

SPECIAL COUNCIL FEBRUARY 28, 2014

PROCUREMENT OF A LANDSCAPE ARCHITECT CONSULTANT FOR THE VAUGHAN HEALTHCARE CENTRE PRECINCT PLAN WARD 1

(Referred - Item 6, Committee of the Whole, Report No. 10)

Committee of the Whole at its meeting of February 25, 2014, recommended that this matter be referred to the Special Council meeting of February 28, 2014, for adoption.

Recommendation of the Committee of the Whole:

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Commissioner of Engineering and Public Works, dated February 25, 2014, be approved and referred to the Special Council meeting of February 28, 2014, for adoption.

Report of the Commissioner of Planning, and the Commissioner of Engineering and Public Works, dated February 25, 2014:

Recommendation

The Commissioner of Planning, and the Commissioner of Engineering and Public Works in consultation with the Acting Commissioner of Finance, Director of Purchasing Services and the Commissioner of Legal & Administrative Services/City Solicitor, recommend:

1. THAT the Terms of Reference appended to this report as Attachment #1 be approved for procurement of a landscape architect consultant in order to prepare a Landscape Development Concept and Detailed Landscape Design for the Vaughan Healthcare Centre Precinct, excluding Block 2 Hospital lands;
2. THAT the capital project in the amount of \$126,500.00 (including contingency, plus applicable taxes and administration recovery) be approved, to allow for the integration of landscape detailed design with the City's upcoming servicing of the Vaughan Healthcare Precinct Plan and to inform development of Project Specific Output Specifications (PSOS) as required by Mackenzie Health and Infrastructure Ontario (IO), and that the project be funded from the approved Vaughan Hospital Precinct Development Levy CO-0054-09.
3. THAT staff be authorized to issue a Request for Proposal (RFP) to retain a landscape architect consultant and to report back to Committee of the Whole with a Recommendation for Award of Contract.

Contribution to Sustainability

The upfront integration of landscape architecture with engineering design is necessary to achieve the related social, economic, and environmental benefits of the health and wellness precinct, to reflect input from the public and agencies including the Toronto and Region Conservation Authority (TRCA), and to apply sustainable land development measures.

Integrated design will also contribute to the goals and objectives in the "Green Directions" Vaughan Community and Sustainability and Environmental Master Plan, specifically:

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

- Objective 1.1: To reduce greenhouse gas emissions and move towards carbon neutrality for the City of Vaughan's facilities and infrastructure
- Objective 1.2: To promote reduction of greenhouse gas emissions in the City of Vaughan
- Objective 1.3: To support enhanced standards of stormwater 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
- Objective 1.5: To reduce the amount of waste generated in City owned facilities and procure sustainable products for the City's use
- Objective 1.6: To continue to reduce the amount of waste generated by Vaughan citizens, businesses and institutions

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
- Objective 2.3: To create a City with sustainable built form

Goal 3: To ensure that Vaughan is a city that is easy to get around with 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 trips by supporting active transportation, carpooling and public transit

Goal 4: To create a vibrant community where citizens, business and visitors thrive

- Objective 4.1: To foster a city with a strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage
- Objective 4.2: 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 21st Century

Goal 5: To be leaders in advocacy and education on sustainability issues

- Objective 5.1: To share sustainable best practices and ideas between and among municipal staff and the community
- Objective 5.2: To continue the City's role in advocacy and information sharing on environmental issues

Goal 6: To ensure a supportive system for the implementation of the Community Sustainability and Environmental Master Plan

- Objective 6.1: To fully support the implementation of Green Directions at all levels of

City Operations

Financial Sustainability

Sustainability includes the ability to operate and maintain an activity over an extended horizon. Recognizing the City has limited financial resources, developing a Landscape Development Concept and Detailed Landscape Design for the Vaughan Healthcare Centre Precinct is important to ensure the City's landscape and streetscape objectives and priorities are adequately resourced. Prudent planning and design allocates resources in a way that balances the needs and aspirations of the present without compromising the ability to meet needs and aspirations of the future. The Landscape Development Concept and Detailed Landscape Design for the Vaughan Healthcare Precinct will endeavour to achieve this by looking at funding scenarios with the goal to balance long-term operations and maintenance requirements with available future funding for the Vaughan Healthcare Precinct.

Economic Impact

Below is a table to outline the associated cost of retaining the services of a landscape architect to prepare a Landscape Development Concept and Detailed Landscape Design for the Vaughan Healthcare Centre Precinct. Due to the time sensitive nature and complex design requirements for this task, a 15% contingency allowance in the amount of \$16,500.00 is required to ensure any unanticipated project requirements can be met. The capital cost for this work, plus contingency, applicable taxes and administration recovery, will be drawn from the approved Vaughan Hospital Precinct Development Levy CO-0054-09.

Landscape Architect Consultant - Vaughan Hospital Centre Precinct Plan

Consultant	110,000
Contingency (15%)	16,500
HST -13%	16,445
Total Consultant Cost	142,945
HST - non-capital portion	(14,219)
Administration Recovery	3,862
Total Capital Cost	132,588

Communications Plan

Not applicable.

Purpose

The purpose of this report is to obtain Council direction to proceed with the procurement of a landscape architect consultant for the Vaughan Healthcare Centre Precinct Plan on the basis of the Terms of Reference appended to this Report as Attachment #1, and to secure approved funding for the procurement.

Background – Analysis and Options

The procurement of a landscape architect consultant to develop a Landscape Development Concept and Detailed Landscape Design will provide a landscape framework for future development of all lands within the Precinct.

