

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 23, 2013

Item 1, Report No. 13, of the Special Committee of the Whole (Working Session), which was adopted without amendment by the Council of the City of Vaughan on April 23, 2013.

1 VAUGHAN CIVIC CENTRE CAMPUS MASTER PLAN - WARD 1
(REFERRED)

The Committee of the Whole (Working Session) recommends:

- 1) That the following recommendation in accordance with Communication C1, from the Commissioner of Community Services, dated April 8, 2013, be approved:**

 That the presentations by KPMB Architects, Project for Public Spaces and 8-80 Cities, be received;
- 2) That Council approve the relocation of the Vaughan Public Libraries Resource Library to the north-west quadrant of the civic square fronting onto Major Mackenzie Drive;**
- 3) That the revised Library design be brought back to Council for final approval;**
- 4) That staff report back on the future strategy related to the Maple Library;**
- 5) That staff provide a report to Council suggesting a public consultation process to assist in the planning of the Civic Square;**
- 6) That staff report back on opportunities to have a proper visible, lit night and day clock tower;**
- 7) That the report of the Commissioner of Community Services, dated March 5, 2013, be received;**
- 8) That the deputation of Ms. Margie Singleton, Chief Executive Officer, Vaughan Public Libraries and Communication C2, dated April 4, 2013, be received; and**
- 9) That the following Communications be received:**

 C3. Presentation material; and
 C4. Presentation material.

Council, at its meeting of March 19, 2013, adopted the following recommendation (Item 3, Committee of the Whole (Working Session) Report No. 12):

Committee of the Whole (Working Session) recommendation of March 5, 2013:

The Committee of the Whole (Working Session) recommends that consideration of this matter be deferred to a future Committee of the Whole (Working Session) to take place prior to the April 23, 2013 Council meeting.

Report of the Commissioner of Community Services, dated March 5, 2013.

Recommendation

The Commissioner of Community Services, in consultation with the City Manager and the Senior Management Team, recommends:

- 1. That the Vaughan Civic Centre Campus Master Plan status update and the presentation by KPMB Architects, be received; and,**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 23, 2013

Item 1, SPCW(WS) Report No. 13 – Page 2

2. That Council approve the proposed revisions to the Civic Centre Master Plan as identified in this report that includes the relocation of the Vaughan Public Libraries Resource Library to the north-west quadrant of the civic square fronting onto Major Mackenzie Drive; and,
3. That the consulting architects/staff continue to refine the plan by exploring the following:
 - i. A reduction in the size of the outdoor skating rink/water feature to create a larger public events area for programs such as the City's Canada Day festival, concerts series, cultural events and other City and community events;
 - ii. A reduction in the stepping and ramping of the public square area in order to increase the accessibility of this area for the public; and,
4. That Council's decision with regards to the re-location of the Resource Library will be presented at the next Vaughan Public Libraries Board meeting; and,
5. That staff prepare budget estimates and funding options for the proposed revised Vaughan Civic Centre Campus Master Plan and present it at a future Finance and Administration Committee meeting.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions Vaughan, the Community Sustainability Environmental Master Plan:

Goal 2, Objective 2.3:

- To create a City with sustainable built form; and,

Goal 6, Objective 6.1:

- To fully support the implementation of Green Directions at all levels of City operations.

Economic Impact

The funding for the Resource Library has been approved in 2012 capital budget. Once staff prepare budget estimates and funding options for the balance of the Vaughan Civic Centre Campus Master Plan, they will be presented at a future Finance and Administration Committee meeting.

Communications Plan

A communication strategy will be developed once the Vaughan Civic Centre Campus Master Plan is finalized that includes Council, administration and the public.

Purpose

The purpose of this report is to provide a status update of the Vaughan City Hall Campus Master Plan and propose recommended revisions to the Master Plan for Council's consideration and approval.

Background - Analysis

Council at the Finance and Administrative meeting of January 16, 2012 requested staff to provide a status update on the approved Civic Centre Campus Master Plan at a future working session.

At the Council Meeting of May 13, 2002, a City Hall Location Study prepared by Sorensen, Gravely, Lowes consultants (dated April 2002) was approved by Council that recommended that the Civic Centre precinct be planned to include the following:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 23, 2013

Item 1, SPCW(WS) Report No. 13 – Page 3

- Vaughan City Hall
- Performing Arts Centre / Cultural Centre/Theatre
- Library
- Public/private recreation
- Other government offices / facilities (i.e. health/medical)

Following an extensive site evaluation process, Council at their April 14, 2003, meeting approved the selection of the existing Civic Centre site, at 2141 Major Mackenzie Drive, as the location for the new Vaughan City Hall. Furthermore it directed staff to initiate the planning and design process of a completely new City Hall building, designed to meet a minimum LEED Silver Standard.

Design Competition

On May 12, 2003, Council directed that the design for the Vaughan City Hall proceed on the basis of an Architectural Design Competition. The competition included the new City Hall building, a Master Plan for the entire Civic Centre site and a municipal park. The Master Plan was to include the construction and phasing of other facilities at the site. Other potential uses identified included a resource library, a mixed-use office building, a retirement home and underground parking.

The Request for Proposal for the Design Competition identified the required components of a Civic Centre Master Plan. The Civic Centre Campus Master Plan would have to consider a phasing in of site components: Phase 1 was to outline the overall design principles of the Civic Centre campus site. This included the need for a 325,000 square foot facility that would accommodate the City's administration (239,000 square feet), a resource library (36,000 square feet) and space for the Hydro Vaughan Distribution Inc. offices (50,000 square feet). Phase 2 would provide the ultimate vision and future evolution of the Civic Centre campus of buildings and site components. It would also identify the potential for the expansion of the City Hall facility by up to 50,000 square feet and include opportunities for the development of other public use facilities such as a theatre, gallery, living arts centre, and/or a local museum.

As part of Architectural Design Competition for the City Hall site, an extensive public consultation process took place that included a three day open house for the public to view and comment on the proposals for the Civic Centre campus master plan and overall design.

On February 9, 2004, Council approved, as recommended by the competition's jury panel, awarding the Civic Centre project to the firm Kuwabara Payne McKenna Blumberg (KPMB) Architects and the hiring of the firm as the project architect. KPMB Architect's winning design accommodated the required uses in a campus-style design that provided the opportunity to adopt a more flexible phased in strategy.

Phase 1 of the project entailed the design and construction of the new Vaughan City Hall (including the civic administration, daycare, and public library and Vaughan Hydro administration), Civic Square, surface parking and a neighbourhood park of at least 2.4 ha. Phase I also included the demolition and/or removal of all existing structures associated with the City Hall (main building, annex and portables) and the site remediation that may be required pending the recommendations of the Environmental Site Assessment.

This first phase of the project proceeded on a reduced scale, with only the construction of the City Hall. This was a the result of postponing the construction of the Resource Library (36,000 square feet) and the space originally intended for Hydro Vaughan Distribution Inc. to a later phase.

