

COMMITTEE OF THE WHOLE (WORKING SESSION) OCTOBER 25, 2005

CORPORATE CENTRE STREETScape & OPEN SPACE MASTER PLAN STUDY

Recommendation

The Commissioner of Planning recommends:

1. THAT the presentation by EDA Collaborative Inc., on the Draft Master Plan document for the Vaughan Corporate Centre Streetscape and Open Space Master Plan Study, BE RECEIVED for information.

Economic Impact

The implementation of the Vaughan Corporate Centre Streetscape and Open Space Master Plan will provide a framework for establishing the Corporate Centre – a “Regional Centre” - as both a functional and an appealing “downtown”, attracting more investment and assessment to the local tax base. There are no requirements for new funding associated with this report. Funding for this study was provided in the 2002 Operating Budget.

Purpose

The purpose of this report and presentation by EDA Collaborative Inc. is to provide Council with an update on the Corporate Centre Streetscape & Open Space Master Plan Study, prior to proceeding with the next steps of the study as identified in this report.

Background - Analysis and Options

Purpose of Study

On December 15, 2003, Council approved the Terms of Reference for the “Corporate Centre Streetscape & Open Space Master Plan Study”. The purpose of the study is to produce a Streetscape and Open Space Master Plan for the Corporate Centre (Attachment 1), that will:

- prescribe the layout and design of the public spaces within the Corporate Centre Node, including pedestrian and bicycle connections with the greater Corporate Centre District, streets, squares, plazas, and parks, and;
- provide criteria for the assessment of detailed development applications to ensure that they are in keeping with the overall design vision expressed by the Vaughan Corporate Centre Urban Design Guidelines Report, which was adopted by Council on January 19, 1998.

More specifically, the Master Plan (Attachments 2 & 3) is intended to guide development to create an attractive and vibrant urban center by:

- defining and designing a system of streetscapes and open spaces;
- providing design intent, guidelines and standards that will ensure physical unity throughout the Vaughan Corporate Centre for the long-term build-out of the area;
- coordinating designs with proposed York Region Public Transit initiatives;
- providing a basis for assessment of future development applications to ensure they are in keeping with the vision for the Corporate Centre, and;
- devising a strategic implementation plan to guide funding and construction of the streetscape and open space system.

Consulting Team

On April 26, 2004, Council approved staff's recommendation to retain the firm EDA Colaborative Inc. (Landscape Architecture and Urban Design), together with their subconsultants to conduct the study. The sub-consulting team includes: Young + Wright Architects (Architecture & Urban Design Master Planning); J.H. Stevens (Planning & Development Consultants); Reich & Petch Design International (Wayfinding & Communications); Reid Voorhees and Associates (Transportation Engineers), and; MacViro Consultants (Civil Engineering).

Work Program

The work program for the study is as follows:

- 1) Background, Inventory and Analysis;
- 2) Conceptualization;
- 3) Preliminary Master Plan;
- 4) Draft Master Plan, and;
- 5) Final Master Plan

The study is currently at the fourth stage of the work program.

Public Consultation

The study's design concepts were based on a three-part consultation program, which included one-on-one stakeholder interviews, a full day charette on July 29, 2004, and a series of meetings and workshops with City and Regional staff, and agencies. Further consultation with the stakeholders will be required prior to the finalization of the Master Plan.

York Region Rapid Transit Plan

In 2002 the Region of York completed a Transportation Master Plan that recommended rapid transit improvements in four corridor locations, including Highway 7 and the north-south link. In August 2005, the Region submitted the Highway 7 Corridor & Vaughan North-South Link Public Transit Improvements Environmental Assessment (EA) to the Ministry of Environment for approval. The Ministry has requested written comments from the City of Vaughan on the EA by October 26, 2005.

The plans currently attached to the EA study show a more basic treatment of Avenue 7 (Highway 7) and rapid transit through the Vaughan Corporate Centre when compared to the draft Master Plan document as part of the Corporate Centre study, reflected in Attachment 2 to this report. On October 17, 2005, Council adopted resolutions contained in a report entitled "Design Concept For Avenue 7 Including Rapid Transit Through The Vaughan Corporate Centre". The primary resolutions that were adopted included direction to the Region of York of Vaughan's preferred configuration for Avenue (Highway 7) and rapid transit through the Corporate Centre, and to ensure that the cost of this portion of the project is included in the Region of York's budget. In order to meet the deadline for submitting comments to the Ministry of Environment on the EA, the Council resolutions on this matter were required in advance of the consultant's presentation of the Master Plan.

