

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2013

Item 2, Report No. 4, of the Committee of the Whole (Working Session), which was adopted, as amended, by the Council of the City of Vaughan on January 29, 2013, as follows:

By receiving the following Communications:

- C3. Ms. Mary Flynn-Guglietti, dated January 21, 2013; and***
- C4. Mr. Frank Vinodolac, dated January 21, 2013.***

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

The Committee of the Whole (Working Session) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 22, 2013, be approved; and**
- 2) That the deputation of Ms. Mary Flynn-Guglietti, McMillan LLP, Bay Street, Toronto, and Communication C4, dated January 21, 2013, be received.**

Recommendation

The Commissioner of Planning recommends:

- 1. That the presentation by Dialog Ontario Inc. entitled “Vaughan Mills Centre Secondary Plan Committee of the Whole Working Session (January 22, 2013)” be received;
- 2. That the Vaughan Mills Centre Secondary Plan: Phase 1: Public Engagement Summary Report (October 2012) be received (attachment 2);
- 3. That Policy Planning Staff and Dialog Ontario Inc. proceed to complete the Vaughan Mills Centre Secondary Plan Study based on input received during this working session and Council’s further direction.

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 greenspace 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 update Council on the work completed to-date, the public consultation process and introduce Committee members to the emerging development concepts. The presentation will provide a project and status update, introduce the overall guiding vision and principles; and proposed “big moves”.

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Background – Analysis and Options

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 staff's recommendation to retain Dialog Ontario Inc. to undertake the Vaughan Mills Centre Secondary Plan Study, as required by VOP 2010.

On June 11, 2012, the project team and work plan were introduced at the Priorities and Key Initiatives Committee.

Location

The Vaughan Mills Centre Secondary Plan Study Area is 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 including the lands at the southeast corner of Rutherford Road and Jane Street as shown on Attachment 1. The study area is bisected by Highway 400. The portion of the Study Area east of Highway 400 has an area of 91.8 ha +/- and the lands west of Highway 400 has an area of 54.6 ha +/- for a total area of 146.4 ha (361 acres), which excludes the Highway 400 right-of-way.

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 street and highway networks, 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 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 of the Jane Street were re-designated by Council on June 26, 2012 and approved by the Regional Council on June 28, 2012 as "High-rise Mixed-use" under VOP 2010. The secondary plan will provide the basis for the area's long term evolution.

There are currently four OMB appeals proceeding for lands within the secondary plan boundaries. An OMB Hearing for one of these appeals is scheduled to commence in May 2013. Staff continue to make every effort to ensure that the study area is looked at comprehensively through the secondary plan process.

The study is 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.

Process and Public Consultation To-Date

Phase 1 of the study is now complete. This phase included due diligence research and consultation with stakeholders and the public.

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A series of interviews were conducted with various members of the public such as developers, citizen groups, retailers / Chamber of Commerce, major landowners, TRCA and Vaughan Mills Centre Secondary Plan Technical Advisory Committee (which includes City and Regional staff members and government agency representatives), along with individual interviews with Mayor and Members of Council during the months of June to September 2012. The objective of the interviews was to elicit the key issues, concerns, opportunities, and constraints as perceived by the community. The results of this consultation process are summarized in the “Phase 1: Public Engagement Summary Report” (refer to Attachment 2).

A Public Kick-Off: A Visioning Workshop and Design Charrette was held at the Vaughan City Hall on September 10, 2012. The objectives of the Kick Off Meeting included the introduction of the consultants and the study process; providing an opportunity for residents and stakeholders to provide input and feedback; and engaging the community in developing the principles, big moves and vision that will guide development in the Vaughan Mills Centre Secondary Plan Area. The public participated in a design charrette for the purposes of eliciting ideas and helping to create development concepts. City staff together with Dialog Inc. held a two-day internal workshop in September and October 2012 to consolidate the feedback from the interviews and public consultation meetings and to develop guiding principles for and the creation of a ‘vision’ for the Secondary Plan Area.

Emerging Principles:

A total of 9 common principles emerged as a result of the Public consultation process Plan and include:

1. Mix of uses – establish a mix of residential, commercial and employment and amenity uses that foster diversity, social interaction and supportive pedestrian activity encouraging residents to live, work and play.
2. Quality of Place – development should contribute to a new identity, uniqueness and quality of place.
3. Housing Diversity – provide for a diverse range of housing options that can accommodate high-, mid- and lower-rise buildings to support variation in incomes, family types and age groups.
4. Employment Hub – creation of a unique and diverse employment and commercial environment that is accessible, walkable, diverse, active and visible.
5. Walkable – design for pedestrians as a priority for all seasons and accessibility for all. Cycling and pedestrian circulation should be a priority for this area.
6. Integrated Public Realm – ensure that new development is adequately served by community amenities such as parks, urban squares, recreational facilities, and other community amenities.
7. Natural Heritage – efforts should be taken to conserve, restore and enhance natural features and cultural heritage features and resources.
8. Mobility – the transportation network should support a range of users including pedestrians, cyclists, public transit and private vehicles, including a multi-modal facility, and the creation of ‘complete’ streets designed for a variety of abilities and safe and efficient modes of movement.

