

COMMITTEE OF THE WHOLE SEPTEMBER 2, 2008

PLANNING STUDY FOR THE N/W QUADRANT JANE STREET/MAJOR MACKENZIE DRIVE PT LT 21, CON 5, PT 5, 65R-12731, EXCEPT PTS 1 & 2, D-722 FILE 15.107

Recommendation

The Commissioner of Planning in consultation with the Director of Reserves & Investments recommends:

1. That the proposed Terms of Reference (Attachment 2) for a planning study of lands located in the N/W quadrant of Jane Street and Major Mackenzie Drive (82 acre former Canada's Wonderland site) BE APPROVED:
2. That \$150,000 be added to 2008 Capital Budget with \$135,000 funded from City Wide Development Charges – Management Studies and \$15,000 from Taxation;
3. That Staff be directed to provide notice of an intention to adopt an amendment to the 2008 Capital Budget pursuant to By-law 394-2002; and,
4. That this report be brought forward to the Council meeting at which this amendment is to be considered.

Economic Impact

A total budget of \$150,000 is required to complete the study and would need to be added in the Policy Planning Department 2008 Capital Budget.

Communications Plan

Upon approval of the Study Terms of Reference and consultation selection, the Study's consultation program includes community information and workshop meetings. A Stakeholder Consultation Group(s) and a Technical Advisory Committee will be established to provide input throughout the study process. A Public hearing will be required to consider amendments to the Official Plan. Further details of the communications and consultation approach will be identified in the consultants' work plan.

Purpose

The purpose of this report is to provide a Terms of Reference for a planning study for the former Canada's Wonderland lands, being an 82 acre site located at the N.W. quadrant of Jane Street and Major Mackenzie Drive, as shown on Attachment 1.

Background - Analysis and Options

Canada's Wonderland (CW) recently placed its lands on the north side of Major Mackenzie Drive, between Jane Street and Highway 400 for sale on the open market (Toronto Globe and Mail advertisement, June 17, 2008). In its advertisement, Canada's Wonderland indicated that the 82 acre property would be suitable for "mixed use future development". The current "theme park" land use designations would not permit or regulate the lands for "mixed use future development".

In the absence of current land use designations based on a City policy planning comprehensive study, any owner of the lands would be required to submit a site-specific application for a change to both the Official Plan and Zoning By-law designations to proceed with development other than

“theme park”. Considering the strategic location of the lands at Highway 400 and Major Mackenzie Drive and their relationship to the wider area (including the gateway to the “Village of Maple” to the east) a city-initiated land use policy study is preferred.

On June 23rd, 2008, Vaughan Council approved the recommendation contained in the report of the Commissioner of Planning dated June 23, 2008 regarding these lands:

- “1. THAT the Interim Control By-law be enacted; and
2. THAT Policy Planning Staff prepare a Terms of Reference for a land use planning study for the lands so designated and bring back same to the Committee of the Whole in a staff report at the earliest opportunity in the fall 2008, including study costs and timing.”

The Interim Control By-law has the effect of restricting the subject area from being developed for purposes other than for the existing designation.

Since the enactment of the Interim Control By-law (By-law Number 203-2008) on June 23, 2008, the City of Vaughan has learned that the subject land has been sold. In anticipation of possibly receiving applications for development of these lands, timing for the completion of the study is critical. Therefore, in order to expedite this process the study’s completion date of approximately 6 months from commencement has been established in the draft Terms of Reference (Attachment 2).

Purpose of the Study

The purpose of the study is twofold: 1) to establish an updated land use, urban design transportation and servicing framework for the subject lands and; 2) to ensure that the review considers all relevant contextual issues and local, Regional, Provincial and agencies’ planning policies.

Scope and Focus of the Study

The focus of the study is to develop a land use policy and urban design framework to guide development in the study area, as identified on Attachment 2. The study will consider the appropriate land use, density and urban design (including built form) recommendations for the subject lands given the surrounding land use context. This includes the residential community to the north (Block 33 East, as part of Official Plan Amendment 600 lands), the Maple Community Plan Area to the east, Canada’s Wonderland to the south, Highway 400 and the emerging “Vellore Village” development on the west side of Highway 400.

Provincial Policy

Approved in 2006, the Provincial “Growth Plan for the Greater Golden Horseshoe” establishes a policy framework for compact urban growth; sets intensification targets, directs growth to existing urban areas and transit corridors; limits Greenfield development; and promotes compact, transit-supportive development patterns. The Study will be required to address the framework provided by the Growth Plan, including, but not limited to, the creation of a complete community and density targets. The Growth Plan also identifies a GTA West (Transportation) Corridor as part of the policies for infrastructure to support growth.

Regional Policy

In terms of Regional Structure, York Region’s Official Plan (2004) identifies the study area as “Urban Area”. A majority of growth within the Region will occur with the urban areas.

