

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 20, 2012**

Item 2, Report No. 46, of the Committee of the Whole (Working Session), which was adopted without amendment by the Council of the City of Vaughan on November 20, 2012.

**2**

**CONCORD WEST URBAN DESIGN STREETScape PLAN**

**FILE 14.63**

**WARD 4 – VICINITY OF KEELE STREET AND REGIONAL ROAD 7**

**The Committee of the Whole (Working Session) recommends that the following report of the Commissioner of Planning, dated November 13, 2012, be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the staff report and consulting team presentation on the Concord West Urban Design Streetscape Plan BE RECEIVED for information and discussion.
2. THAT staff be directed to determine the funding strategy for the Concord West Urban Design Streetscape Plan upon completion of the Vaughan City-Wide Streetscape Implementation Manual and Financial Strategy Plan, and report back to a future Committee of the Whole meeting.

**Contribution to Sustainability**

The Concord West Urban Design Streetscape Plan contributes to the goals and objectives within “*Green Directions Vaughan*”, the City’s “*Sustainability and Environmental Master Plan*”, specifically:

Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate

*Objective 1.3 “To support enhanced standards of storm water management at the City and work with others to care for Vaughan’s watersheds”*

*Objective 1.4 “To ensure efficient and appropriate use of potable water in City facilities”*

Goal 2: To ensure sustainable development and redevelopment

*Objective 2.2 “To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth”*

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

*Objective 3.1 “To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation”*

*Objective 3.3 “Reduce single occupant vehicle (SOV) trips by supporting active transportation, carpooling and public transit”*

Goal 4: To create a vibrant community for citizens, businesses and visitors

*Objective 4.1 “To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage”*

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*Objective 4.2 “To ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base, and continuing prosperity into the 21<sup>st</sup> century”*

Goal 5: To be a leader on sustainability issues

The Concord West Urban Design Streetscape Plan promotes the following goals, which directly relate to those of *Green Directions Vaughan*, specifically:

- Support the transformation of Regional Road 7 and Keele Street to reflect their new roles as multi-modal urban avenues and pedestrian-oriented places;
- Integrate transit infrastructure with the existing and emerging urban fabric;
- Design streetscapes that will promote cultural, social, commercial and recreational activities within the community, and enhance overall quality of life;
- Integrate open spaces with the pedestrian realm to encourage social interaction, recreation, and streetscape animation;
- Integrate environmentally sustainable materials and features into the design;
- Communicate a streetscape and urban design framework that is both resilient and adaptable to support short, medium and long term urban transformations.

#### **Economic Impact**

There are no immediate budgetary impacts resulting from this report and presentation. However, the implementation of streetscape plans can create a significant financial impact recognizing current revenue sources. Overall, the capital expenditure required to fully implement the streetscape enhancements in the Concord West Streetscape Plan is estimated at approximately \$2.375 million over the life of the plan, excluding future maintenance costs. The implementation of the plan will be partially triggered by development, and will involve coordination and contribution from private partners, vivaNext and York Region for both capital and maintenance.

The preliminary estimated capital cost of improvements for the Concord West Streetscape Plan is summarized in the table below. These costs are for both sides of Regional Road 7 and Keele Street, which would be shared with a range of partners.

**Table 1**  
Cost of Streetscape Improvements

<b>Component</b>	<b>Cost of Streetscape Improvements (excluding HST)</b>	<b>Project Partners</b>
Regional Road 7 Enhancements	\$882,255 (\$501 K/km)	vivaNext project (H2) York Region Municipal Streetscape Partnership Program

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 20, 2012

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Keele Street Enhancements	\$243,630 (\$304 K/km)	York Region Capital Roads Project York Region Municipal Streetscape Partnership Program
Hillside Avenue Gateway	\$245,215	York Region Municipal Streetscape Partnership Program
Baldwin Avenue Gateway	\$238,945	York Region Municipal Streetscape Partnership Program
Jardin Drive Gateway	\$593,505	Condition of Development Approval York Region Municipal Streetscape Partnership Program
Rockview Gardens Gateway	\$172,410	Condition of Development Approval York Region Municipal Streetscape Partnership Program
<b>TOTAL Streetscape Enhancements</b>	<b>\$2.375 M</b>	

#### City-Wide Streetscape Implementation Manual and Financial Strategy Plan

The City of Vaughan currently does not have a long term financial strategy to support the additional operating and capital funding that will be required in future years to successfully implement and maintain the higher streetscape service levels associated with Vaughan's planned intensification areas, including Concord West. However, the City is about to embark on the Vaughan City-Wide Streetscape Implementation Manual and Financial Strategy Plan Study, which will provide an updated standardized, streamlined and improved process to guide the design, funding, construction and maintenance for streetscaping projects throughout the City of Vaughan. This study will provide the necessary framework to inform and assist City Council and staff in managing and prioritizing limited resources for streetscaping, as the City sets its direction in the corporate planning process, department business plans and multi-year budgets. The study is expected to start in December 2012, and be completed in October 2013.

#### Purpose

The purpose of this report is to present the findings and recommendations of the Concord West Urban Design Streetscape Plan, and seek Council direction to proceed with the implementation strategy of the Concord West Streetscape Plan upon the completion of the Vaughan City-Wide Streetscape Implementation Manual and Financial Strategy Plan.

#### Background - Analysis and Options

**On May 5, 2009, City Council approved the recommendation that a Concord West Streetscape Community Advisory Committee be established.**

The establishment of the Committee was in response to comments and complaints from the Concord West Ratepayers Association with regard to the appearance, upkeep and general maintenance of the Keele and Highway 7 area. In September 2009, the Committee approved the

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### **EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 20, 2012**

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principle that a master plan be established for the Concord West community. Monthly committee meetings were held from September 2009 until June 2010.

**In March 2010, City Council approved the terms of reference for the Concord West Urban Design Streetscape Master Plan Study, and directed that the Development Planning Department initiate the process to retain the required consulting services to undertake the required work.**

In July 2010, the City retained the services of Janet Rosenberg & Associates, a landscape architecture consultant firm, to undertake the Concord West Urban Design Streetscape Plan Study.

**The Streetscape Plan builds on two York Region capital projects: Keele Street and Regional Road 7 rapidway.**

The Concord West Streetscape Plan builds upon planned Regional capital road improvement projects for Keele Street and Regional Road 7. It provides the City of Vaughan and York Region with a vision to prescribe the layout and design of the public streetscapes in the Concord West study area, including detailed designs for community gateways. The Streetscape Plan informs streetscape conditions, provides consistent streetscape standards and criteria required for development approval, and enables the City of Vaughan to apply to York Region's Municipal Streetscape Partnership Program for partnership funding on streetscape enhancements.

The Streetscape Plan creates a cohesive design concept that integrates the look and feel of two separate Regional capital projects to establish a visual identity that is unique to the Concord West community. The Plan incorporates the input of community members obtained through the City's public engagement process.

**Development proposals along Keele Street and Regional Road 7 require a coordinated and consistent Urban Design Framework and Streetscape Plan.**

In support of Provincial direction for intensification along the Regional Road 7 corridor, local municipalities and the Region have been receiving an increasing number of development applications for high-density residential/ mixed-use development, and anticipate seeing an accelerated number of these types of applications in the near future along both Regional Road 7 and Keele Street. As a condition of approval, developers will be required to implement, or contribute to, the streetscape treatment within the boulevard fronting their property.

A consolidated Urban Design Framework and Streetscape Plan will provide a framework and design direction for local planning staff, and the development community to help guide and implement future development projects and public realm streetscape improvements. This document will assist in efficient approvals for development applications.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the priorities set forth in Vaughan Vision 2020/Strategic Plan, through the following initiatives, specifically:

##### Service Excellence:

- Lead & Promote Environmental Sustainability
- Preserve our Heritage & Support Diversity, Arts & Culture

##### Organizational Excellence:

- Manage Corporate Assets
- Ensure Financial Sustainability
- Manage Growth & Economic Well-being

## **CITY OF VAUGHAN**

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#### **Regional Implications**

The *Regional Official Plan (2010)* recognizes Regional Road 7 as a Regional Rapid Transit Corridor. The Concord West Streetscape Plan has been completed in time to incorporate into the vivaNext rapidway design-construction project.

Keele Street is identified in the *Regional Official Plan (2010)* as a Regional Transit Priority Network. In 2006, the Regional Municipality of York initiated a Class Environmental Assessment study to determine existing and future road needs and improvements on Keele Street from Steeles Avenue to Rutherford Road in the City of Vaughan. The Concord West Streetscape Plan was coordinated with the Regional Municipality of York Keele Street Class Environmental Assessment.

The Concord West Streetscape Plan will enable the City of Vaughan to apply to York Region's Municipal Streetscape Partnership Program for partnership funding on streetscape enhancements.

#### **Conclusion**

As directed by Council, staff have collaborated and participated with the community, York Region and the vivaNext consortium on the Concord West Urban Design Streetscape Plan. This initiative demonstrates the City's commitment to provide leadership on public realm improvements for the Concord West community in a functional, attractive and sustainable manner.

Through this report, it is recommended that staff be directed to determine the funding strategy for the Concord West Urban Design Streetscape Plan upon completion of the Vaughan City-wide Streetscape Implementation Manual and Financial Strategy Plan in October 2013, and report back to a future Committee of the Whole meeting.

#### **Attachments**

1. Concord West Streetscape Plan - Location Map
2. Concord West Urban Design Framework - Location Map
3. Concord West Urban Design Streetscape Plan (Mayor & Members of Council Only)

#### **Report prepared by:**

Moira Wilson, Urban Designer, ext. 8017  
Rob Bayley, Manager of Urban Design, ext. 8254

(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.)

**COMMITTEE OF THE WHOLE (WORKING SESSION) NOVEMBER 13, 2012**

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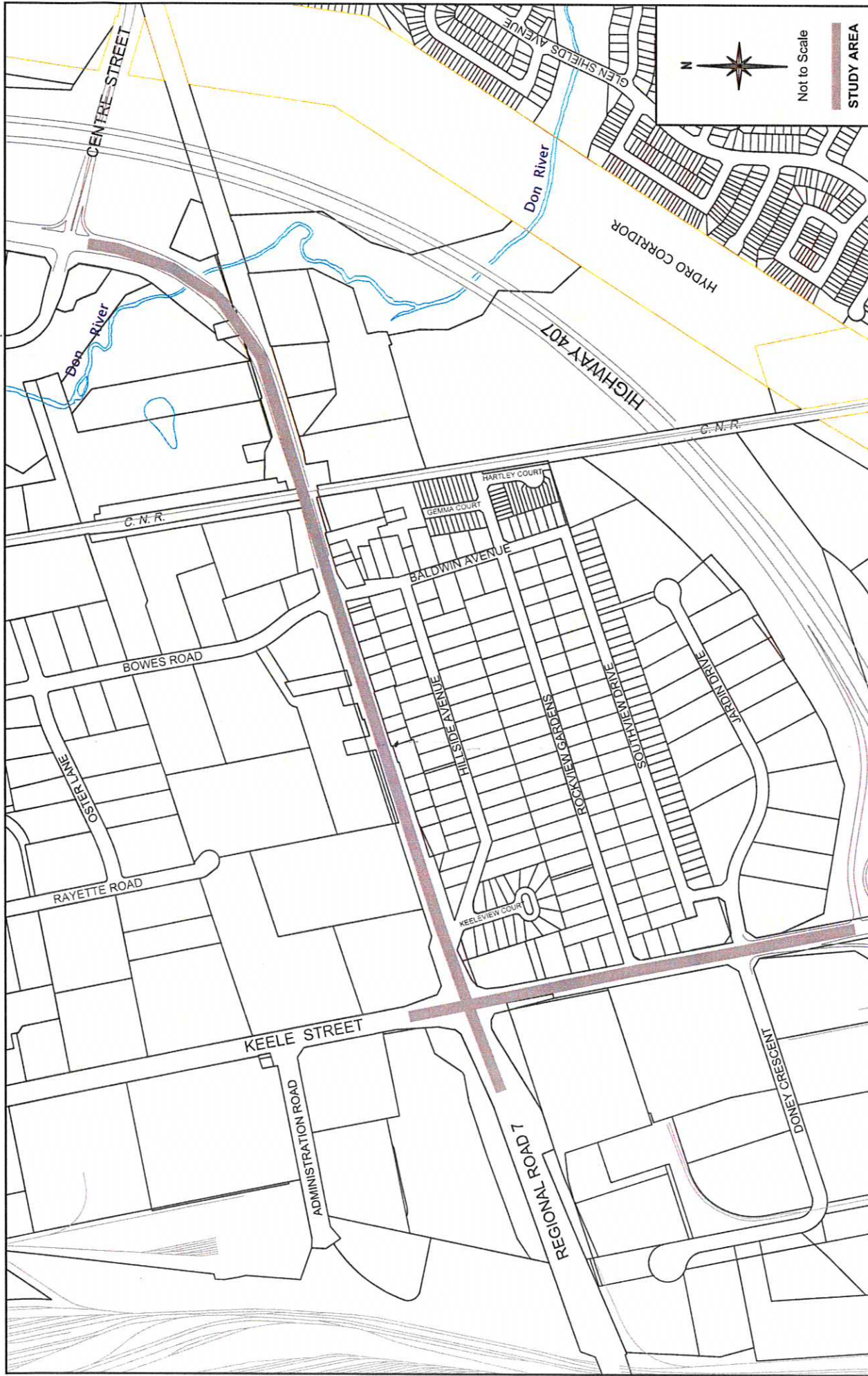
Moir Wilson, Urban Designer, ext. 8017  
Rob Bayley, Manager of Urban Design, ext. 8254