Draft Master Plan

The Draft Master Plan document (Attachment 4) describes a development framework that builds on Official Plan #500 (Corporate Centre Plan), OPA #528 (Road Network Improvements) and OPA #529 (Higher Order Transit Corridor Protection Study) and the Vaughan Corporate Centre Urban Design Guidelines Report. The Draft Master Plan document consists of a Master Plan

Concept, streetscape guidelines for the primary, secondary and tertiary roads, built form, parks and open space guidelines, design standards, phasing and implementation.

Next Steps

The next steps for the Master Plan Study are as follows:

- Finalize the Draft Master Plan by incorporating comments from staff, Council and landowners
- Present the Final Master Plan at a Public Hearing
- Committee of the Whole meeting and recommendation
- Implementation of the Plan (eg. Amendment to the Official Plan and/or Comprehensive Zoning By-law 1-88).

Relationship to Vaughan Vision 2007

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

1.1 Improve community safety through design, prevention, enforcement and education.

The provision of a high quality and balanced approach to a well-designed public and private realm, and constituent services, will enhance public safety.

2.5 Strengthen the City's diversified economic base.

A strong Corporate Centre Master Plan will give assurance to the development community and to existing and future occupants, 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 support transit use, and 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 tool in its depiction of the Corporate Centre development and will encourage investment due to a clear design commitment to the public realm and associated private development.

Conclusion

The Vaughan Corporate Centre Streetscape and Open Space Master Plan Study and Draft Master Plan document is approximately 80% complete. Further public consultation and staff comments are required in order to finalize the document. City staff will continue to work with the consultant in terms of achieving further details on streetscape profiles, built form, stormwater management, sustainable development, and the implementation of a final plan. Therefore, the Commissioner of Planning recommends that the presentation from the study consultant EDA Collaborative Inc. on the draft Master Plan document be received for information.

Attachments

1. Location Map
2. Corporate Centre Streetscape & Open Space Master Plan

3. Master Plan Concept
4. Draft Master Plan Document – FOR COUNCILLORS ONLY

Report prepared by:

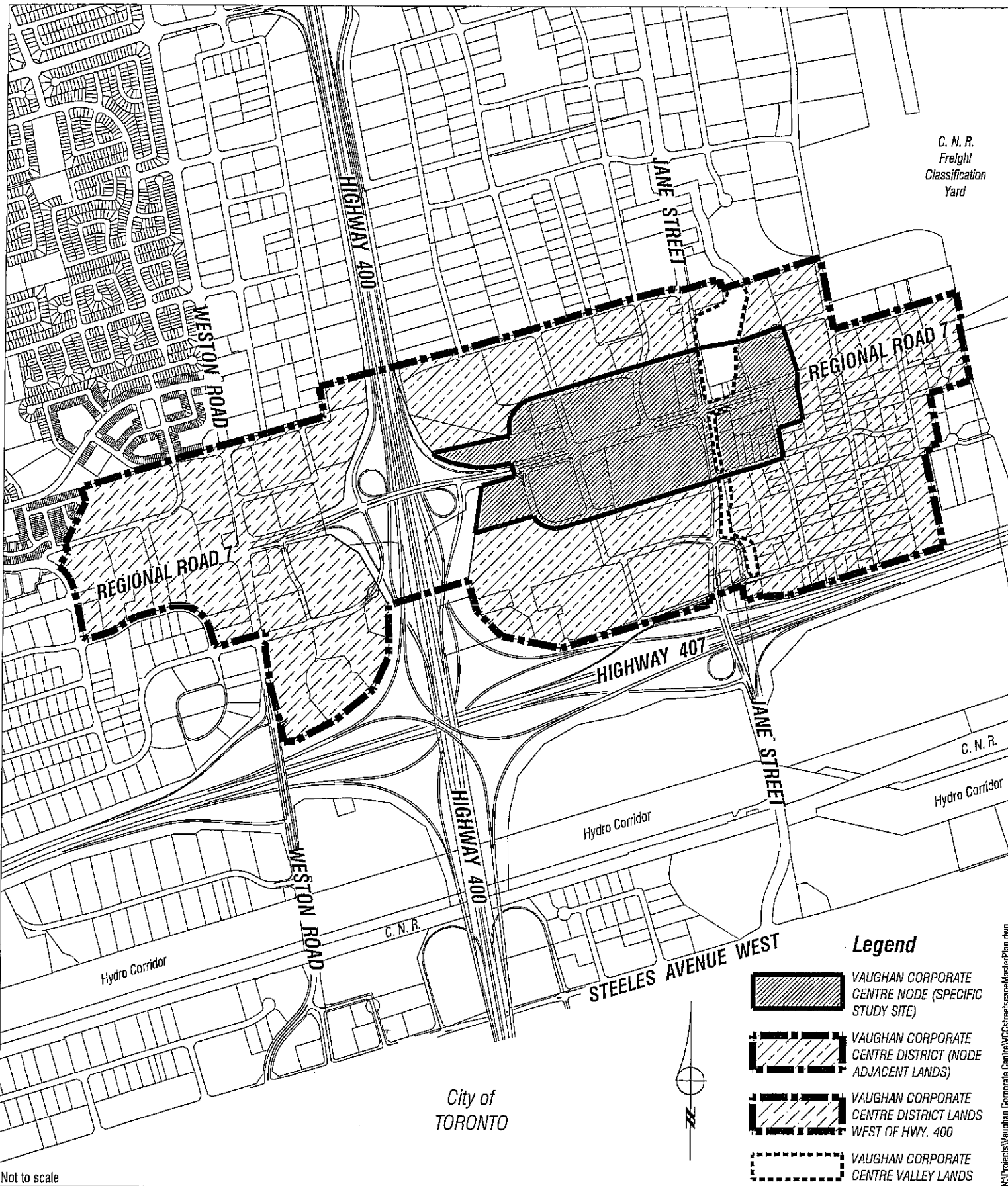
Duncan MacAskill, Senior Planner, ext. 8017

Wayne McEachern, Manager of Policy Planning/Urban Design, ext. 8026

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

DIANA BIRCHALL
Director of Policy Planning/Urban Design



Not to scale

Vaughan Corporate Centre Streetscape & Open Space Master Plan Study Site

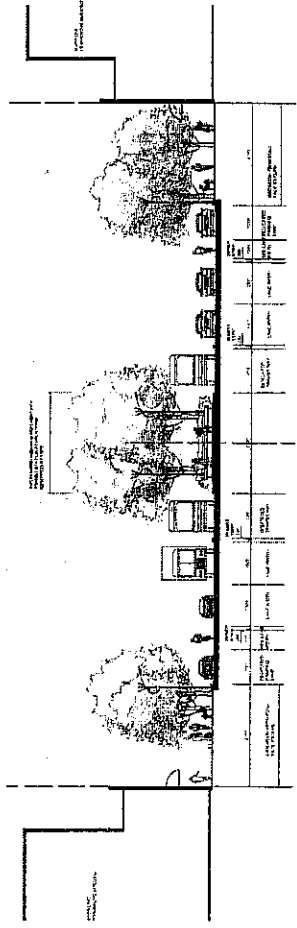


Development Planning Department

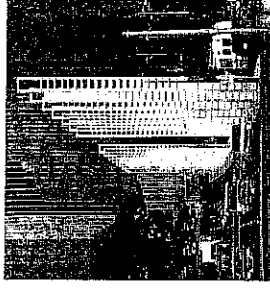
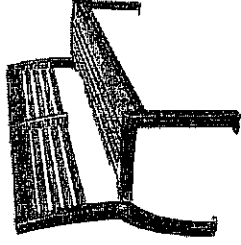
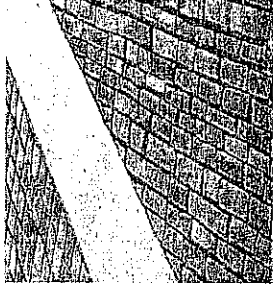
Attachment 1