Further refinement of the site Master Plan was to be determined as the phasing in of the future site development would take place.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 23, 2013

Item 1, SPCW(WS) Report No. 13 – Page 4

Early Revisions to Civic Centre Campus Master Plan -2005

Under the original KPMB Master Plan, the City Hall anchored the east end of the site. To the west was the new resource library along Major Mackenzie Drive; and an office building, potentially for the use of Hydro Vaughan Distribution Inc. was located adjacent to the park to the south.

The location and massing of the buildings was critical to the character and function of the site. The buildings created a well-defined and sheltered civic square, under which would be located the majority of the site's future underground parking. The buildings were massed to complement City Hall, in particularly along Major Mackenzie Drive. The library was proposed to continue the City Hall's four story height along Major Mackenzie, with the intention that the consistent height and massing of the two buildings, read as a single unit.

The Master Plan was revised after further discussions with Hydro Vaughan as the company requested that its office building be relocated along the Major Mackenzie Drive frontage with an increase in size to the building (50,000 square feet). Council approved this revision and as a result the library building was relocated to the south of the public square area, just west of the City Hall. Hydro Vaughan head office, however, was later relocated to another site and the resource library location remained south of the public square area, west of City Hall.

Phasing of Construction

The approved Master Plan as found as **Attachment 1** of this report included the phasing of construction in the long -term development of the site. The end state concept that identifies all of the potential buildings with a reliance on below grade parking. The large amount of underground parking provides the optimal use and the increase of public spaces within the civic centre campus.

The phasing of the Master Plan incorporates an east to west progression of build-out working with the site topography and extension of circulation and services. The general approach is that each phase builds on the previous, each provides immediate benefit, and anticipates the phase to follow. The massing and scale of the proposed buildings work sympathetically with the adjacent land use. The new buildings follow the massing principles of the City Hall with higher portions of the buildings being associated with the more urban areas of the site. The lower portions are located adjacent to parkland and residential fabric.

Phase 1 of the project entailed the design and construction of the new City Hall, Civic Square, surface parking and a neighbourhood park of at least 2.4 ha. Phase 1 would also include the demolition and/or removal of all existing structures associated with the old civic centre (main building, annex and portables) and site remediation.

The site remediation included the widening of the main entry drive. This was one of the recommendations of the traffic study performed. The driveway had to also be designed of sufficient length to provide the required queuing for safe and efficient site operations, especially with the increased office space. The study confirmed that the current main signalized entry drive had to be further developed as the original entrance as it was very restricted and did not provide a line of sight with in-coming traffic and internal vehicle movement. This main entry drive, therefore, needed to be widened as it is the primary public and ceremonial access into the site from Major Mackenzie Drive.

The staging of development, post Phase I, was reassessed as it was originally thought that the office and library were the most likely candidates for the next phase of development. However, with funding being made available from the Province, the construction on the new residential

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 23, 2013

Item 1, SPCW(WS) Report No. 13 – Page 5

senior's building occurred roughly the same time as the construction of the new City Hall. This timing necessitated the need for interim parking solutions and had an impact on how and when the library and office building would proceed to construction.

The final build out and combination of the varied uses reinforces the civic square as the central piazza which becomes a destination for various activities. The movement across the civic square from east to west is by a series of steps and stepped terraces which can also function as seating areas overlooking the water feature. The configuration of the transition from east to west works closely with the grading as it slopes down from the City Hall to Keele Street. Incorporated into this movement and in the change in grade, are handicapped ramps and the necessary transitions are worked into the overall hard landscape design.

Comparison Analysis of the Approved Master Plan and Proposed Revised Master Plan

The KPMB currently approved revised Vaughan Civic Centre Master Plan as found in Attachment 1 identifies the phasing and location of the proposed buildings of the campus as originally decided on. The resource library is found on the south side of the campus as a Phase 2 to the site. It also incorporate the increased building area for the proposed office building along Major Mackenzie Drive as a Phase 3 and the addition of a living arts centre as a Phase 4 to the campus along Major Mackenzie Drive.

Approved Civic Centre Campus Master Plan

The approved Master Plan is configured as follows:

Phase 1 – City Hall (completed); Senior's Residence – Maple Glen (completed); demolition of the old civic centre and senior's residence – Maple Manor (currently underway).

Phase 2 - The resource library is located to the west of City Hall and to the south of the civic square/ water feature and north of the park. The massing is that of a lower block appropriate for its adjacency to the park and residential area.

Phase 3 – Forming the north edge of the civic square/ water feature is the office block along Major Mackenzie Drive. The office block would ultimately become the necessary expansion space to the City Hall as the City of Vaughan continues to grow.

Phase 4 - Extending west from the office block is the Living Arts / Theatre building also forming the north edge of the civic square/water feature area. Within the civic square precinct there is the flexibility to accommodate a farmers market or other outdoor activities. A possible auxiliary pavilion could be paired with a City service building which could house operational and maintenance equipment related to the civic square and the water /skating rink feature.

Analysis of this Option

Advantages

- Library connects to water feature to the north and the park to the south.
- Scale of resource library is appropriate for the park to the south.
- A larger building capacity is now able to fit along the Major Mackenzie Drive frontage.

Disadvantages

- Concrete ramp at the civic square creates and physically separates the west portion of the civic square.
- Ramp and grading of the entry road creates problems for circulation at library during interim phase.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 23, 2013

Item 1, SPCW(W.S) Report No. 13 – Page 6

- Costs associated with temporary grading and paving to accommodate the library do not bring added value.
- Library site is not utilized effectively as it could accommodate a larger building envelope.
- The future construction sequence of the water feature could create access issues for the library.
- Location of the Living Arts / Theatre building site is tight.
- Grade changes/stepping around the public square area creates accessibility issues.

Proposed Revisions to the Civic Centre Campus Master Plan -2013

The KPMB proposed revised Master Plan outlines a new updated Campus Master Plan and is found as **Attachment 2** of this report.

The proposed 2013 revised Master Plan is configured as follows:

Phase 1 – City Hall (completed); Seniors Residence- Maple Glen (completed); demolition of old City Hall and senior's residence –Maple Manor (currently underway).

Phase 2 - The library has been relocated at the north-west extent of the civic square and water feature. It is located at a point of prominence from Major Mackenzie and is visible from the Keele and Major Mackenzie intersection. This new location provides better visibility and pedestrian and public transportation access to the building by the public.

Phase 3 - Forming the north edge of the civic square and water feature is the office block along Major Mackenzie Drive. The office block would ultimately become the necessary expansion space to the City Hall as the City of Vaughan continues to grow. Within the civic square precinct there is the flexibility to accommodate a farmers market or other outdoor structured activities. A possible auxiliary pavilion is paired with a City service building which would house operational and maintenance equipment related to the civic square and the water /skating rink feature.

Phase 4- The Living Arts Centre/ Theatre building is located to the west of the City Hall and to the south of the civic square/water feature and park. This proposal now creates an intermediate size building that would occupy the full extent of the area along the length of the water feature and civic square. The public areas would front onto the civic square.

Analysis of this Option

Advantages

- Concrete ramp and parking can remain during Phase 2 (Library).
- Minimal additional infrastructure and costs to execute library.
- Better visibility and pedestrian and public transportation access to the library building by the public.
- More exposure of the library facility along Major Mackenzie Drive for residents.
- Interim parking will be to the east of the library.
- Maximized footprints on larger parcels of land.
- Cost-effective phasing.
- Optimal grading connections.
- Links to underground parking from larger buildings.
- Cultural programming can be accommodated in the park.
- Activated Maple allee (walkway extending across campus to Keele Street).
- Larger Theatre/Living Arts Site.
- Better library visibility with a connection to Major Mackenzie.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 23, 2013

Item 1, SPCW(W.S) Report No. 13 – Page 7

Disadvantages

- Centre of site would remain as is for a longer period of time.

The new proposed Master Plan as a number of advantages and as such is the preferred option. These advantages which include the better utilization of the site, better grading connections and a greater potential to realize cost savings.

It is recommended that the architect further refine the plan by exploring the possibility of reducing the size of the outdoor skating rink /water feature to create a larger public events area and a reduction in the stepping and ramping of the public area in order to increase the accessibility of the public square area. Any additional comments from Council from the discussion at the working session will also be explored by the architect.

These proposed modifications will create a public square area that can accommodate larger public gathering for City and community events such as Canada Day festival, concert series, cultural celebrations, etc. By modifying the stepping and ramping of the site, the public square will be more accessible and easier for the City and public to utilize as a public gathering place. Additional landscape and design considerations will be considered after discussions with the City's Design Review Panel and Planning Department staff.

Preliminary discussions have already taken place with the Vaughan Public Library Board as it relates to the proposed re-location of the resource library. All comments received have been positive, however, Council's decision will be formally presented to the Library Board at their next meeting.

Should Council agree with staff's recommendation, budget estimates and funding options for the proposed updated 2013 Master Plan, will be finalized and presented at a future Finance and Administration Committee meeting for consideration.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, this project will provide:

- **STRATEGIC GOAL:**
Service Excellence – Providing service excellence to citizens.
- **STRATEGIC OBJECTIVES:**
Pursue Excellence in Service Delivery; and Enhance and Ensure Community Safety, Health and Wellness and Lead and Promote Environmental Sustainability.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated.

Regional Implications

Coordination with the Region as it relates to the timing of the widening of Major Mackenzie Drive will be required. Opportunities to strengthen connections from the site to the Maple Go Secondary Plan area will be explored with the Region, Metrolinx and as part of the future redevelopment along Major Mackenzie Drive.

Conclusion

The Vaughan Civic Centre Campus Master Plan vision largely remains that of the original Master Plan which formed part of the 2003 competition for the Vaughan City Hall. The principle vision

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 23, 2013

Item 1, SPCW(WS) Report No. 13 – Page 8

was to create a civic campus of buildings arranged around the edges of a civic plaza composed of buildings and activities of varying uses. The Civic Centre as such becomes a destination for the citizens of Vaughan for a range of interests and activities including work, commerce, play, events, culture and market. This combination of diverse but complementary uses serves to enliven the precinct during a wider range of times during the day and days of the week than what would normally be associated with solely civic administrative activities and business. The general massing and distribution of buildings is shaped to work with the adjacent urban fabric, arterial roads and streetscape to the north, park and residential to the south, berm and GO Rail line to the east and main historic main street to the west.

Attachments

Attachment 1 – Current Approved Civic Centre Campus Master Plan

Attachment 2 – Proposed Revisions to the Vaughan Civic Centre Campus Master Plan (2013)

Attachment 3 – Communication C7 from the Committee of the Whole (Working Session) of March 5, 2013 from the Commissioner of Community Services, dated March 19, 2013.

Report prepared by:

Marlon Kallideen, Commissioner of Community Services, ext. 8501

(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.)

memorandum

DATE: April 8, 2013

TO: Mayor Bevilacqua and Members of Council

FROM: Marlon Kallideen, Commissioner of Community Services

COPY: Clayton Harris, City Manager
Senior Management Team
Jeffrey Abrams, City Clerk

RE: **COMMUNICATION – Special Committee of the Whole (Working Session) Meeting – April 8, 2013 –Vaughan Civic Centre Campus Master Plan - Ward 1**

<u>C 1</u>
COMMUNICATION
SPECIAL
CW (WORKING SESSION)
<u>April 8/13</u>
ITEM - <u>1</u>

At the Council meeting of March 19, 2013, Council deferred consideration of the Vaughan Civic Centre Campus report to a future Committee of the Whole (Working Session) to take place prior to the April 23, 2013 Council meeting.

Please find below for Council's consideration a revised recommendation to replace the Commissioner of Community Services's March 5, 2013, Committee of the Whole (Working Session) recommendation:

Recommendation

The Commissioner of Community Services, in consultation with the City Manager and the Senior Management Team, recommends:

1. That the presentations by KPMB Architects, Project for Public Spaces and 8-80 Cities, be received for input and discussion; and,
2. That Council provide direction to staff following its consideration of the consultant's presentations and subject to any issues raised that would preclude the decision to relocate the resource library, that Council approve the proposed revisions to the Civic Centre Master Plan as identified in the March 19, 2013, Council deferred report that includes the relocation of the Vaughan Public Libraries Resource Library to the north-west quadrant of the civic square fronting onto Major Mackenzie Drive; and,
3. That the consulting architects/staff continue to refine the plan by exploring the following:
 - i. A reduction in the size of the outdoor skating rink/water feature to create a larger public events area for programs such as the City's Canada Day festival, concerts series, cultural events and other City and community events;
 - ii. A reduction in the stepping and ramping of the public square area in order to increase the accessibility of this area for the public; and,
4. That Council's decision with regards to the re-location of the Resource Library, be presented at the next Vaughan Public Libraries Board meeting; and,
5. That staff prepare budget estimates and funding options for the proposed revised Vaughan Civic Centre Campus Master Plan and present it at a future Finance and Administration Committee meeting.

Background

At the March 5, 2013 Committee of the Whole (Working Session) meeting, Council requested staff to bring in expert consultants to assist them in the deliberation of the proposed Civic Centre Campus Master Plan.

The consultants to present at the Special Committee of the Whole (Working Session) on April 8, 2013 include KPMB Architects, architects/designers of the Vaughan Civic Centre Campus Master Plan, Cynthia M. Nikitin of Project for Public Spaces and Amanda O'Rourke of 8-80 Cities. They will facilitate a discussion on the following:

1. Having a public square at the civic centre campus.
2. Proposed parking at the site (above or below ground).
3. The new proposed library location and its impact on the design of the site, square etc.
4. The buildings proposed for the site and how they may contribute to a creating a successful public square.
5. Understanding public squares in the context of placemaking, city building and creating a destination and reviewing examples of vibrant civic squares and spaces.
6. Programming civic spaces for active community participation.