The Region of York is now engaged in a review of its Growth Management Plan, followed by the updating of its Official Plan based on the principles of sustainable development. It will be necessary for the Study to take into account the Region's Growth Management initiatives (e.g. *New Communities Strategy*) and its approach to sustainability within the context of and compatibility with, the surrounding area.

Relevant City of Vaughan Official Plans and Initiatives

Site Specific Official Plan

The study area is designated "Theme Park" by OPA #508. Permitted uses are theme park uses, including entertainment (amusement rides, theatres, games of skill and chance), commercial uses associated with the park (retail of food and drink, accommodation facilities, conference and trade show facilities, and offices), and associated uses to support the operation of the facility (storage areas, parking, stormwater management facilities, etc.). Other uses, such as commercial, retail, institutions, and recreational uses are permitted provided they complement the theme park use or provide commercial opportunities not presently planned or that exist in the community or in the City. The study area is zoned TPC- Theme Park Commercial Zone by the City's Comprehensive Zoning By-law 1-88.

Vaughan's Growth Management Strategy

In February 2007, Vaughan Council approved a detailed work plan and time-line for proceeding with the Consolidated Growth Management Strategy and its components, the Environmental Master Plan, other component Master Plans and a new Vaughan Official Plan. The New Vaughan Official Plan will provide the City with a comprehensive, contemporary policy framework to guide the City's future growth and to achieve sustainable community development to the year 2031. The City and the consulting team lead by Urban Strategies Inc. has commenced work on the project, which is expected for completion (Council adoption of the final Official Plan) by the fall 2010.

This Study will provide guidance for an Amendment to the site specific Official Plan (OPA 508), that will be consistent with the principles, goals and objectives identified in the process leading to the New Vaughan Official Plan. The Study will also be informed by the Environmental Master Plan (the City's Sustainability Plan), which will provide an overall environmental ethic for the City and contain policies identifying how the City can move toward sustainability in all aspects of its operation. The Environmental Master Plan is scheduled for completion in the third quarter of 2008. The Official Plan Amendment for the Study Area will be incorporated into the New Vaughan (City-wide) Official Plan.

Vaughan's Active Together Master Plan

Vaughan's "Active Together" Master Plan consists of two separate but related plans, being: the Parks, Recreation, Culture and Libraries Master Plan; and, a Sports and Physical Activity Strategy. The purpose of the former plan is to develop a strategy for meeting the current and future parks, recreation, culture and library facility and service needs of Vaughan to enhance the overall quality of life of its residents. The Sports and Physical Activity Strategy is intended to establish various strategies encouraging people to increase their level of fitness. The Master Plan is expected to be finalized in 2008. The Study will be responsive to and incorporate the recommendations made in the Active Together Master Plan.

Transportation Master Plan

The City's Transportation Master Plan will evaluate in detail the local road network and identify the infrastructure that will be needed to efficiently accommodate the population and employment growth that will result from the implementation of the Growth Management Strategy. It will

address both current and future transportation needs in an integrated and comprehensive fashion. Given the relationship between transportation and land use, the Transportation Master Plan study (to commence this Fall) will be undertaken as a component of the New Vaughan Official Plan Review and the Focused Areas Studies.

In light of recent Provincial policy, intensification potential exists within the City of Vaughan, including the subject site and area west of Highway 400. Transportation analysis will be required to identify and evaluate: existing traffic and road conditions in the area, the impacts of the proposed planning and urban design strategy on the existing transportation infrastructure; necessary infrastructure improvements; alternative transportation modes requirements, including transit, cycling, etc., and; the impact of traffic on adjacent neighbourhoods and recommendations for protection or improvement. Given that the study area is adjacent to/accessed by regional roads (Jane Street and Major Mackenzie) and is adjacent to Highway 400, the transportation analysis will require consultation with, and input from, the Ministry of Transportation and the Region of York.

Components of the Review

The draft Terms of Reference for the Study (Attachment 2) requires the consulting team to conduct the following work:

1. Public Consultation is an important component of this study. Consultation will include representatives from area ratepayer associations, landowners of the subject lands, local residents, Council, the Toronto and Region Conservation Authority, the Ministry of Transportation and departments of the City and Region of York. The process will include meetings, open houses, workshops and presentations. A Technical Advisory Committee will be established as well as one or more Stakeholder Consultation Groups. A statutory public meeting(s) will be held for an Official Plan Amendment.
2. Background Review and analysis of existing and recent development, and current development applications in the area surrounding the subject lands. This step also entails a review of the existing Provincial, Regional, and City of Vaughan Official Plan policies applicable to the subject lands, and the zoning provisions.
3. The assessment of existing conditions and relevant planning considerations, including land use, urban design, community structure and needs, environmental considerations, traffic, services, impact on and the integration and connectivity with the existing and planned land uses within the surrounding area/community in terms of infrastructure, traffic/roads, transit, trail system for pedestrians and bikes, the natural heritage system, cultural heritage, facilities, parks and community identity/character, and existing City, Regional and provincial policies and regulations.
4. Development of planning principles and objectives formulated in consideration of prevailing Provincial, Regional and municipal policies, surrounding land use context, and the issues and opportunities specific to the subject lands identified in 3 above. (Examination of the surrounding area context shall place special emphasis on the planning opportunities and challenges presented by the adjacent Highway 400 and arterial roads).
5. Preparation of Land Use Alternatives and Urban Design Framework, including developing a number of land use/urban design options for the study area. These will include: the development of a number of land use, density and development options/scenarios and urban design principles/policies for the recommended land use alternatives, including a range of building typologies and built form appropriate as infill within the surrounding context; pedestrian/bicycle connections to the surrounding area, and; public facilities,

public space and amenity requirements as well as reflecting any other opportunities/community needs.

6. Development of Evaluation Criteria based on the analysis of all the issues identified in the study process, and the planning principles and objectives.
7. Transportation and Servicing Study. Transportation analysis requires examining existing traffic and road conditions in this area and the identification and evaluation of: the impact of the proposed planning and urban design strategy on the existing transportation infrastructure; necessary infrastructure improvements; alternative transportation modes requirements, including transit, cycling, etc., the impacts on adjacent neighbourhoods and recommendations for protection or improvement. The servicing analysis requires examination of existing sanitary sewer, water and stormwater management (including opportunities to implement 'green' technologies), system capacities, determining any servicing capacity constraints, development of an overall drainage plan; areas of retrofit to infrastructure or new facility requirements, impact on downstream watercourses, etc.
8. Identification of Principles of Sustainability including natural systems and green space, energy conservation and climate protection including green buildings, water conservation and water quality, pedestrian and cycling opportunities, transit friendly design, waste reduction improvements, and identify ways of establishing a complete community for a vibrant and interesting neighbourhood.
9. Finalize the Study Report which recommends a Preferred Land Use/Development Alternative and Urban Design Framework.
10. Preparation of a Secondary Plan/Official Plan Amendment for consideration of Council.
11. Include as part of the Official Plan Amendment, implementation policies that guide future development, phasing, etc.

Products of the Study

The following deliverables will be provided by the consulting team:

- a) Draft and final study reports on land use and sustainable community development options, urban design framework, state of the environment/environmental policy requirements, transportation and servicing analysis, housing and demographic, analysis of draft Parks/Opens pace and Streetscape/Public Realm Strategy and community services needs.
- b) Draft Official Plan Amendment
- c) Final Official Plan Amendment with implementation strategies.

Required Consultant Expertise

The Study requires the services of a multi-disciplinary team with expertise in:

- a) Land Use Planning
- b) Urban Design
- c) Transportation Planning and Servicing
- d) Environment
- c) Sustainable Development
- d) Public Consultation Facilitation

The consulting team will carry out the project under the project management of the Policy Planning Department with the input and participation of the Development Planning Department,

Parks Department, the Engineering Department, and other internal departments as required. The consulting team will be required to collaborate with, and be informed by, the consultants working on the City's New Vaughan Official Plan, the City's Transportation Master Plan, and the City's Environmental Master Plan

Project Administration

The project will be managed by the Policy Planning Department with the input and participation from the core consulting team for the New Vaughan Official Plan, the consultants for the City's Transportation Master Plan and the Environmental Master Plan, Development Planning, Parks, and Engineering Departments, other City departments and external agencies as required.

Timing

The Study is expected to begin in the Fall 2008 and completed in approximately 6 months.

Relationship to Vaughan Vision 2020

This report is consistent with the Vaughan Vision Strategic Plan 2020 in terms of implementing a component of the Growth Management Strategy. This report is consistent with the priorities previously set by Council, and is subject to the necessary resources being allocated and approved.

Regional Implications

The Official Plan Amendment resulting from the Study will conform to Regional and Provincial Policy requirements and establish the ground rules for future urban development. The Plan will accommodate the Region's forecast growth estimates for Vaughan and will have implications for Regional servicing, transportation and community infrastructure.

Conclusion

The draft Terms of Reference provide the basis for carrying out a detailed planning analysis that will result in updated land use, transportation and urban design framework for the subject site in the context of the surrounding area and in consideration of the relevant City, Regional, and Provincial Planning policies. Similar to the approach taken for the New Official Plan, this work will be forward-looking, state-of-the-art and reflective of the principles of sustainability.

Should Council concur with the Terms of Reference, the recommendation should be approved to enable staff to proceed with the consultant assignment.

