

## **COMMITTEE OF THE WHOLE JUNE 3, 2008**

### **CENTRE STREET PARKING LOT REORGANIZATION DESIGN AND STREETScape MASTER PLAN STUDY FILE 19.28**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT the Terms of Reference and Work Plan, shown on Attachment #1, for the Centre Street Parking Lot Reorganization Design And Streetscape Master Plan Study, BE APPROVED; and
2. THAT the Development Planning Department initiate the process to undertake the work immediately in accordance with the Terms of Reference and Work Plan.

#### **Economic Impact**

There are no requirements for new funding associated with this report. This study will be completed in house by the Development Planning Department, Urban Design Division. The impact on the current Urban Design staff resources is estimated to be 82 staff hours to complete the study.

#### **Communications Plan**

Public participation is important to the success of the study. It is envisioned that a Stakeholder Consultation Group will be organized and actively participate throughout the design process. The Stakeholder Consultation Group will consist of representatives from the local residents and business owners, the Ward Councillor, and City staff.

#### **Purpose**

The purpose of this report is to obtain Council direction to proceed with the "Centre Street Parking Lot Reorganization Design And Streetscape Master Plan Study" on the basis of the Terms of Reference and Work Plan appended to this report as Attachment #1.

#### **Background – Analysis and Options**

Item 27, Report No. 27, of the Committee of the Whole of May 20, 2008, which was adopted without amendment by Council of the City of Vaughan on May 26, 2008 recommended:

"THAT the Commissioner of Planning be directed to prepare a terms of reference and work plan for the Centre Street Parking Lot Reorganization Design And Streetscape Master Plan Study and report to the June 3, 2008 Committee of the Whole with a proposed terms of reference and the feasibility of the study being conducted in house by the Department."

The Centre Street Improvement Area is located within the Thornhill Heritage District, and includes the properties from approximately 121 Centre Street to the intersection of Centre Street and Yonge Street, as shown on Attachment #2.

The visual attractiveness and image of this section of Centre Street is of prime importance, and the Centre Street Parking Lot Reorganization Design And Streetscape Master Plan Study will create a comprehensive public realm for this heritage district that will provide an attractive urban framework to promote private sector investment.

The Centre Street Parking Lot Reorganization Design And Streetscape Master Plan Study will prescribe the layout, conceptual design and implementation strategy of the public streetscape spaces, pedestrian connections, public amenities, traffic calming and the preservation/enhancement of the heritage streetscape character. The current organization of the parking lots and access at the rear of the houses along Centre Street will be examined, to develop a plan that maximizes the efficiencies of shared parking and access, as well as, landscaping opportunities.

### Funding

There is no budget allocated for the Centre Street Parking Lot Reorganization Design And Streetscape Master Plan Study. The Development Planning Department, Urban Design Division will be responsible to provide all of the necessary staff personnel and resources to complete the project in consultation with other City Departments and external public agencies.

### Study Time Schedule

The Centre Street Parking Lot Reorganization Design And Streetscape Master Plan Study will commence with Council's approval of the Study Terms of Reference and Work Plan, shown on Attachment #1. It is expected that the study will take approximately 6 months to complete, with an anticipated completion date of November 2008.

### Relationship to Vaughan Vision 2020

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

### Regional Implications

The Region of York will be requested to participate in the Centre Street Parking Lot Reorganization Design And Streetscape Master Plan Study.

### Conclusion

The Centre Street Parking Lot Reorganization Design And Streetscape Master Plan Study will help to guide future development in the Centre Street Heritage District, and encourage the evolution of a strong community image by enhancing the heritage character of the streetscape, parking lot organization and pedestrian realm.

Should Council concur with the Terms of Reference and Work Plan, the recommendation should be approved to enable the Development Planning Department to proceed with the Study.

### Attachments

1. Terms of Reference and Work Plan
2. Location Map

**Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

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ATTACHMENT #1



TERMS OF REFERENCE  
AND WORK PLAN

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**CENTRE STREET PARKING LOT  
REORGANIZATION DESIGN AND  
STREETScape MASTER PLAN**

JUNE 2008

# TERMS OF REFERENCE

## CENTRE STREET PARKING LOT REORGANIZATION DESIGN AND STREETScape MASTER PLAN

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### INTRODUCTION AND BACKGROUND

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The Development Planning Department, Urban Design Division has been directed to prepare a Detailed Parking Lot Reorganization Design and Streetscape Master Plan for along Centre Street within the Thornhill Heritage District (from approximately 121 Centre Street to the intersection of Centre and Yonge Street). The main goal of the Detailed Parking Lot Reorganization Design and Streetscape Master Plan Study is to prescribe the layout, conceptual design and implementation strategy of the public streetscape spaces, pedestrian connections, public amenities, traffic calming and the preservation/enhancement of the heritage streetscape character. Furthermore, the current organization of parking lots and access at the rear of the houses along Centre Street will be examined, to develop a plan that maximizes the efficiencies of shared parking and access, as well as landscaping opportunities.

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### SCOPE OF WORK

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The following sections are intended to give an overview of the project and are not intended to be an exhaustive listing of the work activities required in each phase of the Study. The Development Planning Department, Urban Design Division will be responsible to provide all of the necessary staff personnel and resources to complete the project except where materials or information are to be provided by other City Departments or agencies as specifically indicated below:

### MASTER PLAN DESIGN PROCESS

The work related to the development of the Centre Street Parking Lot Reorganization Design and Streetscape Master Plan Study shall include but not be limited to:

- Preliminary site investigation and inspection of the topographical features, site analysis and photo reconnaissance to carry out and complete the project.
- Public participation is important to the success of the study. It is envisioned that a Stakeholder Consultation Group (SCG) will be organized and actively participate throughout the design process. The (SCG) will consist of representatives from local residents and business owners, ward councillor, and City staff.
- Review and evaluate the current organization of the parking lots and develop a plan that maximizes the efficiencies of shared parking and access in conjunction with appropriate landscape design.
- Agency Consultation: Staff to meet with appropriate authorities, including but not limited to the Regional Municipality of York, Toronto and Region Conservation Authority, affected Utility Companies and other regulatory agencies as required, to obtain their input and requirements for the project.