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/CM



# Concord West Streetscape Plan

Applicant: City of Vaughan  
 Location: Part of Lots 2 - 8,  
 Concessions 3 & 4  
 N:\Projects\Concord West Streetscape\ConcordWest Master Study.dwg

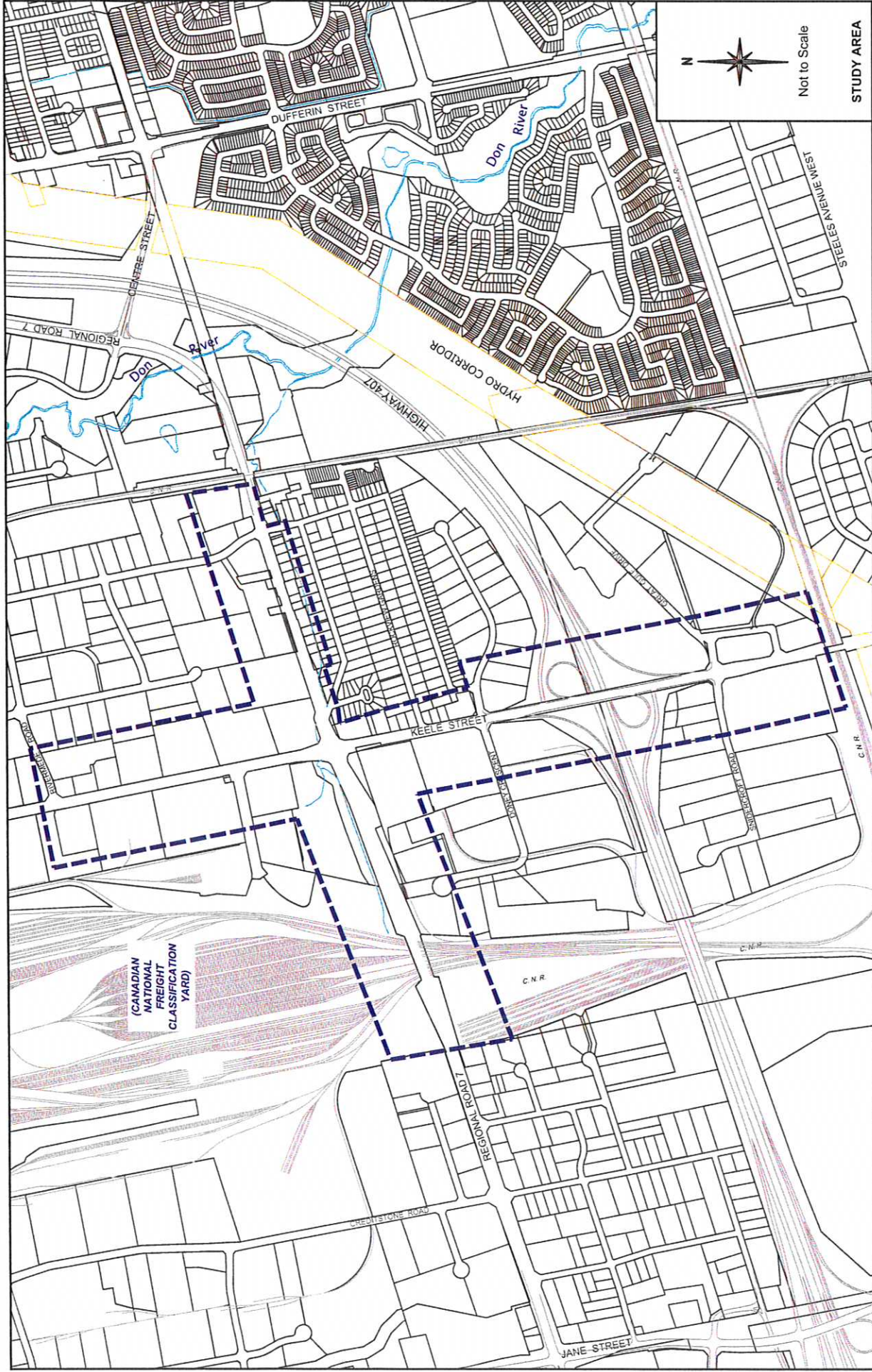


Development Planning Department

# Attachment 1

File: 14.63  
 Date: March 3, 2010





# Concord West Urban Design Framework



Development Planning Department

Applicant: City of Vaughan  
Location: Part of Lots 2 - 8,  
Concessions 3 & 4  
N:\Projects\Concord West Streetscape\ConcordWest Master Study.dwg

## Attachment

File: 14.63  
Date: Rev. August 23, 2011

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