Should Council concur with this proposed increase in expenditure, this action would be considered as an amendment to the 2008 Capital Budget. Before amending a budget, a municipality shall give notice of its intention to amend the budget at a Council meeting. In accordance with By-law 394-2002, notice of an intention to adopt an amendment to a budget consists of publication of notice in a newspaper of a public meeting to consider the proposed amendment at least 7 days prior to the date of the Council meeting at which this proposed amendment is to be considered. Therefore, if Council increases the expenditures to the 2008 Capital Budget, staff shall be directed to provide notice of an intention to adopt an amendment to the Capital Budget pursuant to By-Law 394-2002.

Attachments

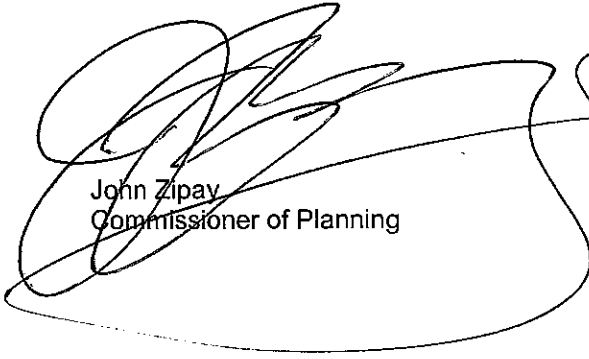
1. Location Map
2. Terms of Reference for the NW Quadrant Jane Street/Major Mackenzie Drive Planning Study

Report prepared by:

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Respectfully submitted,

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

John Zipay
Commissioner of Planning

A handwritten signature in black ink, featuring a large initial 'D' followed by a series of loops and a long horizontal stroke.

Diana Birchall
Director of Policy Planning

Terms of Reference

Planning Study for the N/W Quadrant-Jane Street/Major Mackenzie Drive

1. Introduction

Canada's Wonderland (CW) recently placed its lands on the north side of Major Mackenzie Drive, between Jane Street and Highway 400 for sale on the open market (Toronto Globe and Mail advertisement, June 17, 2008 – Attachment 1). In its advertisement, Canada's Wonderland indicated that the 82 acre property would be suitable for "mixed use future development". The current "*theme park*" *land use* designations would not permit or regulate the lands for "mixed use development".

For many years these lands have been retained by Canada's Wonderland for its future use, possibly to support theme park expansion. The current "theme park" planning designation reflects this. To date, the lands have been used primarily for parking vehicles (including large recreational vehicles). There is an underpass crossing Major Mackenzie Drive connecting the subject lands to CW's main parking lots on the south side of Major Mackenzie Drive.

In the absence of current land use designations based on a comprehensive planning study, any owner of the lands would be required to submit a site-specific application for a change to both the Official Plan and Zoning By-law designations to proceed with development other than "theme park". Considering the strategic location of the lands at Highway 400 and Major Mackenzie Drive and their relationship to the wider area (including the gateway to the "Village of Maple" to the east) a city-initiated planning study is preferred.

2. Background

In order to determine the appropriate future land use, built form and open space regime for these lands a comprehensive planning study was directed by City Council. To ensure that the study can be carried out for this area without encumbrance of development applications, an interim control by-law was considered appropriate by City of Vaughan Council. The Interim Control By-law has the effect of restricting the subject area from being developed for a purpose other than for the existing designation.

On June 23rd, 2008, Vaughan Council approved the recommendation contained in the report of the Commissioner of Planning dated June 23, 2008 regarding these lands:

- "1. THAT the Interim Control By-law be enacted; and
2. THAT Policy Planning Staff prepare a Terms of Reference for a land use planning study for the lands so designated and bring back same to the Committee of the Whole in a staff report at the earliest opportunity in the fall 2008, including study costs and timing."

Since the enactment of the Interim Control By-law (By-law Number 203-2008) on June 23, 2008, the City of Vaughan has learned that the subject land has been sold. In anticipation of possibly receiving applications for development of these lands, timing for the completion of the study is critical. Therefore, in order to expedite this process the study's completion date of approximately 6 months from commencement has been established.

This Terms of Reference has been prepared to provide for a comprehensive review and the provision of planning objectives and policies for the area.

3. Purpose of the Study

The purpose of the Jane Street/Major Mackenzie Drive Land Use Study is twofold:

- a) To evaluate and establish a highest and best current land use and urban design framework for the subject lands; and,
- b) To ensure the review considers conformity with current and relevant City, Regional, Provincial and agencies' planning policies.

4. Focus and Scope of the Study

The focus of the study is to develop a land use policy and urban design framework to guide development in the study area, as identified on Attachment 2. The study will consider the appropriate land use, density and urban design (including built form) recommendations for the subject lands given the surrounding land use context. This includes the residential community to the north (Block 33 East), as part of Official Plan Amendment 600 lands, the Maple Community Plan Area to the east, Canada's Wonderland to the south, Highway 400 and the emerging "Vellore Village" development on the west side of Highway 400.