The Landscape Framework

The Vaughan Healthcare Centre Precinct is envisioned as a community designed to promote and support health and wellness. Public spaces and Privately-Owned Public Spaces (POPS) within the community will provide outdoor spaces to support health and well-being and active transportation choices. The public realm brings people together and fosters a sense of belonging to something greater. Attention to environmental health and to social networks will help build a health and wellness brand that will in turn attract people and investment. To become a successful place, a landscape framework will be developed to:

- i. **Design a place where people want to walk and bike**
- ii. **Include different types of private and public spaces** – for health regeneration, social activities, children's play, and recreation
- iii. **Be sustainable** – economic, social and environmental
- iv. **Be green** - for mental and physical health, pleasant microclimates, biodiversity
- v. **Treat rain and surface water as both a resource and amenity** - including the integration of SWM ponds and channel into the block fabric as designed amenity spaces
- vi. **Delineate the edges** - to reinforce the Precinct's identity, to buffer noise along the highway, to create privacy for residential adjacencies, and permeability along public regional road street frontages
- vii. **Create inspiring views** - for people to look at from their windows and in the public realm
- viii. **Mix functions when compatible** - to maximize the use of the land and create interesting places
- ix. **Be built in phases** – including interim land uses on Blocks 3,4, and 5
- x. **Connect spaces together** - including streets, trails, pedestrian passageways, and open spaces
- xi. **Make it navigable for everyone** – all ages and abilities, consider winter use
- xii. **Make it beautiful**

Accelerated Project Timelines

Mackenzie Health with City support has been successful at significantly accelerating the implementation timeline for the new Mackenzie Vaughan Hospital. In order to meet the accelerated implementation timeline, a landscape architect consultant therefore also needs to be procured by the City to work on an expedited timeline. The landscape architecture component of the project needs to be immediately advanced for the following reasons:

- To inform detailed design of the Infrastructure Implementation Plan and to inform the draft Cost Sharing Agreement(s) with Mackenzie Health. Project Schedule: April – August 2014
- To help secure approvals and permits for the construction of the channel and stormwater management ponds. Project Schedule: April – June 2014
- To include a landscape architecture package in the Project Specific Output Specifications (PSOS) that will form part of the Infrastructure Ontario Alternative Finance and Procurement (AFP) process. The PSOS specifications will describe the standards and the performance requirements to which the new hospital will be built and then operate. Project Schedule: August – September 2014
- To reflect conditions of approval of the Draft Plan of Subdivision that include reference to landscape design issues.
- To address concerns from the public regarding the northern interface between the

Vaughan Healthcare Centre Precinct and residential community, as identified during the Precinct Plan process.

- To inform the Hospital's second Site Plan Application in 2015 and future development applications throughout the Vaughan Healthcare Centre Precinct.

Toronto and Region Conservation Authority Approvals and Permits

The site is regulated by the Toronto and Region Conservation Authority (TRCA) with approvals and permits required for construction of infrastructure for the Precinct Plan. TRCA permits and approvals are required prior to construction for approval of Channel Design and the following Permits under Ontario Regulation 166/06: (i) Grading/filling, (ii) SWM pond, (iii) Channel. Through the circulation of the Draft Plan of Subdivision, the TRCA has indicated the need for additional information related to landscape. The City and consultants have been working with the TRCA to meet the vision and requirements pertaining to the watercourse (channel) and stormwater management ponds, however, a landscape architect consultant is required to further the detailed design for the SWM ponds, the channel buffer, and to successfully integrate these water systems with future development lands as outlined in the Precinct Plan.

Project Specific Output Specifications (PSOS)

Project Specific Output Specifications (PSOS) that will form part of the Infrastructure Ontario Alternative Finance and Procurement (AFP) process will describe the standards and the performance requirements to which the new hospital will be built and then operate. As a design-build project, landscape design and specifications need to be included in the PSOS.

An Integrated Design Approach for the Vaughan Healthcare Centre Precinct

An integrated design team, including a landscape architect, is the best approach to: i) help meet regulatory requirements, ii) to address engineering, environmental, development, and public amenity space needs, iii) to optimize the use of limited land area, iv) to maximize project scheduling efficiency and cost effectiveness, and v) to achieve parts of the Precinct Plan vision for the public realm.

The Vaughan Healthcare Centre Precinct is envisioned as a "vibrant healthcare Precinct". An integrated design approach is necessary to achieve the Vision and Guiding Principles outlined in the approved Precinct Plan. The Precinct Plan includes the following Guiding Principles pertaining to landscape architecture:

Sustainability

- *Development will exhibit best practices as established by the City to ensure sustainability by creating a healthy environment, vibrant communities and economic vitality in accordance with approved policies of the City such as those contained in "Green Directions" Vaughan Community and Sustainability and Environmental Master Plan.*
- *Stormwater management practices should foster means of stormwater infiltration to reduce runoff, enhance water quality and support ecological functions, through the inclusion of such techniques such as Low Impact Development Standards.*
- *The microclimate created by wind, sun and shadow will be considered in the arrangement of land use, the design of buildings, and the use of building materials and landscape treatment so that pedestrian comfort is enhanced and energy consumption is reduced.*

Municipal Services and Stormwater Management

- *Stormwater management will be designed to minimize runoff, enhance water quality and*

to provide infiltration in a manner that is sensitive to the environment and supports natural heritage features and functions.

- *Where feasible, watercourses and stormwater management ponds will provide for and enhance the ecological functions and the visual amenity of the Precinct. They should be designed and located to best support its higher order function while not impeding the intensification potential of key sites, potential access locations, or prime connections to transit.*

Land Use and Transition

- *A sensitive transition in land use, height and massing should be created along the boundary to the low-density neighborhood to the north, through the arrangements of land uses, as well as setbacks, angular planes and landscaped buffers as appropriate.*

Urban Design

- *High quality urban design will be promoted in public spaces such as streetscapes, parks and open space and in the design of public buildings of infrastructure in order to create an attractive, coherent and comfortable public realm with signature elements that create a distinctive sense of place.*
- *Public safety, accessibility and aesthetics will be considered in the arrangement of land uses and design of building elements such as lighting, walkways, parking areas and open areas.*

Engineering Contract Scope of Work

Cole Engineering has already been contracted by the City of Vaughan to assist the City and its consulting team with the preparation of engineering drawings for the Infrastructure Implementation Plan. The Engineering Services for the Vaughan Healthcare Centre Precinct Infrastructure Implementation Plan are for the detailed design of infrastructure required to service the Vaughan Healthcare Centre Precinct.

The landscape services being proposed in this report are required to be carried out now and integrated with the already initiated Cole detailed design work.

Landscape Architecture Scope of Work

The landscape architect consultant scope of work will include the following, as outlined in the Terms of Reference (Attachment #1):

- Review of background information and technical data
- Integration of data sets as required
- Landscape Development Concept
- Detailed Landscape Design for specific areas within the Infrastructure Implementation Plan: Channel buffer (Blocks 13 and 14), SWM ponds (Blocks 7 and 8), low-density neighbourhood buffer (Block 9), Cedar Fair site access ramp (Blocks 6 and 7), and the future Hwy 400 off-ramp
- Streetscape design
- Landscape design details and specifications
- Costing and maintenance programs
- Landscape Implementation strategies
- Meetings and presentations

Relationship to Vaughan Vision 2020/Strategic Plan

An integrated design approach in the Vaughan Healthcare Centre contributes to the goals and themes within Vaughan Vision 20/20, the City of Vaughan's Strategic Plan, specifically:

Service Excellence:

- Demonstrate Excellence in Service Delivery
- Promote Community, Safety, Health & Wellness
- Lead & Promote Environmental Sustainability

Organizational Excellence

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

Regional Implications

The Region of York will be a participating stakeholder through the Landscape Development Concept and Detailed Landscape Design process.

Conclusion

The landscape architecture component of the Vaughan Healthcare Centre project needs to be advanced with the procurement of a landscape architect consultant. Professional landscape architecture services are required to: i) inform detailed design of the Infrastructure Implementation Plan, ii) help secure approvals and permits for the construction of the channel and stormwater management ponds, iii) include a landscape architecture package in the Project Specific Output Specifications (PSOS) that will form part of the Infrastructure Ontario Alternative Finance and Procurement (AFP) process, iv) reflect conditions of approval of the Draft Plan of Subdivision, v) address concerns from the public regarding the interface between the Vaughan Healthcare Centre Precinct and residential community to the north, as identified during the Precinct Plan process, and vi) inform the Hospital's second Site Plan Application in 2015 and future development applications within the Vaughan Healthcare Centre Precinct.

The Landscape Development Concept and Detailed Landscape Design are important deliverables to achieve the Vision and Guiding Principles outlined in the Vaughan Healthcare Centre Precinct Plan.

The capital project amount and associated project scope are provided within the report. The capital project amount of \$132,600.00 (including contingency, applicable taxes and administration recovery) can be funded from the approved Vaughan Hospital Precinct Development Levy CO-0054-09.

Attachments

1. Terms of Reference
2. Location Map – Vaughan Healthcare Centre Precinct
3. Draft Plan of Subdivision - Vaughan Healthcare Centre Precinct

Report prepared by:

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

LANDSCAPE ARCHITECTURAL SERVICES VAUGHAN HEALTHCARE CENTRE PRECINCT

1. STUDY AREA

The Study Area is the Vaughan Healthcare Centre Precinct (VHCP), excluding Block 2 Mackenzie Vaughan Hospital lands. The site is bounded by Highway 400 to the west, a residential community to the north, Jane Street to the east, and Major Mackenzie Drive to the south. The VHCP is 35 hectares in total. Excluding Block 2 lands, the Study Area is 20.4 hectares.

2. SERVICES REQUIRED

The City of Vaughan is seeking a landscape architecture consultant versed in contemporary landscape and urban design practice, storm water management, ecological design, and complete street design to develop: i) a Landscape Development Concept for the Vaughan Healthcare Centre Precinct and, ii) Detailed Landscape Designs for Infrastructure Implementation in the Vaughan Healthcare Centre Precinct.

3. BACKGROUND

- 3.1 The City of Vaughan acquired a 35 hectare parcel of land to create an urban healthcare Precinct anchored by a new healthcare hospital, the Mackenzie Vaughan Hospital.
- 3.2 The Vaughan Official Plan (2010) identifies the Precinct as a "Primary Centre" in the City's urban structure. The Vaughan Healthcare Centre Precinct is intended to become a specialized urban centre focused on health to serve the citizens of Vaughan as well as residents of the broader region. Development will consist of a mixture of uses at higher densities in a compact, pedestrian friendly form that supports transit ridership. Major Mackenzie Drive and Jane Street are both planned to be a Regional Rapid Transit Corridors.