The expert panel identified will be available at the meeting to answer any questions Council may have on the Civic Centre Master Plan, public squares etc. and assist them in providing further direction to staff on the Master Plan.

Council's direction and comments on the Master Plan will be incorporated in the proposed plan (i.e. the site having a public square, a library in the civic square, etc). Staff will report back to Council on detailed costs at a future Finance and Administration Committee. Future implementation of the Master Plan as it relates to site/building design, will be further developed utilizing design charrettes and/or workshops and public consultation.

Cynthia M. Nikitin, Senior Vice-President at Project for Public Spaces

Project for Public Spaces (PPS) is a non-profit planning, design and educational organization based in New York that is dedicated to helping people create and sustain public spaces that build stronger communities. PPS is associated with creating the idea of Placemaking: an approach that helps transform public spaces into vital places that highlight local assets, spur rejuvenation and serve common needs. Placemaking is not just the act of building or fixing up a space, but a whole process that fosters the creation of vital public destinations where people feel a strong stake in their communities and a commitment to making things better. Placemaking capitalizes on a local community's assets, inspiration, and potential, ultimately creating good public spaces that promote health, happiness, and well-being.

PPS was founded in 1975 to expand on the work of William H. Whyte, the author of "The Social Life of Small Urban Spaces". PPS has completed projects in over 2500 communities in 40 countries and all 50 US states. PPS's goal is to improve communities by fostering successful public spaces. The Power of 10 is a concept PPS uses to start off a Placemaking process. At the core of the Power of 10 concept is the idea that any great place itself needs to offer at least 10 things to do or 10 reasons to be there. These could include a place to sit, playgrounds to enjoy, art to touch, music to hear, food to eat, history to experience, and people to meet. Ideally, some of these activities are unique to that particular spot and are interesting enough to keep people coming.

Cynthia Nikitin, Senior Vice-President at PPS will be presenting at the meeting. Ms. Nikitin's technical expertise stretches from the development of downtown master plans and transit facility and station area enhancement projects, to the creation of corridor-wide transportation and land use strategies, to the development of public art master plans for major cities, the coalescing of civic buildings and cultural institutions into civic centers and using placemaking to create safer cities and upgrade informal settlements in the developing world.

Ms Nikitin also has subject matter expertise in the areas of placemaking and heritage preservation, public space and safer cities, and disaster recovery master planning.

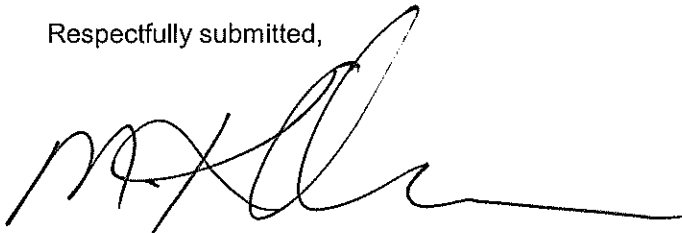
Amanda O'Rourke, Director of Policy and Planning at 8-80 Cities

8-80 Cities is a non-profit organization based in Toronto. They are dedicated to contributing to the transformation of cities into places where people can walk, bike, access public transit and visit vibrant parks and public places. Areas of focus are: parks and public spaces; sustainable and healthy mobility; "people friendly" public realm areas; accessible, safe and enjoyable spaces for all.

The 8-80 Cities is based on a simple philosophy that if you create a city that's good for an 8 year old and good for an 80 year old, you will create a successful city for everyone. 8-80 Cities are communities built for people. They reflect social equality in the public realm and promote sustainable happiness. They nurture the need to be physically active by providing safe, accessible and enjoyable places for everyone to walk, bike and be active as part of one's daily routine. They recognize that people are social creatures and prioritize human interaction by fostering vibrant streets and great public places where people can rest, relax and play. 8-80 Cities encourage sustainable and healthy lifestyles for everyone regardless of age, gender, ability, ethnicity or economic background.

Amanda O'Rourke, Director of Policy and Planning at 8-80 Cities has worked in the NGO sector on various environmental planning projects in both Halifax and Toronto. Ms. O'Rourke's work has focused on improving the quality of life and sustainability in cities by empowering local communities with the tools and knowledge to advocate for enhanced public green spaces and safe and accessible walking and cycling infrastructure.

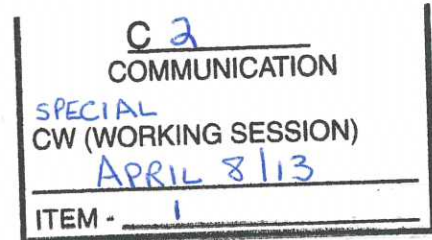
Respectfully submitted,

A handwritten signature in black ink, appearing to read 'MK', followed by a long horizontal line extending to the right.

Marlon Kallideen,
Commissioner of Community Services

April 4, 2013

His Worship Mayor Maurizio Bevilacqua
and Members of Council
City of Vaughan
2141 Major MacKenzie Drive
Vaughan, Ontario L6A 1T1



Dear Mayor and Members of Council:

Re: Site Relocation of Civic Centre Resource Library

At the March 5, 2013 City of Vaughan Committee of the Whole Working Session, a report concerning the Civic Centre Master Plan and a presentation from Kuwabara Payne McKenna Blumberg Architects with proposed revisions to the site plan was received.

An animated discussion was convened at the March 21, 2013 meeting of the Vaughan Public Library Board regarding the recommendation contained in this report to relocate the Civic Centre Resource Library.

The Vaughan Public Library Board welcomes the opportunity to relocate the resource library on the Major MacKenzie corridor. Concerns exist regarding the capacity of the proposed site. The Board asks that Council ensure the site is of sufficient size to house a 36,000 square foot library with public areas located on a single level. The Board also asks Council to move as quickly as possible to reach a decision on the proposed location of the resource library to minimize further construction delays.

The following motion is from the Library Board meeting of March 21, 2013:

MOTION: **THAT the Board support relocation of the Civic Centre Resource Library to the north-west portion of the Civic Centre campus fronting onto Major McKenzie Drive,**

AND THAT the Board request the north-west site be of sufficient size to facilitate construction of a 36,000 square foot Resource Library with public areas located on a single story.

AND THAT Council reach a decision on the location of the Resource Library no later than April 23, 2013.

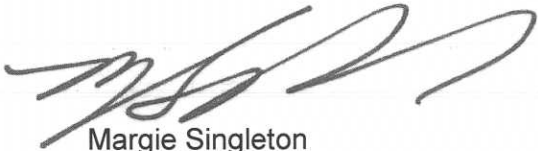
MOVED BY: **R. DeFrancesca**
SECONDED BY: **G. Locilento**
MOTION CARRIED.

Continued...

Please accept this letter as input from the Vaughan Public Library Board regarding the proposal to relocate the Civic Centre Resource Library.

If I can be of any further assistance, please contact me at extension #4101 or by email at margie.singleton@vaughan.ca at your convenience.