Location:
Part Lots 4, 5, 6
Concessions 4, 5, 6
Date: September 16, 2005

I:\Projects\Vaughan Corporate Centre\Streetscape\MasterPlan.dwg



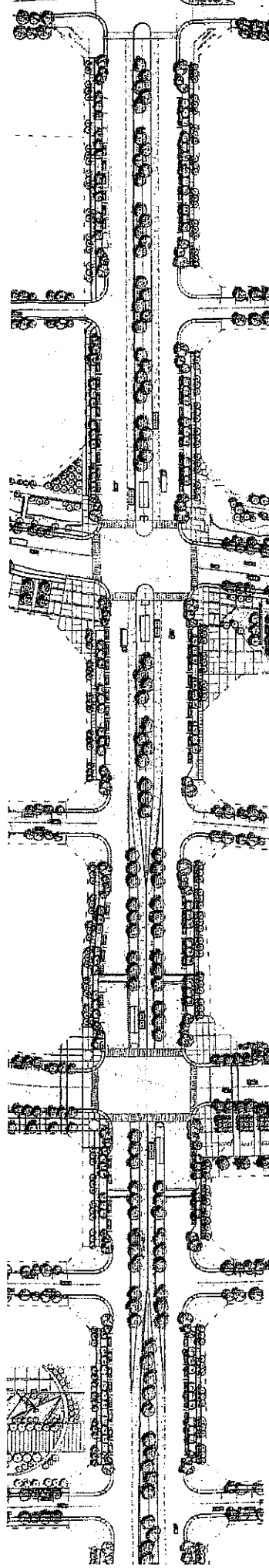
Avenue 7 - Section Typical Streetscape C (Option 1)



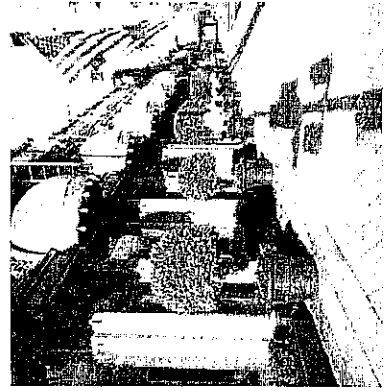
Streetscape Elements

MILLWAY

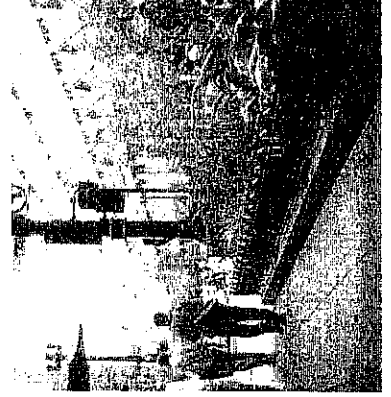
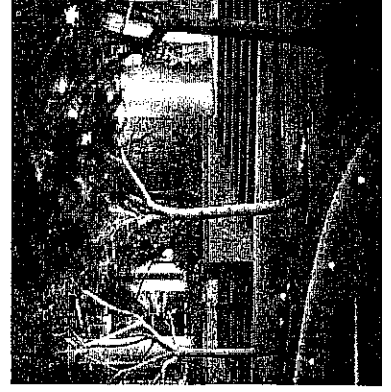
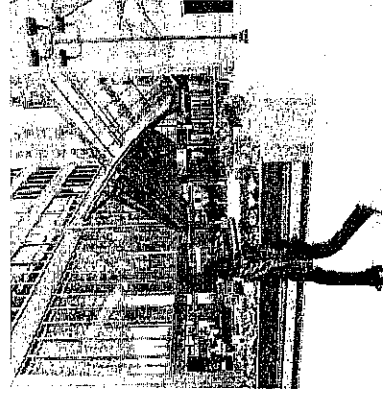
JANE