The Official Plan outlines Development Principles and Objectives for the Precinct including "Sustainability", "Land Use and Transition", "Urban Design", "Transportation" and "Municipal Services & Stormwater Management." (13.6.4)

The Precinct will be characterized by, "a high quality of urban design, including the treatment of streetscapes, public and private open space areas, and pedestrian linkages that are focused on creating a harmonious and attractive image and promoting pedestrian activity and comfort." (13.6.1)

The Vaughan Healthcare Centre Precinct will accommodate a range of healthcare and related uses in addition to the principle use of the Mackenzie Vaughan Hospital. Complementary healthcare related uses such as Office, Business and Professional, Post-Secondary School, Respite Care Facility, Supportive Housing, Longer Term Care and Nursing Home, Medical Mall, Day Nursery, Commercial Parking, Community Health Centre, Medical Office Building, Research Facility, and Laboratories are permitted on the westerly portion of the site. As outlined in the Official Plan, "such potential uses will be supported by open space, and will incorporate a high standard of urban design that creates an attractive pedestrian realm, vibrant streetscapes, mixed use buildings, and a distinctive 'sense of place', appropriate for a Centre." (13.6.3.3)

- 3.3 An integrated design approach is necessary to achieve the Vision and Guiding Principles outlined in the approved Precinct Plan. The approved Vaughan Healthcare Centre Precinct Plan (August 2013) provides an overview of land uses, the public realm, built form, landscape and open space. The Plan addresses sustainability, transportation, servicing strategy and implementation. Urban Design Guidelines, a Demonstration Plan, Street Cross Sections, and Engineering Plans are provided as Appendices to the document.

3.4 Toronto and Region Conservation Authority Approvals and Permits

The site is regulated by the Toronto and Region Conservation Authority (TRCA) with approvals and permits required for construction of infrastructure for the Precinct Plan. TRCA permits and approvals are required prior to construction for approval of Channel Design and the following Permits under Ontario Regulation 166/06: (i) Grading/filling, (ii) SWM pond, (iii) Channel. Through the circulation of the Draft Plan of Subdivision, the TRCA has indicated the need for additional information related to landscape. The City and consultants have been working with the TRCA to meet the vision and requirements pertaining to the watercourse (channel) and stormwater management ponds, however, a landscape architect consultant will be required to further the detailed design for the SWM ponds, to design the channel buffer including trails and planting, and to successfully integrate these water systems with future development lands, as outlined in the Precinct Plan.

3.5 Infrastructure Ontario (IO) Project Specific Output Specifications (PSOS)

Project Specific Output Specifications (PSOS) that will form part of the Infrastructure Ontario Alternative Finance and Procurement (AFP) process will describe the standards and the performance requirements to which the new hospital will be built and then operate. As a design-build project, landscape design and specifications need to be included in the PSOS.

3.6 The Delivery of an Unencumbered Hospital Site

The landscape architect consultant will be required to collaborate with the contracted engineering consultant and sub-consultants in order to further engineering detailed design and Cost Sharing Agreements for Infrastructure Implementation. Site grading and earthworks, including rough grading for the channel and storm water management ponds, will begin in June 2014 (tender April 2014). The landscape architecture component needs to be immediately advanced to catch up with design for the stormwater management facilities, watercourse, site grading and earthworks, and to inform Cost Sharing Agreements.

3.7 Engineering Contract Scope of Work

Cole Engineering was contracted by the City of Vaughan to assist the City and its consulting team with the preparation of engineering drawings for the Infrastructure Implementation Plan. The Engineering Services for the Vaughan Healthcare Centre Precinct Infrastructure Implementation Plan are summarized as follows:

(i) Detailed Design of Internal Roads and Services

- Grading and Earthworks
- Roads and Services
- Composite Utility Plans

- Water Distribution and Pressure Analysis
- (ii) Stormwater Management
 - Detailed Stormwater Management Design and Report
 - Detailed Floodplain Improvements
- (iii) Develop preliminary cost analysis for all infrastructure based on prior commitments for the City's obligations related to Cedar Fair and replacement easements, establish phasing for onsite works in order to meet time commitments as determined by Mackenzie Health, MOHLTC and IO for the hospital, and remainder of the City owned lands.
- (iv) Provide technical engineering assistance as required by the Planning Design and Compliance (PDC) team as it relates to the Mackenzie Health Master Plan update and Master Site Plan application.

3.8 Background Policy Documents, Regulations, and Guidelines:

Provincial, Regional, Municipal and Stakeholder policy documents, regulations, and guidelines include, but are not limited to, the following:

- i. Provincial Policy Statement 2005
- ii. Places to Grow, the Provincial Growth Plan for the Greater Golden Horseshoe
- iii. Ministry of Transportation (MTO) policies including the Public Transportation and Highways Improvement Act
- iv. Region of York Official Plan
- v. Regional Transportation Management Plans: The Big Move – Transforming Transportation in the Greater Toronto and Hamilton Area, Region of York Master Transportation Plan
- vi. City of Vaughan Official Plan Amendment 715 (as amended by Official Plan Amendment 725)
- vii. City of Vaughan Official Plan 2010
- viii. Vaughan Vision 2020 – The City of Vaughan Strategic Plan
- ix. Green Directions Vaughan – Community Sustainability and Environmental Master Plan (2009)
- x. Vaughan Tomorrow: A Plan for Transformation
- xi. City of Vaughan Active Together Master Plan, Parks, Recreation, Culture & Libraries Master Plan (2008)
- xii. City of Vaughan Pedestrian and Bicycle Master Plan Study (2008)
- xiii. City of Vaughan Zoning By-law
- xiv. Toronto and Region Conservation Authority policies and guidelines

4. STUDY GOALS

The Landscape Development Concept will provide a landscape and green infrastructure framework for the Vaughan Healthcare Centre Precinct. Landscape and site systems such as the circulation network, the watercourse, storm water treatment, and human health and well-being must be considered and coordinated. Future development projects will be incorporated into the landscape concept to express the overall vision as a sustainable health and wellness community.

Detailed Landscape Designs for specific areas will inform engineering works for the Infrastructure Implementation Plan undertaken by the City to deliver an unencumbered hospital site.