Sincerely,



Margie Singleton
Chief Executive Officer
Vaughan Public Libraries

Civic Centre Resource Library/Letter-Site Relocation Apr 4 2013 py

cc: Clayton Harris, City Manager, City of Vaughan
Jeffrey Abrams, City Clerk, City of Vaughan

Subject: FW: Letter to Mayor and Council
Attachments: Letter-Site Relocation Apr 4 2013.doc

From: Yovdoshuk, Pat
Sent: Thursday, April 4, 2013 3:59 PM
To: Abrams, Jeffrey
Cc: Singleton, Margie
Subject: Letter to Mayor and Council

Hi Jeff.

Attached is a letter from Margie Singleton to the Mayor and Members of Council (copies to yourself and Clayton Harris) in relation to the site relocation of the resource library on the Civic Centre site, and it includes a recommendation from the Vaughan Public Library Board. The letter needs to be included on the agenda for the Special Committee of the Whole Working Session taking place on Monday, April 8, 2013.

The letter has not been sent directly to the Mayor and Council. If we should be forwarding it directly, can you please let me know and we will do so.

Many thanks.

Pat Yovdoshuk

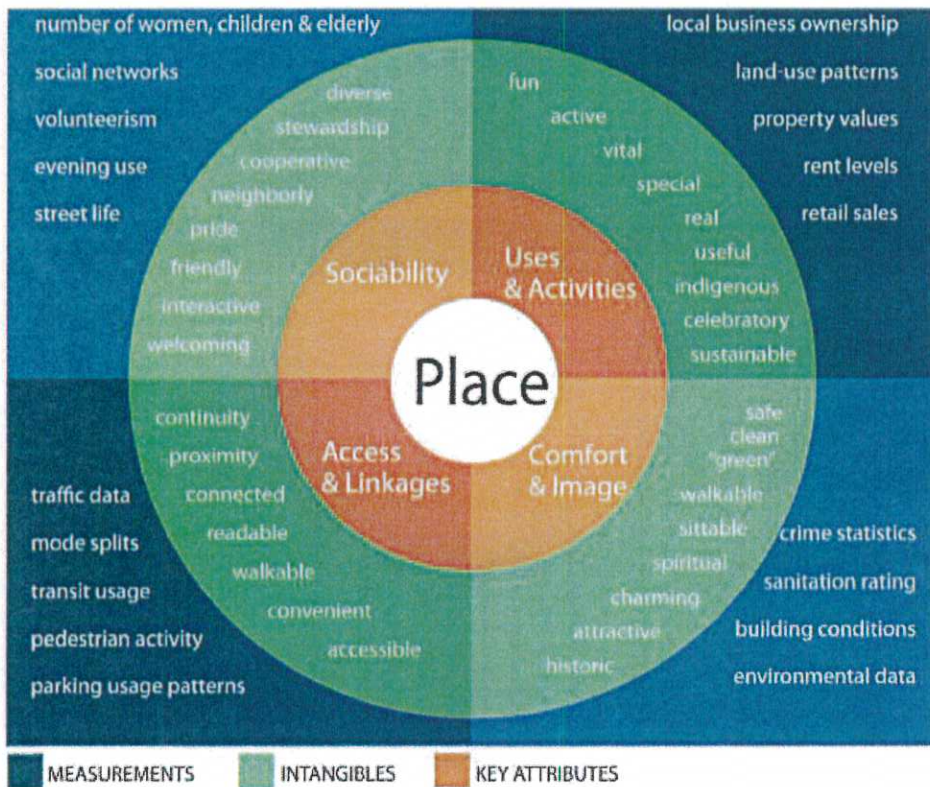
Executive Assistant
Administration Office
Vaughan Public Libraries
900 Clark Avenue West, Vaughan, ON L4J 8C1
Tel 905-653-7323 Ext 4103
Fax 905-709-1530
Email: pat.yovdoshuk@vaughan.ca

Enrich Inspire Transform

Our Mission: Vaughan Public Libraries offers welcoming destinations that educate, excite and empower our community

C3 - sp cw(ws) April 8/13

What Makes a Great Place?



Place Game

Place Performance Evaluation
A Tool for Initiating the Placemaking Process

PPS is a nonprofit organization dedicated to creating and sustaining public places that build communities. We provide technical assistance, education, and research through programs in parks, plazas and central squares; buildings and civic architecture; transportation; and public markets. Since our founding in 1975, we have worked in over 2,500 communities in the United States and around the world, helping people to grow their public spaces into vital community places.



419 Lafayette Street
Seventh Floor
New York, NY 10003
212.620.5660
www.pps.org

www.pps.org

©2012 Project for Public Spaces, Inc. The 'Placegame' cannot be used without formal, written permission from PPS. If permission is granted, full credit must be given to PPS on all written materials and in any verbal descriptions of the game.

SITE #: _____ Date: _____

Identify Opportunities

USES & ACTIVITIES

1. What activities or events would compel you and a group of friends/family to come and spend time here? (movies, concerts, art, festivals, etc.)
2. What existing community programs could be hosted or featured here?

SOCIABILITY

3. List any specific audiences that you want to attract? Please adjust your list of activities accordingly.

COMFORT & IMAGE

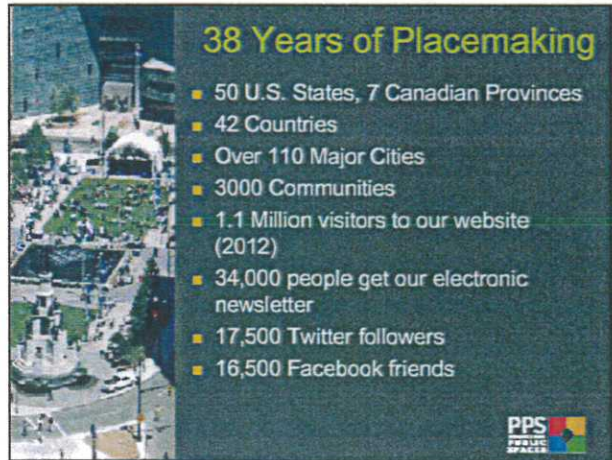
4. What would make this place more comfortable and inviting?
5. What kind of furnishings would support the activities you listed?
6. How can this place reflect local traditions, customs or culture? (e.g. folk art, local festival or product, etc.)

LONG TERM CHANGES

7. What simple but lasting improvements would you like to see here in the long term?

PARTNERSHIPS

8. What local groups, partners, talent could help implement the activities you outlined? Please be as specific as possible.