5. Vaughan Official Plan and Initiatives

The study area is designated "Theme Park" by OPA #508. OPA #508, which repealed previous Official Plan Amendments on the entire site (OPA's #74, #114 and #138), permits theme park uses, including entertainment (amusement rides, theatres, games of skill and chance), commercial uses associated with the park (retail of food and drink, accommodation facilities, conference and trade show facilities, and offices), and associated uses to support the operation of the facility (storage areas, parking, stormwater management facilities, etc.).

The Amendment also permits other uses, such as retail uses, institutions, offices, entertainment and recreation uses which are not restricted to theme park visitors but are open to the general public, by passing implementing by-laws, but without further amendment to the Official Plan. Generally, these uses would be expected to complement the theme park use or provide commercial opportunities not presently planned or that exist in the community or in the City.

The Official Plan contains a number of policies identifying evaluation criteria for appropriateness of such uses as well as locational and development policies for such uses. These include matters of compatibility with the Theme Parks uses and the adjacent community and buffering. It is expected that the Study will not only be forward looking in terms of determining the best use for the lands of which is sustainable, pedestrian friendly with good urban design principles, etc., but to possibly recognize and build upon the previous work done in regard to addressing any relevant matters of concern that are identified in both the site specific Official Plan and the work done to date on the New Vaughan Official Plan.

In accordance with the current Official Plan for the site, the study area is zoned TPC- Theme Park Commercial Zone by the City's Comprehensive Zoning By-law 1-88.

In February 2007, Vaughan Council approved a detailed work plan and time-line for proceeding with the Consolidated Growth Management Strategy and its components, the Environmental Master Plan, other component Master Plans and a new Vaughan Official Plan. In May 2007, the Terms of Reference for the New Vaughan Official Plan was approved. The Plan will provide the City with a comprehensive, contemporary policy framework to guide the City's future growth and to achieve sustainable community development to the year 2031. The City and the consulting team lead by Urban Strategies Inc. has commenced work on the project, which is expected for completion (Council adoption of the final Official Plan) by the fall 2010.

This study will provide guidance for an Amendment to the site specific Official Plan (OPA 508), that will be consistent with the principles, goals and objectives identified in the process leading to the New Vaughan Official Plan. The Study will also be informed by the Environmental Master Plan (the City's Sustainability Plan), which will provide an overall environmental ethic for the City and contain policies identifying how the City can move toward sustainability in all aspects of its operation. The Environmental Master Plan is scheduled for completion in the third quarter of 2008. The Official Plan Amendment for the Study Area will be incorporated into the New Vaughan (City-wide) Official Plan.

Vaughan's "Active Together" Master Plan consists of two separate but related plans, being: the Parks, Recreation, Culture and Libraries Master Plan; and, a Sports and Physical Activity Strategy. The purpose of the former plan is to develop a strategy for meeting the current and future parks, recreation, culture and library facility and service needs of Vaughan to enhance the overall quality of life of its residents. The Sports and Physical Activity Strategy is intended to establish various strategies encouraging people to increase their level of fitness. The Master Plan is expected to be finalized in 2008. The Study will be responsive to and incorporate the recommendations made in the Active Together Master Plan.

The City's Transportation Master Plan will evaluate in detail the local road network and identify the infrastructure that will be needed to efficiently accommodate the population and employment growth that will result from the implementation of the Growth Management Strategy. It will address both current and future transportation needs in an integrated and comprehensive fashion. Given the relationship between transportation and land use, the Transportation Master Plan study (to commence this Fall) will be undertaken as a component of the New Vaughan Official Plan Review and the Focused Areas Studies.

All of these initiatives/studies will continue on their own merits and schedule. While they play an important role to inform the Study, the progress or schedule of any one such study should not effect the schedule and priority of this Study.

6. Region of York Official Plan and Initiatives

In terms of Regional Structure, York Region's Official Plan (2004) identifies the study area as "Urban Area". A majority of growth within the Region will occur with the urban areas.

The Region of York is now engaged in a review of its Growth Management Plan, followed by the updating of its Official Plan based on the principles of sustainable development. In preparing the New Vaughan Official Plan and the Official Plan amendments implementing Study findings, it will be necessary to take into account the Region's growth management initiatives and its approach to sustainability. This will help to ensure that the Region's and City's environmental/sustainability programs are complimentary and supportive. For example, York Region's *New Communities Strategy* will result in the establishment of criteria for sustainable new community development. It is anticipated that once this initiative has been completed, together with a series of other initiatives that the Region is undertaking related to its Growth Management Plan, an Amendment to the Region's Official Plan will be introduced in the fall of 2008. The City is obliged to amend its Official Plan in conformity with the Provincial Policy and the Region of York Official Plan.