The key goals of this Study are to:

- i. Define a strong landscape theme for a Primary Centre focused on health and wellness.
- ii. Communicate a landscape framework that is both resilient and adaptable to accommodate future development, and that will promote interconnection between private and public open spaces.
- iii. Identify urban open space typologies (public and private) and potential strategic locations for community gathering spaces within the community.
- iv. Integrate transportation infrastructure into the urban fabric.
- v. Integrate the watercourse and stormwater management facilities into the urban fabric.
- vi. Promote a high quality of urban design and materials.
- vii. Address the treatment of perimeter edges.
- viii. Create a place where people want to walk, bike and be outside.
- ix. Outline landscape implementation strategies for the public realm, including interim land uses.
- x. Support the sustainability goals and objectives contained in Green Directions Vaughan and City of Vaughan Official Plan.

5. STUDY COMPONENTS

The following sections are intended to give an overview of the project's key deliverables and are not intended to be an exhaustive list of the work activities required in each phase. The Consultant will be required to provide all of the necessary personnel and resources to complete the project except where materials or information are to be supplied by the City or other agencies as specifically indicated below.

5.1 Landscape Development Concept

The Landscape Development Concept will define a landscape theme for the Vaughan Healthcare Centre Precinct. It will provide a green framework for a socially, economically, and environmentally sustainable Primary Centre focused on health and wellness. The success of the Precinct as a place to attract people, and as a brand to attract talent and investment will depend in great part upon the coherence, quality, and connectivity of public and private open

spaces. The Landscape Concept must be flexible to accommodate immediate and future developments.

- i. Work required for this Study component will include, but shall not be limited to, the following:
 - a) Site investigation and inspection of the topographical features and analysis required to carry out and complete the project.
 - b) Integration of digital data sets received by the City of Vaughan, the City's engineering consultant, York Region, TRCA, and other stakeholders.
 - c) Review and analyze relevant Provincial, Regional, Municipal and Stakeholder background policies, studies, drawings, and technical requirements pertaining to the Study Area.
 - d) Develop a landscape theme for the Precinct.
 - e) Identify urban open space typologies and potential strategic locations for community gathering space(s) within the community.
 - f) Develop a Landscape Concept Plan and Sections as required to communicate the concept, which should include but not be limited to, the following:
 - Interface between the VHCP and regional roads (Major Mackenzie Drive and Jane Street)
 - Interface with the residential neighbourhood to the north
 - Active transportation circulation system including streets, trails, passageways, nodes, and open spaces (based upon the Precinct Plan)
 - Identify strategic locations for community gathering spaces (public and private)
 - Interface of the channel with adjacent development and the urban fabric
 - Interface of the SWM ponds with public amenity space and the urban fabric
 - Views and vistas
 - g) Provide a perspective drawing to communicate the landscape theme.
 - h) Prepare Conceptual Streetscape Designs for all public streets, as identified in the Precinct Plan, to inform detailed design. Include purpose, character, features and materials for the streetscape hierarchy. Prepare and submit drawings (plans and cross sections). Identify any potential conflicts with utilities. Coordinate conceptual streetscape designs with the City engineering consultant's Infrastructure Implementation Plan works. Reference street cross sections in the Appendix to the Vaughan Healthcare Centre Precinct Plan.
 - i) Prepare a graphic Design Components Matrix for streetscapes and open spaces included in the Landscape Concept.

5.2 Detailed Landscape Designs

- j) Prepare detailed landscape designs, including but not limited to, grading plans, planting plans, and lighting plans where required, for areas that need to be addressed by landscape architecture in the Infrastructure Implementation Plan. The detailed landscape design areas are:
 - Two SWM ponds (Blocks 7 and 8)
 - Landscape buffers/ interface for the watercourse/ channel (Blocks 13 and 14)
 - Landscape interface with Cedar Fair site access ramp (Blocks 6 and 7)
 - Landscape buffer along north perimeter of the site (Block 9)
- k) Prepare detailed streetscape plans, cross sections, and specifications for streets identified in the Phase I Infrastructure Implementation Plan. Coordinate detailed streetscape designs with the City engineering consultant's Infrastructure Implementation Plan works. Identify potential conflicts between utilities and proposed streetscape design. Prepare and submit drawings (plans and cross sections).
- l) Coordinate the detailed landscape designs, landscape costing, and required correspondence/ meetings with the City's engineering consultant.

5.4 Landscape Design Details and Specifications

- n) Provide design details and specifications for public realm components, including streetscapes, trails, and open spaces, such as: lighting, surface materials, furnishing and amenities, planting.

5.5 Costing and Maintenance Programs

- o) Provide capital costs, lifecycle replacement, and operating costs for public realm components.
- p) Coordinate streetscape costing with the City of Vaughan's "City Wide Streetscape Implementation Manual and Financial Implementation Strategy".
- q) Provide maintenance programs, including input into the Operations and Maintenance Manual that will be prepared by the City's engineering consultant for the SWM Ponds and Channel.

5.6 Landscape Implementation Strategies

- r) Prepare landscape costing to inform the Cost Sharing Agreement(s) with Mackenzie Health.
- s) Prepare a Phase I Landscape Plan.
- t) Prepare landscape staging plans, including potential interim land uses on Blocks 3, 4 and 5.

5.7 Meetings and Presentations

For this component, the Consultant will be required to:

- s) Attend the Vaughan Healthcare Centre Precinct bi-weekly progress meetings as required (City of Vaughan staff, the City's Engineering Consultant and Sub-Consultants, and other Stakeholders)

- t) Attend additional meetings with City of Vaughan staff as required (conference call or in person). Prepare Meeting Minutes.
- u) Liaise with City of Vaughan staff, the City's engineering consultant, Region of York, the TRCA, and other stakeholders as required to further the landscape design.
- v) Prepare presentations to Senior Management Team and Council as necessary with respect to status updates and approvals on the project.

