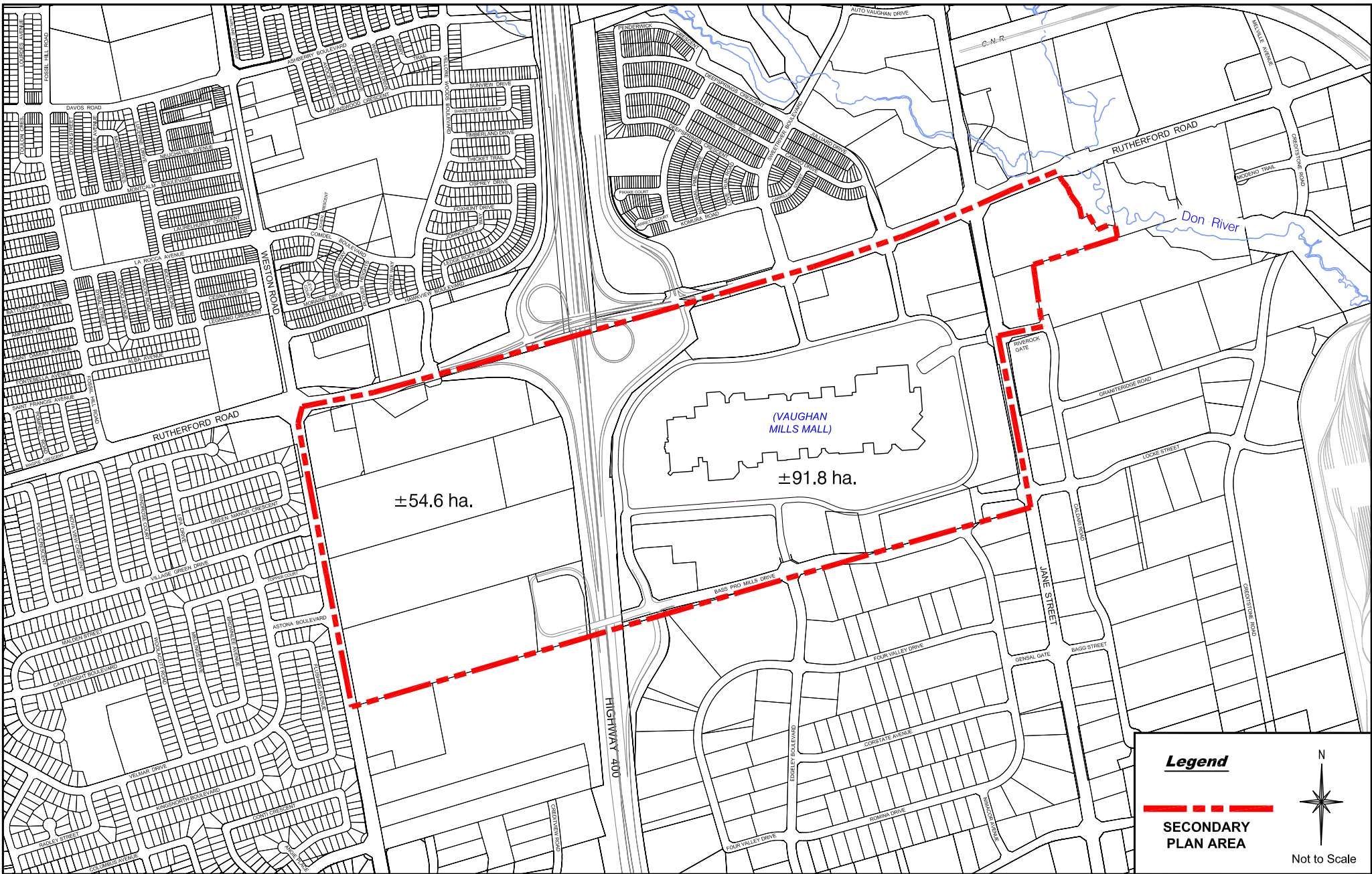
Melissa Rossi, Senior Policy Planner, ext: 8320
Roy McQuillin, Manager of Policy Planning, ext. 8211

Respectfully submitted,

John MacKenzie
Commissioner of Planning

for: Diana Birchall
Director of Policy Planning

/lm



Legend

--- SECONDARY PLAN AREA

North arrow symbol

Not to Scale

Vaughan Mills Centre Secondary Plan Study Area

Applicant: City of Vaughan
 Location: Part of Lots 13, 14, & 15
 Concession 5



Attachment 1

File: 26.1

Date: May 30, 2012

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