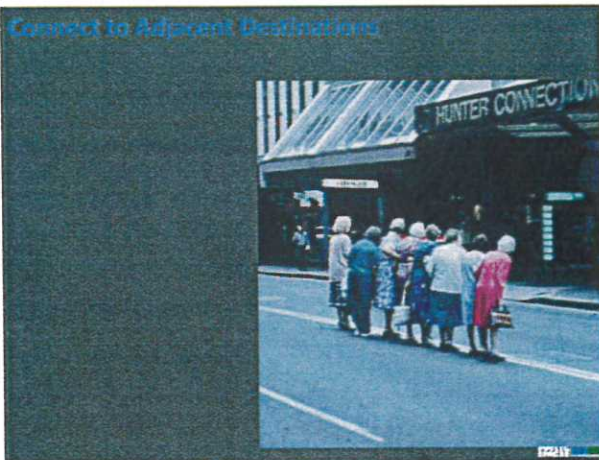
Create A Series Of Attractions & Destinations



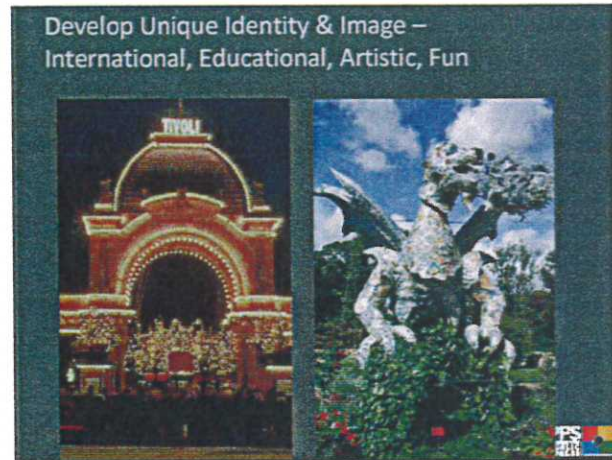
Provide Easy Pedestrian, Bike, Transit Access



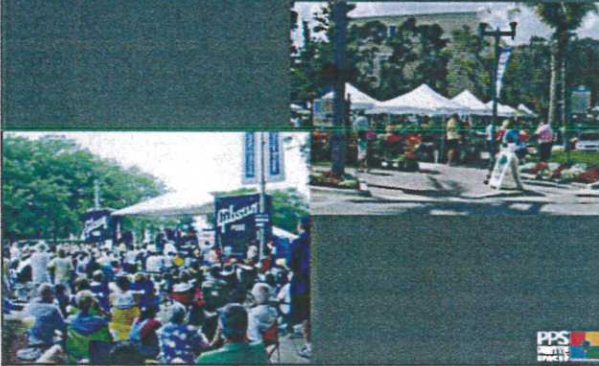
Connect to Adjacent Destinations



Develop Unique Identity & Image –
International, Educational, Artistic, Fun



Be Flexible With Design – Changing with the seasons, supporting existing uses



Triangulate

1. Iconic Clock
2. Waterfront Promenade
3. Flexible open space
4. Public Art
5. Information
6. Promenade
7. Banners Advertising Local Event
8. Vendors
9. Marina
10. Sidewalk cafes



Relate to Adjacent Uses

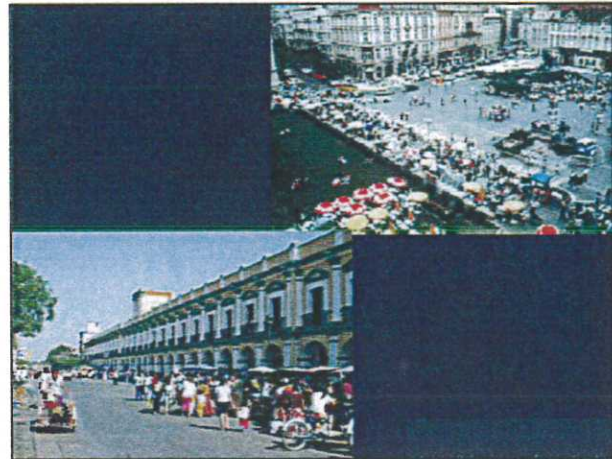


Mix the Uses



Mixed-Use Districts

- Bus stations
- Main streets
- Local streets
- Parks
- Plazas & squares
- Markets
- Waterfronts
- Libraries & hospitals
- Civic buildings
- Schools
- Religious institutions
- Cultural institutions
- Mixed-use

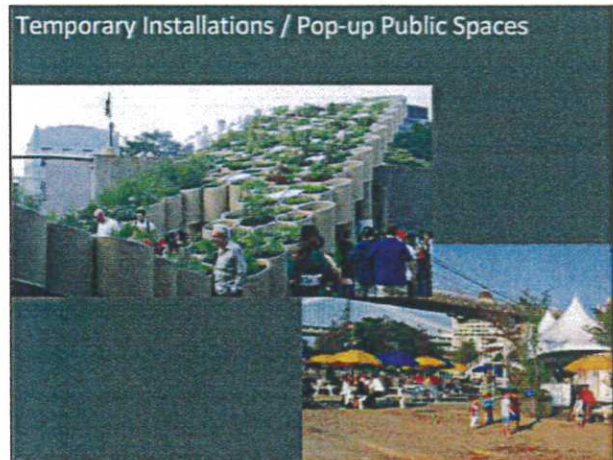
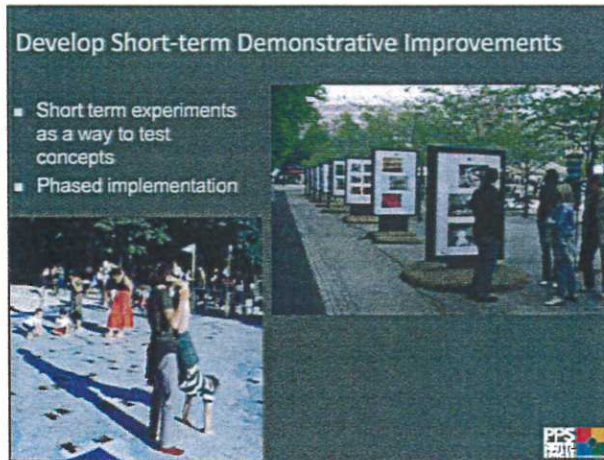
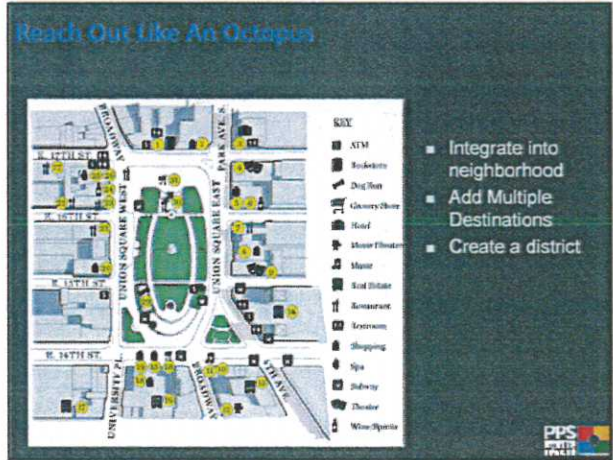


Transparency



Encourage Active Edges



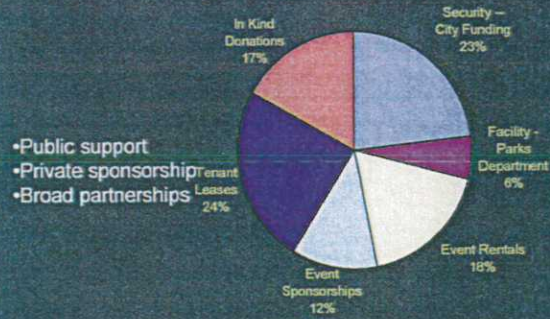


Manage Vigorously



Security & Maintenance
Intensive Programming
80% of the success of a public space is management

Develop A Diverse Funding Base



Pioneer Courthouse Square, Portland OR



Some Basics

- The community is the expert
- 80 % of the success of a place will be how it is managed
- The only job where you start at the top, is digging a hole. - Anonymous
- When the people lead, the leaders follow
- Comprehensive results depend on a cadre of zealous nuts

What Makes a Great Place?