6. THE CONSULTING TEAM

- 6.1 The City of Vaughan is seeking a landscape architecture consultant to address landscape architecture issues as part of an integrated design process for the implementation of infrastructure in the Vaughan Healthcare Centre Precinct. The Consultant Team will be required to collaborate with City of Vaughan staff and their consultant, Mackenzie Health, Region of York, Toronto and Region Conservation Authority and other external agencies as required.
- 6.2 The team will be headed by a firm specializing in landscape architecture with expertise in stormwater management, ecological design, complete street design, and landscape master planning. The team will be required to collaborate with Cole Engineering and their sub-consultants to raise and integrate landscape architecture issues into the engineering works related to the implementation of infrastructure for the Precinct.

7. SCHEDULE, WORK PROGRAM AND STAFFING

- 7.1 The Study is expected to begin in Spring 2014.
- 7.2 Mackenzie Health with City support has been successful at significantly accelerating the implementation timeline for the new Mackenzie Vaughan Hospital. In order to meet the accelerated implementation timeline, the landscape architect consultant must also be able to work on an expedited timeline to catch up with engineering works for the Infrastructure Implementation Plan, and to inform Infrastructure Ontario Project Specific Output Specifications (PSOS). The landscape architect must work to the following:
 - To inform detailed design of the Infrastructure Implementation Plan and to inform the draft Cost Sharing Agreement(s) with Mackenzie Health.
 - To help secure approvals and permits for the construction of the channel and stormwater management ponds.
 - To include a landscape architecture package in the Project Specific Output Specifications (PSOS) that will form part of the Infrastructure Ontario Alternative Finance and Procurement (AFP) process. The PSOS specifications will describe the standards and the performance requirements to which the new hospital will be built and then operate.
 - To reflect conditions of approval of the Draft Plan of Subdivision that include reference to landscape design issues.
 - To address concerns from the public regarding the northern interface between the Vaughan Healthcare Centre Precinct and residential community, as identified during the Precinct Plan process.
 - To inform the Hospital's second Site Plan Application in 2015 and future development applications throughout the Vaughan Healthcare Centre Precinct.

- 7.3 The Consultant's detailed price should identify an hourly rate for each team member, task costs, costs for disbursements, contingencies and applicable tax, plus a payment schedule for each study phase. The work program will detail task timing and sequencing and meeting schedules. The proposal will also identify the role and responsibility of each member of the consulting team, their direct involvement in the Study, and their relevant experience. The proposal will also identify the anticipated extent and schedule of City staff involvement in the study process.

8. STUDY PRODUCTS

- 8.1 Study products for the landscape architecture consultant include, but are not limited to, the following:
- i. Landscape Development Concept: Plan, Sections, Perspective, Design Components Matrix
 - ii. Detailed Landscape Designs for specified areas including:
 - a) Planting Plans and details for Detailed Landscape Design areas
 - b) Grading Plans for Detailed Landscape Design areas
 - c) Lighting Plans, if required, for Detailed Landscape Design areas
 - iii. Detailed Streetscape Designs: Plans, Cross Sections, Design Components Matrix
 - iv. Landscape Design Details and Specifications
 - v. Costing and Maintenance Programs
 - vi. Landscape Implementation Strategies
 - vii. Materials for Meetings and Presentations

8.2 Copies

- i. The Consultant will provide the following copies of the required deliverables:
 - 20 copies of the study products listed above (letter sized paper)
 - Although many of the graphics/ text will be in colour, the document will need to be legible and printable in black & white.

In addition, for each of the items noted above, the Consultant will provide deliverables in the following formats:

- a) 1 digital print ready copy of the documents (PDF file);
- b) 1 digital copy each image within the document (maximum 10 MB, jpeg/tif files)
- c) 1 digital copy of AutoCAD file. Digital information shall be georeferenced in accordance with City standards (ex. NAD 83, 6° UTM, Zone 17). Acceptable City format is AutoCAD 2010 version or higher.

9. PROJECT ADMINISTRATION

- 9.1 The project will be managed by the City of Vaughan Development Planning Department in consultation with Development/Transportation Engineering, Public Works, Parks & Forestry Operations, Finance, and Parks Development Departments.
- 9.2 The Study will also require consultation with other agencies and corporations, such as Powerstream, Bell Canada, Enbridge Gas, and York Region Rapid Transit.

10. CONTENT OF PROPOSALS

- 10.1 The Consultant will be retained on the basis of a written proposal and interviews with short-listed proponents. The written Proposal shall contain the following information:
- i. Members of the Consulting Team, including their qualifications and experience;
 - ii. Identification of the Consultant Team Leader;
 - iii. 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
 - iv. A Council/staff/public/stakeholder consultation strategy;
 - v. A comprehensive work plan/project schedule, including timelines, milestones, meetings and key dates, which fulfill the requirements of the Terms of Reference.
 - vi. Deliverables/value-added work if applicable;
 - vii. An upset cost for the completion of the project, which includes a breakdown of the hourly rates attributable to each of the Consultant Team members and the hourly time commitment by task, for each of the participants; and all other costs and related disbursements;
 - viii. Documentation of related experience;
 - ix. A list of three (3) client references in respect of projects similar to the one described in the Terms of Reference, preferably public projects including national or international experience on transit interchange or rapid transit projects;
 - x. 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.
- 10.2 In addition to the Original Proposal, six (6) bound copies of the Proposal, in an 8½" 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.