It will be necessary for the Study to take into account the Region's Growth Management initiatives and its approach to sustainability within the context of and compatibility with, the surrounding area. This will help to ensure that the City's and Region's environmental/sustainability programs are complementary and supportive.

7. The Provincial Growth Plan

Approved in 2006, the Provincial "Growth Plan for the Greater Golden Horseshoe" establishes a policy framework for compact urban growth; sets intensification targets, directs growth to existing urban areas and transit corridors; limits Greenfield development; and promotes compact, transit-

supportive development patterns. The Study will be required to address the framework provided by the Growth Plan, including, but not limited to, the creation of a complete community and density targets.

8. Components of the Study

The major components of the study will include and specifically consider the following:

8.1 Public Consultation

Public participation is an important component of this study. Consultation will include representatives from area ratepayer associations, landowners of the subject lands, local residents, Council, the Toronto and Region Conservation Authority, the Ministry of Transportation and departments of the City and Region of York. The process will include meetings, open houses, workshops and presentations. A Technical Advisory Committee will be established as well as one or more Stakeholder Consultation Groups. A statutory public meeting(s) will be held for an Official Plan Amendment.

8.2 Background Review

This includes the review of existing and recent development, and current development applications in the area surrounding the subject lands. This step also entails a review of the existing Provincial, Regional, and City of Vaughan Official Plan policies applicable to the subject lands, and the zoning provisions.

8.3 Issue and Opportunity Identification, Review and Analysis

The assessment of existing conditions and relevant planning considerations, including:

- land use, urban design, community structure and needs, environmental considerations, traffic/roads, services,
- impact on and the integration and connectivity with the existing and planned land uses within the surrounding area/community in terms of infrastructure, traffic/roads, transit, trail system for pedestrians and cyclists, the natural heritage system, cultural heritage, facilities, parks and community identity/character and existing City, Regional and Provincial policies and regulations.

8.4 Development of Planning Principles and Objectives

These will be formulated in consideration of prevailing Provincial, Regional and municipal policies, surrounding land use context, and the issues and opportunities specific to the subject lands identified in 8.3 above. (Examination of the surrounding area context shall place special emphasis on the planning opportunities and challenges presented by the adjacent Highway 400 and arterial roads.)

8.5 Preparation of Land Use Alternatives and Urban Design Framework

A number of land use/urban design options for the study area will be developed. These will include:

- a) the development of a number of land use, density and development options/scenarios and urban design principles/policies for the recommended land use alternatives, including a range of building typologies and built form appropriate as infill within the surrounding context
- b) pedestrian/cycling connections to the surrounding area
- c) public facility, public space and amenity requirements as well as reflecting any other opportunities/community needs.

8.6 Develop Evaluation Criteria

The evaluation criteria will be developed based on the analysis of all the issues identified in the study process, and the planning principles and objectives.

8.7 A Transportation and Servicing Study

The Transportation analysis requires examining existing traffic and road conditions/network in the area and the appropriate road network for the preferred land use option. The work should evaluate: the impacts of the proposed planning and urban design strategy on the existing transportation infrastructure; identify necessary infrastructure improvements; determine alternative transportation mode requirements, including transit, cycling, etc., and; identify the impact of traffic on adjacent neighbourhoods and recommendations for protection or improvement.

Servicing analysis requires examination of existing sanitary sewer, water and stormwater management (including opportunities to implement 'green' technologies) system capacities will be required, determining any servicing capacity constraints, development of an overall drainage plan, identify areas of retrofit to infrastructure or new facility requirements, impact on downstream watercourses, etc.

8.8 Identification of Principles of Sustainability

Special consideration is to be given to the following sustainability issues:

Addressing the notion of sustainability in every dimension to provide increased emphasis on the triple bottom line concept during implementation (Ecology – e.g. protection and restoration of habitat, water and energy conservation, including storm water design; Society – e.g. community design and services; and, Economy – e.g. economic spin-offs), which builds on the goals and policies of the Environmental Master Plan; emphasis on the creation of a healthy and inclusive community that supports new economic opportunities and a high quality of life with minimal impact on and potential to enhance the environment. Special consideration should be given to the following sustainability issues:

- Natural systems and green space.
- Energy conservation and climate protection. Reducing energy use in buildings and transportation is critical for greenhouse gas (GHG) reductions, while thoughtful urban design and green spaces and plantings can mitigate the impact of climate change.
- Water conservation and water quality.
- Pedestrian and cycling opportunities and transit-friendly design.
- Continued improvements in waste reduction through Vaughan's three-stream waste reduction program.
- A complete community, what is currently missing and can be provided to ensure a vibrant, supportive and interesting neighbourhood.

8.9 Finalize the Study Report which recommends a Preferred Land Use/Development Alternative and Urban Design Framework.

In addition to public consultation, technical input will be required from City Departments and external agencies throughout the study.