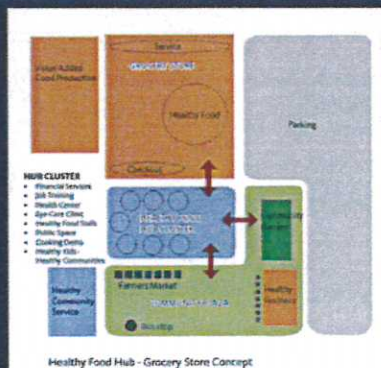
When you focus on creating a "place,"
you do everything differently.



The Power of Ten



The Power of Ten



The Power of Ten



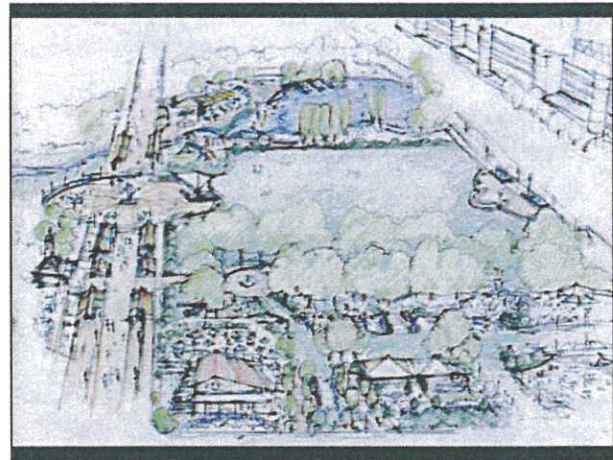
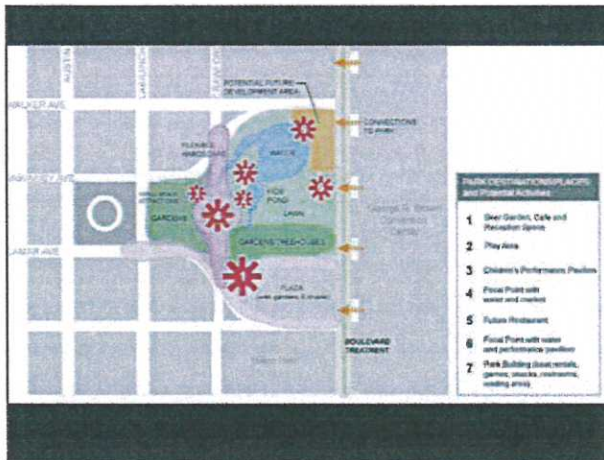
Placemaking/Public Space Opportunities	
Transportation & Downtowns	<ul style="list-style-type: none"> • Bus stops/Train Stations • Main Streets (outdoor displays, streetscapes, cafés) • Local streets and roads
Parks & squares	<ul style="list-style-type: none"> • Parks (greenways, recreation, play areas) • Plazas & squares (performances, events) • Markets • Waterfronts
Civic institutions	<ul style="list-style-type: none"> • Libraries and hospitals • Civic buildings • Schools (universities, primary schools) • Religious institutions • Cultural institutions (theaters, museums)
Private development	<ul style="list-style-type: none"> • Mixed-use – housing, retail and office

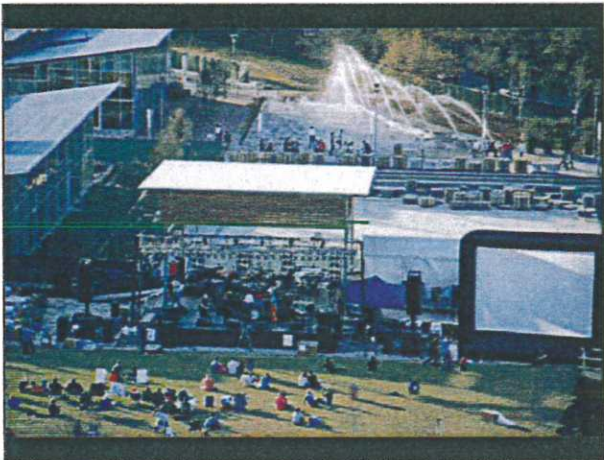


Introduction

- City demanded that the "public at large" be engaged in the planning process...
- PPS worked with Discovery Green Conservancy to facilitate public involvement and to create an "activity program" for the park including four designated areas that are present in park today:
 - 1 – Family area – includes the Fountain, playground, picnic lawn, dog runs, the Mist Tree (art work and water feature) as well as the park office and public restroom.
 - 2 – Amphitheater – includes the Anheuser-Busch stage, Fondren Performance Space (hill facing the stage), Lindsey Waterside Landing, Lakehouse restaurant and Kinder Lake.
 - 3 – Wortham Foundation Gardens – Includes Grace Event Lawn and the significant gardens of the park as well as small bandstand. The Grove Restaurant is also in this area.
 - 4 – Jones Lawn – at the center of the park, open green space for pickup games or large event set ups.
- Created conceptual plans based on community input











Visitor Data

- More than **2.3 million visitors** since its opening in April 2008 through 2010
- Most visitors drive to the park or walk from businesses or residences nearby
- Approximately **70% of visitors come from within Houston's Beltway 8**
- **25% come from the surrounding suburban areas** and the remainder coming from elsewhere.
- **Programming**, which includes events and some specific uses, like the model boat basin, **generates approximately 70% of the visits** with the remainder of visitors coming to enjoy the interactive fountain, playground, lawns and gardens as well as other amenities.
- There are also, according to surveys and observations, a number of bicyclists.
- More than **800 public and private events**
- **40,000 plus skaters at The Ice at Discovery Green** since 2008
- **1,500 news stories** created about the park



"Creating the corporate environment of tomorrow starts with the right location."

—Discovery Green Conservancy website

Catalyst for more than \$500 million in downtown development projects (completed or underway) that specifically note the park's creation as an impetus for the dramatic investments, including the creation of the Embassy Suites Hotel, One Park Place Luxury Apartment Building and the Hess Tower (Hess Corp.)