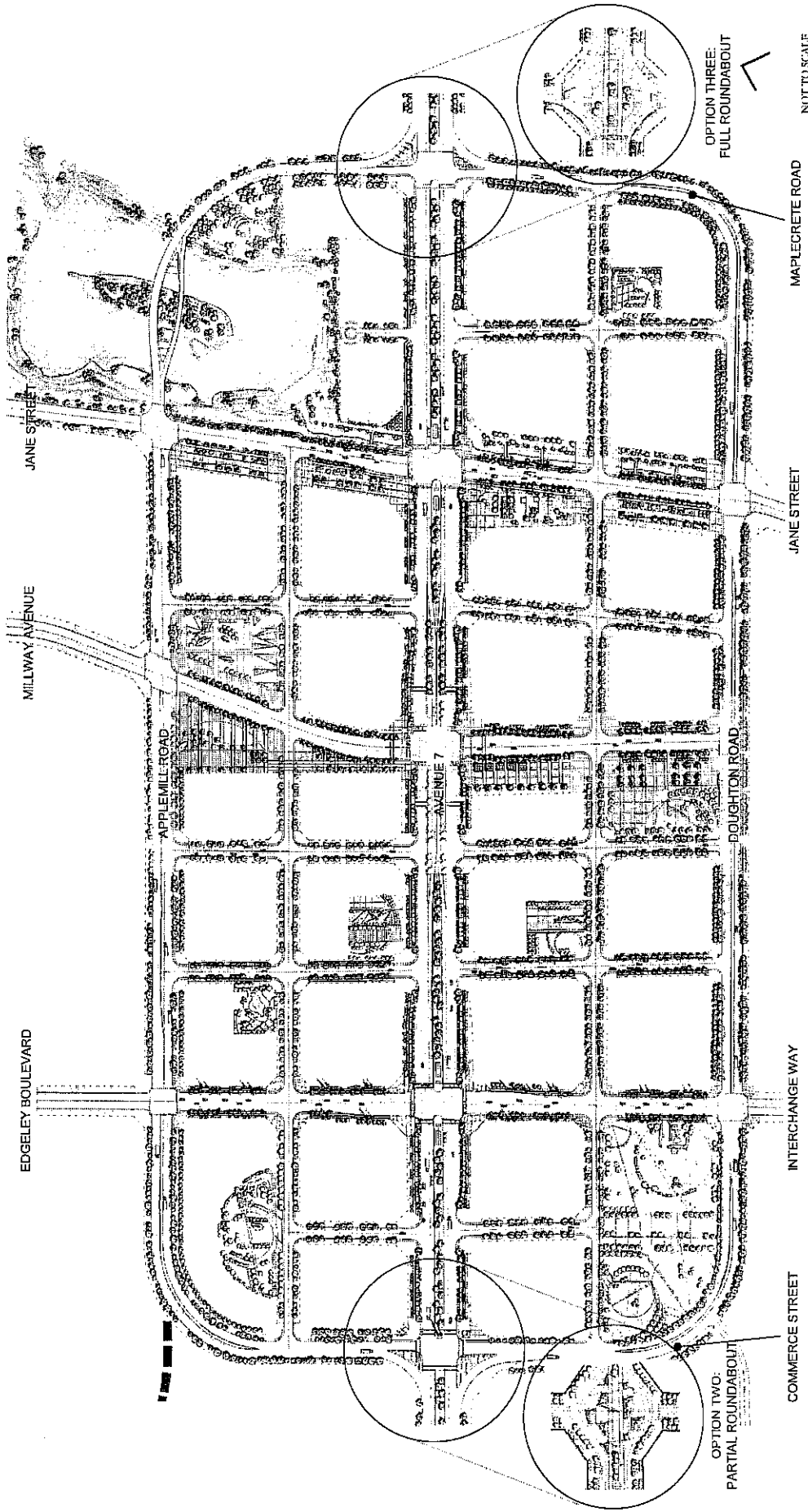


Avenue 7 - Plan



Avenue 7 - Vision





NOT TO SCALE

VAUGHAN CORPORATE CENTRE
STREETScape AND OPEN SPACE MASTER PLAN STUDY

DRAFT

Attachment 3
Master Plan Concept

Prepared for the Corporation of the



Young + Wright Architects
Planning & Development Consultants
Parks + People Design International
Reid, Vothness & Associates
Misc/Pro Consultants Inc.