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9. Sustainable and Resilient – the evolution of development in this Plan should be socially, economically and environmentally sustainable. This includes versatility in design to accommodate the evolution of the community, while ensuring efficient use of infrastructure, energy and resources, and a high environmental standard.

Emerging 'Big Moves':

In order to implement the principles, a set of emerging "big moves" were established to be a framework for the future planning and development of the lands in this Secondary Plan. They include:

1. Pedestrian-Oriented Streets – provide a 'green' streetscape that includes intimately-scaled spaces, uses, and design; well connected and landscaped boulevards and pathways.
2. Strong Connections – establish continuous trails/paths for pedestrian and bicycle use with links to the West Don River Valley; and provide new connections to Weston Road, Rutherford Road and Jane Street to relieve traffic congestion.
3. Community Gathering Places – provide community gathering places with active frontages to create vibrancy in the community.
4. Increased Density – allow Vaughan Mills Mall to expand and evolve in to a mix of retail and residential development, including the potential for mid-rise development along the Ring Road and Bass Pro Mills drive, and concentrate taller buildings along major transit supportive arterials such as Rutherford Road and Jane Street.
5. Employment District – create a unique employment area west of Highway 400 that is vibrant, walkable, with high quality urban design.
6. Jane Street and Rutherford Road Transit Hub/Gateway – identify the Rutherford Road and Jane Street intersection as a major gateway node and potential transit hub by providing enhanced architectural features, active at-grade uses and gathering spaces.
7. Black Creek Greenway – create a 'greenway' using the Black Creek set back area as a multi-use pedestrian pathway and cycling trail, while incorporating future stormwater management facilities.
8. Enhanced Destination – enhance the Vaughan Mills Centre as a destination by introducing other entertainment and cultural uses, and provide connectivity to Canada's Wonderland to the north.
9. Outdoor Retail Formats – encourage the development of outdoor format retail uses with direct pedestrian access to the street and spill-over areas through design alternatives that support variability in use overtime.
10. Pedestrian Bridge – examine the opportunity and potential development of a mid-block pedestrian bridge over Highway 400.

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Emerging Design Ideas:

The study is currently in Phase 2. The preparation of concept designs, based on the background review and the feedback received from the public, the TAC members and commenting agencies is now underway.

Staff together with Dialog Inc. held a two day workshop to establish development concepts and options for the Secondary Plan taking into account the development principles and potential 'big moves' to achieve the desired vision. Using VOP 2010 as a basis, concept plans were developed to examine alternative scenarios for the location of land uses, streets, block patterns, open spaces for the short to mid term (development of lands outside the ring-road with the existing Vaughan Mills Mall format); and long-term (development of lands including the potential intensification and redevelopment of the Vaughan Mills Mall within the ring road), as shown in Section 4 of Attachment 2.

Lands West of Highway 400:

Lands west of Highway 400 are envisioned to be a pedestrian-oriented Employment District supportive of fine grain connections and linkages providing alternatives for traffic and pedestrian routes. Density will be focused along the Highway 400 corridor with a gradient sensitive to the residential community to the west. The majority of uses will focus on employment (as per VOP 2010) through development of office, technology and other employment uses in a high quality urban setting, with focus on reducing ecological impacts through sustainable development practices. Development will focus on the enhancement of the existing Black Creek feature through the creation of an integrated open space and stormwater management feature within a north-south greenway.

Lands East of Highway 400:

Lands east of Highway 400 are envisioned to evolve as a 'complete community' that will continue to support the core retail business by taking advantage of the existing traffic flows, while creating new retail experiences; residential areas and amenities through a phased approach. The introduction of new internal streets and a potential transit/mobility hub will provide efficient access to and through the site for ease of circulation. Retail frontages will be pedestrian oriented and support active at-grade uses, including a phased system of public squares, parks and amenities to support a growing community as the neighbourhood evolves over time.

Next Steps:

Staff are in the process of compiling and consolidating comments from commenting agencies on draft design concepts and background information. Staff along with Dialog Inc. continue to meet with commenting agencies and TAC members such as School Boards, TRCA, Community Services, Parks Development, Economic Development, Urban Design, and Transportation, and other agency representatives to assess future requirements and needs.

Staff and consultants also continue to consult with landowners, stakeholders and the public through each phase of the process. A third public forum is scheduled for March 19, 2013.

Relationship to Vaughan Vision 20/20

This presentation supports the "Plan & Manage Growth & Economic Viability" objective of the Vaughan Vision 20/20 Strategic Plan.

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Regional Implications

Staff from the Region of York have been consulted and continue to participate in the study process as members of the Technical Advisory Committee. Representatives from Transportation and Community Planning Departments have been involved throughout the process to-date.

Conclusion

The Consulting Team is currently in Phase 2 of the work plan, Development concepts are being prepared in order to obtain input from the public and commenting agencies. Therefore, it is an appropriate time to provide an update and receive feedback from Committee of the Whole on the status of the project, and the draft design concepts being prepared for the Plan.

Attachments

1. Location Map
2. Vaughan Mills Centre Secondary Plan Phase 1: Public Engagement Summary Report
3. Vaughan Mills Centre Committee of the Whole Working Session Meeting Presentation, January 22, 2013
4. Vaughan Mills Centre Secondary Plan Draft Emerging Concept Plan

Report prepared by:

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)