8.10 Preparation of a Secondary Plan/Official Plan Amendment for consideration of Council.

8.11 Include as part of the Official Plan Amendment, implementation policies that guide future development.

9.0 Consultation Program

Public consultation will play a key role in this Review in order to achieve a broad level of public acceptance for recommended policies and a land use plan(s). A variety of techniques should be used to convey an understanding of how the Study Area will be developed, including a range of illustration techniques.

The consultant will design and be responsible for organizing a full consultation and engagement program, including community information and workshop meetings with the landowner, with residents, ratepayer groups, the business community, the development community, public agencies and other special interest groups. Staff anticipate that one or more Stakeholder Consultation Groups (SCG's) will be established to represent the various interests and provide ongoing input at key points in the study process. A Technical Advisory Committee should be established (comprising City staff, external agencies and other stakeholders) and statutory public meeting(s) will be required for an Official Plan Amendment.

The consultation process should reflect the following meeting requirements:

- Working group meetings with the Core Team: Up to eight (8) meetings;
- Meetings with the City's Project Coordinator: As required;
- Presentations to Senior Management/Council/Official Plan Review Committee of Council: Up to eight (8) meetings;
- Public/Stakeholder Consultation Process: up to four (4) meetings. The consultation process will involve and inform local residents, ratepayer groups, the business community, the development community, public agencies and other special interest groups, and will include meetings and presentations as well as possible interviews with individual stakeholders;
- Technical Advisory Committee meetings: up to four (4) meetings;
- The Consultant may also need to meet individually with City Councillors and City Department staff

Details of the proposed consultation process will be provided in the submission of candidate consulting teams.

10. The Consulting Team

The Study requires the services of a multi-disciplinary consulting team to address a number of issues and that can demonstrate expertise in:

- a) Land Use Planning
- b) Urban Design
- c) Transportation Planning and Servicing
- d) Environment
- e) Sustainable Development
- f) Public Consultation Facilitation

The consulting team will also be required to be informed and collaborate with the City's Environmental Master Plan, the Transportation Master Plan and the New Vaughan Official Plan teams.

The consulting team will be led by a firm or consortium specializing in planning, with a demonstrated record in the formulation of Official Plan policy, large-scale land use and urban design plans, implementation and Community Plan review expertise. The lead firm will identify sub-consultants as part of the proposal and indicate the specific expertise offered to the Study and the extent of their involvement in the project. Should all required areas of expertise be provided within a single firm, sub-consultants may not be required. Consulting team members must have professional credentials in their given field of knowledge/expertise (e.g. CIP/OPPI, OAA, etc.)

The consulting team will carry out the project under the project management of the Policy Planning Department with the input and participation from Development Planning, Parks, and Engineering Departments, and other internal departments as required.

11. Schedule and Staffing

The Study is expected to begin in the Fall of 2008 and should be completed within approximately 6 months.

The upset limit for this study is **\$148,000** (including all disbursements and taxes). The successful consultant will be required to submit for approval of the Commissioner of Planning and the Director of Policy Planning, a work plan and payment schedule prior to commencing the project. The work program will detail task timing and sequencing and meeting schedules. The consultant's detailed prices should identify task costs, meeting costs, costs for disbursements, contingencies and applicable taxes, per diems of each member of the team, plus a payment schedule for each key stage or component of the Review. The proposal will also identify the role(s) and responsibility(ies) of each member of the consulting team, including assigned hours by task, their direct involvement and responsibilities in the Review, and their relevant experience.

12. Deliverables

a) Background and Final Reports

- Background report(s) shall be prepared on each of the following components:
 - i) Land Use and Sustainable Community Development Options, Urban Design framework
 - ii) State of the Environment/environmental policy requirements including sustainable development
 - iii) Transportation and Servicing analysis
 - iv) Housing and demographics
 - v) Analysis and draft Parks/Open Space and Streetscape/Public Realm Strategy
- Final report with recommendations

The background and final reports shall be submitted as follows:

- 50 cerlox bound copies of each;
- 1 unbound copy;
- 1 digital copy, in a format that can be edited
- 1 CD/DVD (pdf) of the final document with any related photos, graphics or maps in City compatible software (Word, PowerPoint, Excel).

b) The Draft Official Plan Amendment

The draft Official Plan Amendment document shall be submitted as follows:

- 50 cerlox bound copies;
- 1 unbound copy;
- 1CD/DVD (pdf) of the draft document and any related photos, graphics or maps in City-compatible software (Word, PowerPoint, Excel).

c) Final Official Plan Amendment

The final Official Plan Amendment document shall be submitted as follows:

- 50 cerlox bound copies;
- 1 unbound copy;
- 10 CD's/DVD's (pdf) of the final document and any related photos, graphics or maps in City-compatible software (Word, PowerPoint, Excel).