- Prepare a streetscape master plan, parking lot reorganization design and cost estimate for both north and south sides of Centre Street, from Yonge Street, west to 121 Centre Street. The design should identify the Village of Thornhill as a special precinct in accordance with the Thornhill Heritage Conservation District Plan, and provide an appropriate integration of the architecture and landscape architecture of the Centre Street streetscape design, with the heritage inspired landscape elements of the Village of Thornhill streetscape.
- Prepare a detailed implementation strategy for future construction of the Centre Street Streetscape Master Plan including the possible sources of funding to complete the works.
- Final Report For Council Consideration: Development Planning Department, Urban Design Division to prepare a final report that will present a recommended Centre Street Parking Lot Reorganization Design and Streetscape Master Plan with implementation strategy.

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## **WORK SCHEDULE**

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The Development Planning Department, Urban Design Division has prepared a detailed Work Plan (Attachment 1) that details the required works and time allocation required to complete a Centre Street Parking Lot Reorganization Design and Streetscape Master Plan for Council consideration.

Attachment 1: Work Plan

**PROPOSED  
CENTRE STREET PARKING LOT AND STREETScape  
MASTERPLAN CONCEPT  
Work Plan and Framework**

**Timeline Overview:**

<b>Process</b>	<b>Start</b>	<b>End</b>	<b>Est. Staff Hours</b>
Site Analysis	June 2008	June 2008	6
GIS to produce Base Plan	June 2008	June 2008	6
Public/Stakeholder Consultation	June 2008	July 2008	6
External Agency Consultation	July 2008	July 2008	6
Preliminary Concept	July 2008	Aug 2008	8
Develop Conceptual Pattern Book	Aug 2008	Aug 2008	8
Finalize Masterplan Concept and Cost Estimate	Aug 2008	Sept 2008	24
Prepare Implementation Strategy	Sept 2008	Oct 2008	12
Final Report	Oct 2008	Nov 2008	6
<b>Total Estimated Staff Hours Required to Complete Project</b>			<b>82</b>

**Goals:**

1. Explore opportunities to improve pedestrian comfort and enhance the appearance of the Village of Thornhill's streetscape while improving vehicular traffic flow;
2. To minimize conflicts between pedestrian and vehicular traffic; and
3. Develop a preliminary streetscape and parking lot masterplan concept to be used as a basis for presentation to and for obtaining landowner agreement on the project.

**Work Schedule:**

<b>Site Analysis</b>	<b>Due Date</b>	<b>Staff</b>
1. Site Analysis, photo reconnaissance, inspect topographical features, review Thornhill Heritage Conservation District Guidelines, determine extent of work	June 2008	Development Planning (Urban Design & Planning Sections), Cultural Services
2. GIS to produce Base Plan	June 2008	

<b>Public/Stakeholder Consultation</b>	<b>Due Date</b>	<b>Staff</b>
1. Organize Stakeholder Consultation Group consisting of local residents, business owners, ward councillor, and City Staff. Workshop including Cultural Services, Engineering and Urban Design to develop a concept identifying opportunities and constraints, key paths and linkages, nodes, landmarks, sensitive areas, environmental concerns and areas of significant natural heritage.	July 2008	Development Planning (Urban Design & Planning Sections), Cultural Services, Engineering, Policy Planning
2. Workshop including Cultural Services, Engineering and Urban Design along with ward councilor and public stakeholders to develop a concept identifying opportunities and constraints, key paths and linkages, nodes, landmarks, sensitive areas, environmental concerns and areas of significant natural heritage.		
3. Begin developing conceptual pattern book of design elements for parking areas, parks, streets, links including streetlamps, paving types, street furnishings.	July 2008	Development Planning (Urban Design Section), Cultural Services

<b>External Agency Consultation</b>	<b>Due Date</b>	<b>Staff</b>
1. Staff to meet with appropriate authorities including Region of York, Toronto and Region Conservation Authority, Utility companies and other regulatory agencies to obtain input and requirements for project	July 2008	Development Planning (Urban Design Section)
2. Workshop to finalize concept and design elements	Aug 2008	Development Planning (Urban Design Section), Cultural Services
3. Develop Conceptual Pattern Book of streetscape furnishings and design elements	Aug 2008	Development Planning (Urban Design Section), Cultural Services



<b>Finalize Masterplan Concept</b>	<b>Due Date</b>	<b>Staff</b>
1. Draw and finalize Masterplan Concept and Cost Estimate	Sept 008	Development Planning (Urban Design Section)

<b>Prepare Implementation Strategy</b>	<b>Due Date</b>	<b>Staff</b>
1. Prepare detailed implementation strategy for the construction of the Centre Street Streetscape Masterplan including possible sources of funding (Region of York cost-sharing) at Yonge Street intersection.	Oct 2008	Development Planning (Urban Design Section)

<b>Final Report</b>	<b>Due Date</b>	<b>Staff</b>
1. Final Report to Council prepared	Nov 2008	Development Planning (Urban Design Section)

Notes:

