

## COMMITTEE OF THE WHOLE - APRIL 19, 2004

### CORPORATE CENTRE STREETScape & OPEN SPACE MASTER PLAN STUDY: CONSULTANT SELECTION

#### Recommendation

The Commissioner of Planning in consultation with the Director of Purchasing recommends:

1. THAT in keeping with City purchasing policies and procedures, the firm EDA Collaborative Inc., including sub-consultants, BE RETAINED at a cost not to exceed the total funds established in the approved 2002 Operating Budget and carried over into the year end expenditure reserve in order to complete the CORPORATE CENTRE STREETScape & OPEN SPACE MASTER PLAN STUDY as per the approved Terms of Reference.

#### Purpose

To obtain approval from Council to retain the EDA Collaborative Inc. to conduct the **Corporate Centre Streetscape and Open Space Master Plan Study** in keeping with the approved Terms of Reference.

#### Background – Analysis and Options

On December 15, 2003, Council approved the Terms of Reference for the Corporate Centre Streetscape and Open Space Master Plan Study.

This study is to provide an action plan for the incremental development of the Corporate Centre building directly on the *1997 Vaughan Corporate Centre Urban Design Guidelines Report* and subsequent Regional and City studies.

Eight consultant teams responded to the study RFP. A City Selection Committee including the Director of Urban Design, two urban design staff, a representative from purchasing, and a senior policy planner individually reviewed and evaluated the eight proposals. The Committee then met to share their individual evaluations and reach consensus on the final score to be awarded each proposal. Three teams were short-listed and invited to make a presentation to the selection committee and respond to a common set of questions. The three short-listed teams in first to last order of scoring were headed by:

- EDA Collaborative Inc.;
- Architects Alliance; and, the HOK Planning Group (tied).

Based on the proposal scores and the interview, the Selection Committee concluded that the EDA Collaborative Inc. should be selected to conduct the **Corporate Centre Streetscape and Open Space Master Plan Study**.

The consultant team led by EDA Collaborative Inc. (Landscape Architecture & Urban Design) includes: Young & Wright Architects (Architecture & Urban Design Master Planning); J.H. Stevens (Planning & Development Consultants); Reich & Petch Design International (Wayfinding & Communications); Reed Voorhees and Associates (Transportation Engineers); MacViro Consultants (Civil Engineering). As required, this is a multi-disciplinary team structured in recognition of the need to be able to respond knowledgeably to:

- the existing situation and stakeholders;
- the requirements that:

- the Corporate Centre Streetscape and Open Space Master Plan is to offer a realistic, detailed, physical design that may be implemented over an extended period of time;
- a project implementation schedule be structured in relation to priority rather than time;
- a maintenance regime with associated costs be developed.

The consulting team will carry out the project under the management of the Urban Design Department with the input and participation of:

- Ward & Regional Councillors
- City staff - parks, planning, engineering, public works and economic development as required;
- Stakeholders - local community/rate payer association representatives, Corporate Centre landowners, public agencies.

### **Relationship to Vaughan Vision 2007**

The development of the Corporate Centre Streetscape and Open Space Master Plan reinforces Vaughan Vision 2007 and will result in the fulfillment of the following strategic priorities:

#### ***1.1 Improve community safety through design and prevention.***

Crime Prevention Through Environmental Design (CPTED) principles will inform the Master Plan and thus design implementation.

#### ***2.5 Strengthen the City's diversified economic base.***

A strong Corporate Centre Master Plan will give assurance to the development community of the City's commitment to the area and signify the high level of development expected.

#### ***3.0 Transportation and Transit Infrastructure***

The development of the Corporate Centre will be a stimulus for transit use or conversely transit development will serve as a catalyst for the development of the Corporate Centre. The Master Plan is required to direct such development.

#### ***4.1 Promote and encourage investment in the Vaughan Corporate Centre.***

The proposed Master Plan will serve as a promotional document in its depiction of the Corporate Centre development and will encourage investment due to the clear design commitment to the public realm and associated private development.

### **Conclusion**

Council direction to staff is required to retain the EDA Collaborative Inc., thus allowing the City to proceed with an important urban design aspect of the Corporate Centre development. The \$150,000 study, approved under the 2002 Operating Budget and carried over into the year end expenditure reserve, is to begin in May 2004 and carry through to March 2005. The resulting Streetscape and Open Space Master Plan will enable the City to create an urban environment through the Site Plan Review process that responds to and demonstrates planning and design objectives outlined and reiterated in the City's existing policies and studies. The Master Plan will also communicate the City's vision for the Corporate Centre to landowners, investors, their representatives and the general public.

**Attachments**

None.

**Report prepared by:**

Andrew Wilson, Urban Designer

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

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Director of Urban Design

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