All illustrations contained within the above-referenced documents must be prepared in a way that effectively conveys the information when photocopied in black and white. Notwithstanding the above, the City may require documents or portions of documents to be in colour in order to convey the information more effectively.

All illustrations provided in presentations and documents must be of high quality and easy to read/legible. There shall be a variety of illustration types/techniques, approaches and levels of detail employed throughout the study process in presentations and documents (e.g. plans, sections, charts, perspectives, photographs, etc.) to effectively convey and promote the intended concepts.

Where appropriate, digital information shall be geo-referenced in accordance with City standards (NAD 83, 6 degrees UTM, Zone 17). Acceptable City formats include jpeg photos, AutoCAD dwg (2004 version), jpeg/bmp/tif/Adobe graphics. Specific technical information will be provided to the consultant.

d) Presentation Materials

Presentations shall be presented in PowerPoint format.

13. Content of Proposals

The consultant will be retained on the basis of a written proposal and, if necessary, interviews held by the Project Team or a sub-committee thereof. Selected Proponents may be short listed for interviews.

The written proposal shall contain the following information:

- Members of the consulting team including their qualifications and experience;
- Identification of the Consultant Team Leader;
- An explanation of the approach and methodology to be used and research to be undertaken to achieve the project's goals and objectives, as outlined in the Request for Proposal;
- A Council/staff/public/stakeholder consultation strategy;
- A comprehensive work plan/project schedule, including timelines, milestones, meeting and key dates, which fulfill the requirements of the Terms of Reference;
- An upset cost for the completion of the project, which includes a breakdown of the hourly rates attributable to each of the Consulting Team members and the hourly time

commitment by task, for each of the participants; and all other costs and related disbursements;

- Documentation of related experience;
- A list of three (3) client references in respect of projects similar to the one described in the Terms of Reference, preferably in a municipal environment;
- In the proposal the consultant shall indicate the number and type of projects it is currently undertaking which may represent a professional conflict with the conduct of this study.

In addition to the Original, fifteen (15) bound copies of the Proposal, in an 8 ½" X 11" format plus one (1) unbound print ready copy shall be submitted. The maximum length of the Proposal shall be fifteen (15) pages, exclusive of resumes, references and documentation relating to project experience.

14. Evaluation Criteria

The Proposal will be evaluated on the basis of the following criteria:

Qualification and Experience: **35%**

- Capability of the Team Leader;
- Qualifications and expertise of the team members;
- Skills consistent with the needs of the project;
- Experience in similar studies;
- Level of public sector experience;
- Demonstrated success in public/stakeholder consultation; and the quality of the proposed consultation plan;
- Demonstrated skill in communicating project proposal and products, including excellent graphic presentation.

Quality of the Proposal: **30%**

- Complete and comprehensive submission;
- Demonstrated understanding of the project requirements;
- Organization and clarity of presentation;
- Introduction of innovative ideas and concepts;
- Skill in communicating the project plan.

Project Management: **25%**

- Work Program, timelines and scheduling consistent with study requirements;
- Degree of participation of senior staff;
- Ability to commit to the timing objectives for the completion of the study.

Financial Considerations: **10%**

- Proposal Fee;
- Appropriate allocation of resources to various phases or study tasks.

15. Negotiations

On completion of the evaluation process, negotiations will be undertaken with the successful proponent to refine the details of the contract for all portions of the proposed services described in this Request for Proposals. Negotiations may take the form of adding, deleting or modifying requirements.

Assuming mutually acceptable terms and conditions can be negotiated a contract will be signed with the selected proponent. In the event of default or failure to arrive at mutually acceptable terms and conditions, the City may accept another Proposal or seek new Proposals, or carry out this service in any other way deemed appropriate.

16. Best and Final Offers

Proponents are reminded that, since this is a Request for Proposal, a best and final offer may be requested, but this would be considered only with the short-listed proponents, if used at all. Proponents are encouraged to provide their best offer initially and shall not rely on oral presentations or best and final offers.

17. Disbursement of Fees

The successful Consultant will be required to submit a payment schedule prior to commencing the project. The payment schedule shall be subject to the approval of the Project Coordinator.

Invoices will be required to contain the following minimum information:

- Description and explanation of work undertaken in each invoice time period;
- Personnel employed and hours expended by the hourly rate;
- Disbursements;
- Total Fee for each invoice;
- Budget expended to-date and remaining budget.

The City shall retain a ten percent (10%) hold back on payment on all invoices until the project is complete.

18. Conflict of Interest

In the proposal the Consultant shall indicate the number and type of projects it is currently undertaking which may represent a professional conflict with the conduct of this study. If the Evaluation Committee is of the opinion that a conflict exists, then the consultant will be disqualified from the competition. This matter may be discussed prior to the submission of the Proposal.