11. EVALUATION CRITERIA

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

- i. Qualifications and Experience: 40%
 - a) Capability of the Team Leader;

- b) Qualifications and expertise of the team members;
 - c) Skills and experience consistent with the needs of the project;
 - d) Experience in similar studies;
 - e) Level of public sector experience;
 - f) Demonstrated success in stakeholder consultation; and the quality of the proposed consultation plan;
 - g) Demonstrated skill in communicating project proposal and products, including excellent graphic presentation.
- ii. Quality of the Proposal: 25%
- a) Complete and comprehensive submission;
 - b) Demonstrated understanding of the project requirements;
 - c) Organization and clarity of presentation;
 - d) Introduction of innovative ideas and concepts;
 - e) Skill in communicating the project plan.
- iii. Project Management: 25%
- a) Work program, timelines and scheduling consistent with study requirements;
 - b) Degree of participation of senior staff;
 - c) Ability to manage a complex, multidisciplinary project;
 - d) Ability to commit to the timing objectives for the completion of the study;
- iv. Financial: 10%
- a) Proposal Fee;
 - b) Appropriate allocation of resources to various phases or study tasks.

12. SHORT-LIST DISCUSSIONS/INTERVIEWS/PRESENTATION REQUIREMENTS

- 12.1 The City may create a short list of Proponents based on the evaluation results.
- 12.2 The City reserves the right to incorporate discussions/interviews/presentations (the "Interview") into the Proposal evaluation process at the short-list stage. The City, at its sole discretion, may interview short-listed Proponents and may ask them to make a short formal presentation to the City. (Presenters will be required to supply their own presentation equipment and materials.) The Interview will serve as the mechanism for further evaluation of Proposals of short-listed Proponents at an in-depth and more detailed level in order to establish the finalist for Preferred Proponent status.
- 12.3 The City reserves the right to limit interviews to a number of the top scoring Proponents as determined by the City regardless of the number of Proponents who qualified for the short list and the scoring point spread thereof.

13. NEGOTIATIONS

- 13.1 On completion of the evaluation process, vendor negotiations will be undertaken 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.

- 13.2 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.

14. 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.

15. DISBURSEMENT OF FEES

- 15.1 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.

- 15.2 Invoices will be required to contain the following minimum information:

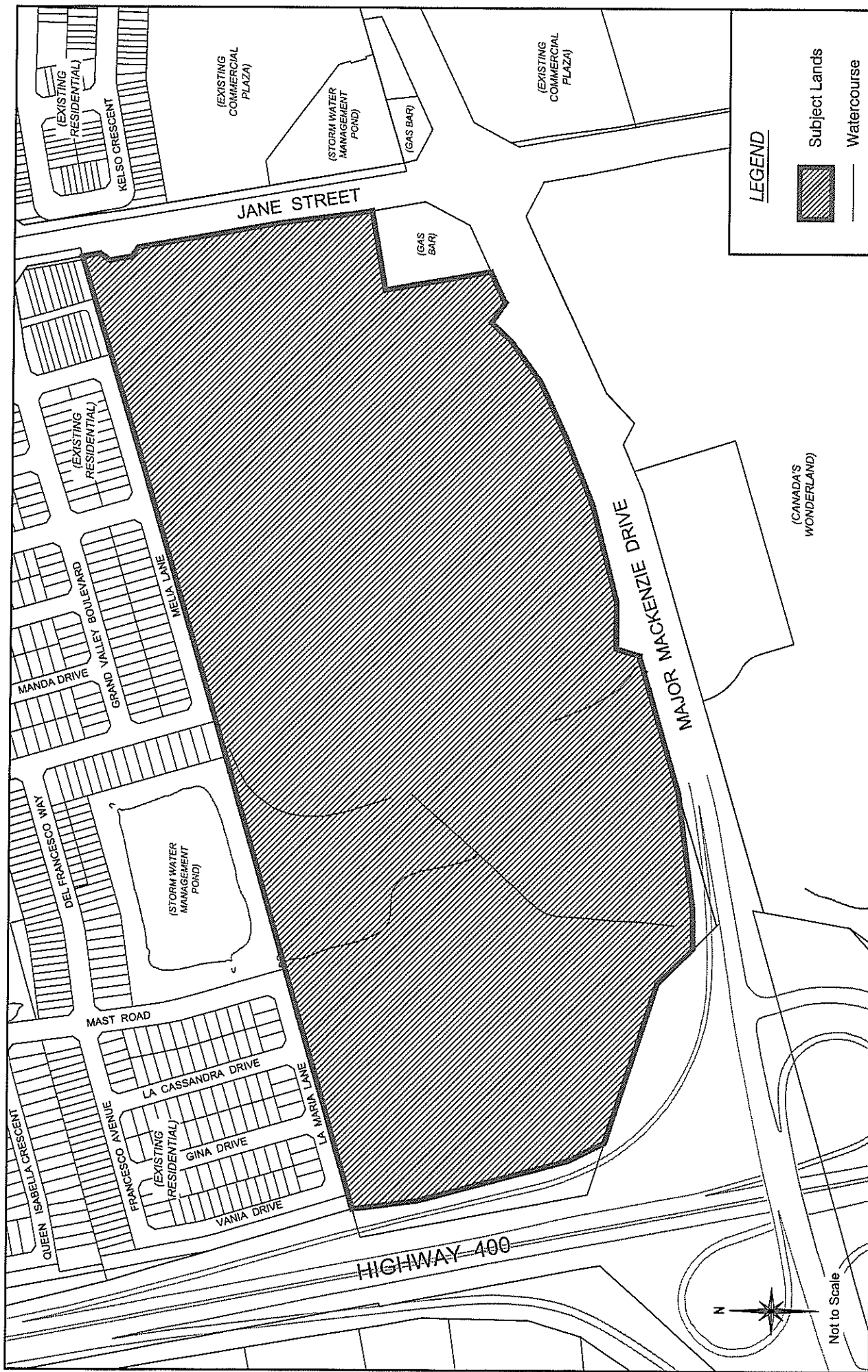
- i. Description and explanation of work undertaken in each invoice time period;
- ii. Personnel employed and hours expended by the hourly rate;
- iii. Disbursements;
- iv. Total Fee for each invoice;
- v. Budget expended to-date and remaining budget;
- vi. 10% hold back applicable to all invoices.

16. BUDGET

- 16.1 The budget for this study is anticipated to be \$110,000.00 which shall include all disbursements and other project-related costs, and exclude applicable taxes and contingency.
- 16.2 The Consultant shall not exceed the budget or undertake any work that would cause the budget to be exceeded without written permission from the City of Vaughan. Such permission shall be required for any phase or component of the study, as set out in the approved work plan.

17. NOTE:

At the time of releasing the Request for Proposal (RFP), City staff may consider minor adjustments to the Terms of Reference, if necessary, prior to the release of the Request for Proposal (RFP).



Location Map - Vaughan Healthcare Centre Precinct

Location: Part of Lot 6,
 Concession 2

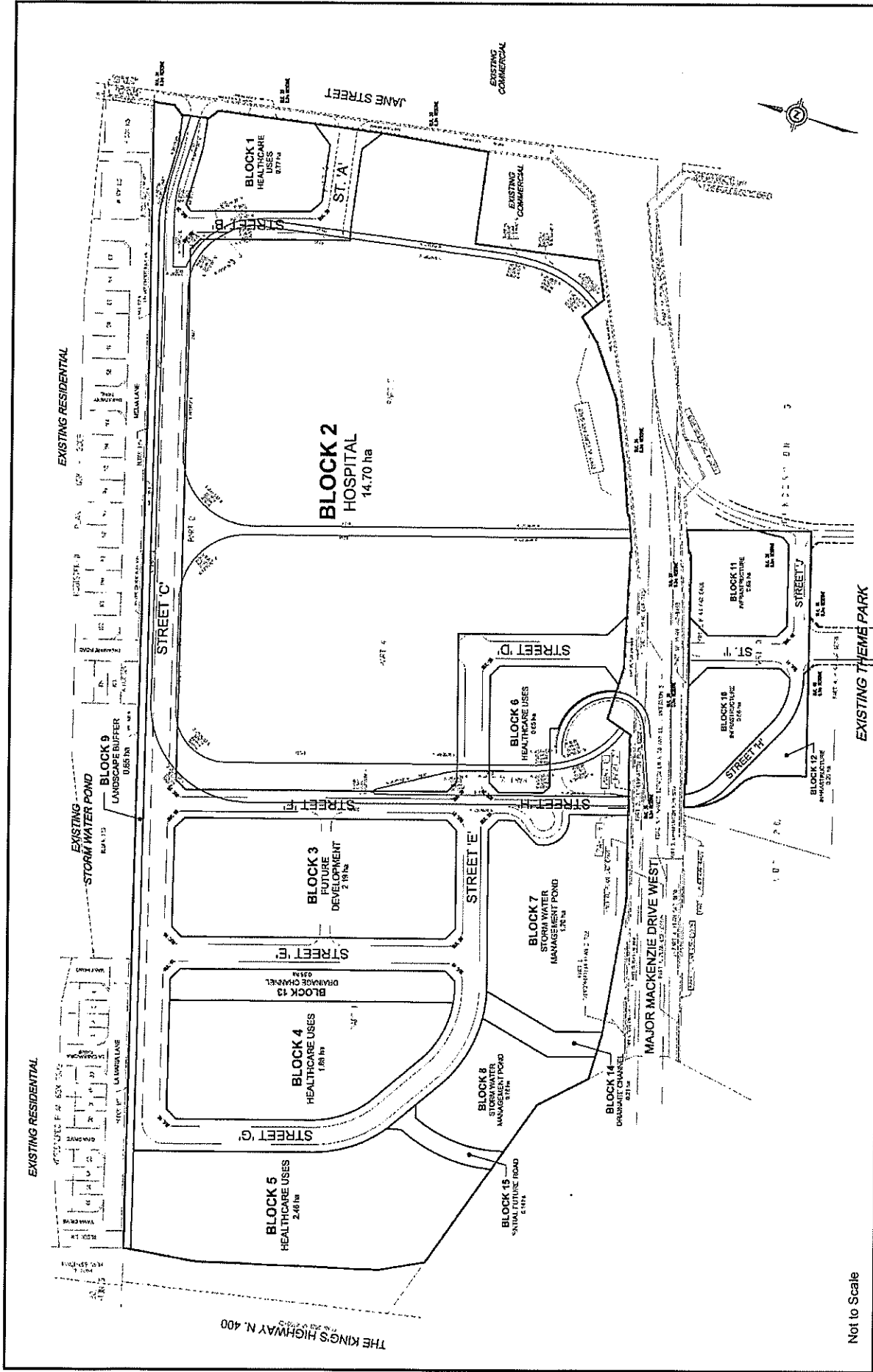


Attachment

2

Files: 19T-13V007 & Z.13.038

Date:
 February 24, 2014



Draft Plan of Subdivision - Vaughan Healthcare Centre Precinct

Location: Part of Lot 6,
Concession 2

VAHTA1 ATTACHMENTS\VA100-130007.dwg



Attachment

3

Files: 19T-13V007 & Z.13.038

Date:
February 24, 2014