Nearly one billion dollars in downtown development (future/planned) nearby to Discovery Green since the park was announced in 2006

- A different way to think about that figure: \$8 of downtown construction for every \$1 invested in Discovery Green

According to Stephen Lewis, deputy director of the city's Department of Convention and Entertainment Facilities, "Discovery Green has caused land prices around the convention center to skyrocket to between \$200 and \$400 a square foot."

Media and advertising contributed an estimated \$7.5 million in sponsorship value.

Before / After

Discovery Green, Houston



Downtown buildings before Discovery Green

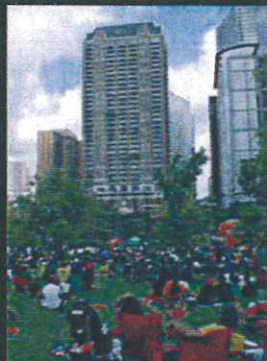
Discovery Green, Houston



Downtown buildings after Discovery Green

One Park Place

- Opened spring 2009
- 37 story luxury apartment building; more than 2 million square-feet of residential and retail space
- The first new residential construction in Downtown Houston in more than 50 years.
- 346 apartment units -90% were occupied —early 2011.
- Ground floor retail including a 28,000 square-foot grocery store.
- Supports the increasing number of residents choosing to live downtown
- Sales material highlights proximity to Discovery Green as major amenity



Hess Tower

- Opening summer 2011
- 844,763 square-feet of office space
- 100% leased by the Hess Corporation
- Hess Corps. moved its corporate headquarters from New York City and consolidated other Houston offices
- Houston's first green office tower; state of the art 30 story building, topped with wind turbines
- Class A office building is Gold LEED pre-certified
- Two-stories of retail and restaurant space, including ground floor retail
- 10-story parking structure on the adjacent northern block.



Embassy Suites Hotel

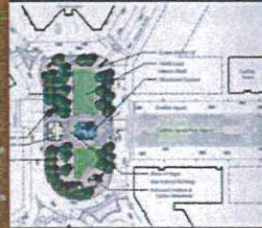
- Construction started spring 2009
- \$34.5 million full-service hotel
- ~260 rooms
- Funded in part by Houston's tax incentive initiative in an attempt to attract more hotels downtown.



Parks & Squares

Plazas & Squares

- Broadways
- Main streets
- Local streets
- Parks
- Plazas & squares
- Mid-block
- Waterfronts
- Libraries & hospitals
- Civic buildings
- Schools
- Religious institutions
- Cultural institutions
- Mixed-use



Campus Martius – Detroit, MI

Mayor's vision: To develop
"the best public space in
the world"

PPS worked with the Campus
Martius Mayor's Task Force and
Detroit 300 Conservancy


Designer: Rundell Ernstberger
Associates, LLC

Campus Martius opened in
November 2004



Located in the center of Detroit's CBD

1 mile square formed by Interstate 375, Interstate 75, State Route 10, Detroit River




Downtown Detroit

Campus Martius – Description

Size: 1.6 acres


Flora and Fauna:

- 57 trees
- 2,700 shrubs and perennials
- 25,000 bulbs; 42 varieties



Features:

- 2 retractable stages
- Ice skating rink
- Central fountain and water walls
- 2 grassy lawn areas
- Year-round café
- Movable tables and chairs
- Wireless internet



Campus Martius – Programming



Over 200 events programmed May to September


- Lunchtime arts performances every day
- Friday concerts from 11:30am to 1am
- Film festival every Saturday night

Winter Programming

- Ice skating from November to March
- Annual holiday tree



Campus Martius – Programming




Special events:

- Live Television Broadcasts
- Press events related to SuperBowl 2006 and Baseball AllStar Game 2005

On-Going Programming

- Petanque and bocce tournaments
- Exercise classes
- Arts and crafts fairs
- Book club meetings
- Starting point for tours of Detroit



Campus Martius – Use

Over 750,000 people visited Campus Martius in its first year
 Over **1 million visitors per year** since first year
 Over 2.5 million people total visited park from November 2004 - May 2007
50,000 people go ice skating each year



Campus Martius – Budget

Park cost **\$20 million to construct** in 2004
 \$8 million was raised by Detroit 300 Conservancy
 \$8 million was contributed by Compuware and Ford Motors Company

Campus Martius – Impacts

2.24 million square feet of new or renovated space in the lots fronting on Campus Martius, including **new ground floor retail**

\$454 million spent on new buildings fronting Campus Martius, with multi-million dollar projects still underway

Approximately **300 new condos/apartments** planned within a 2-block radius of Campus Martius

New ¼ acre park expands and extends Campus Martius

Huge variety of programming includes daily activities, large events and festivals, and both active and passive uses

Active management presence with Campus Martius as its sole focus



"Campus Martius has become a very special place. It is the lynch pin connecting downtown."

Danny Sampson, Vice President of Brokerage, Sterling Group

Parks & Squares

Government Buildings

Mississauga

- Urban Mallards
- Main streets
- Local streets
- Parks
- Plazas & squares
- Streets
- Waterfront
- Corporate & commercial
- Civic buildings
- Schools
- Religious institutions
- Cultural institutions
- Museums



Civic Square and Central Library Square Redevelopment

the vision of an outdoor community centre



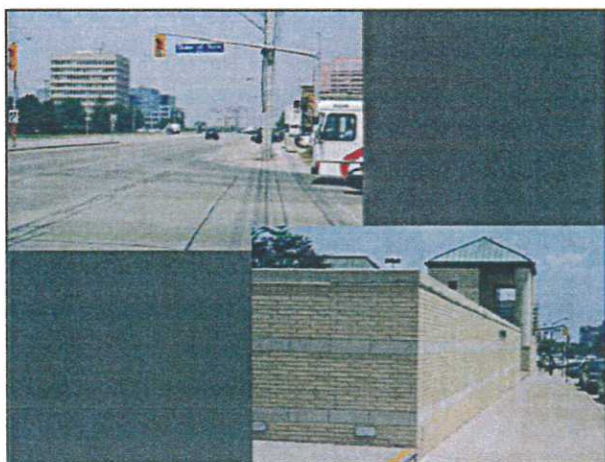
Downtown Mississauga

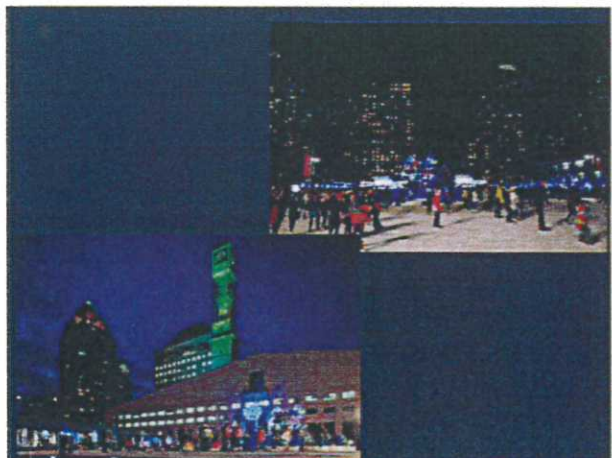
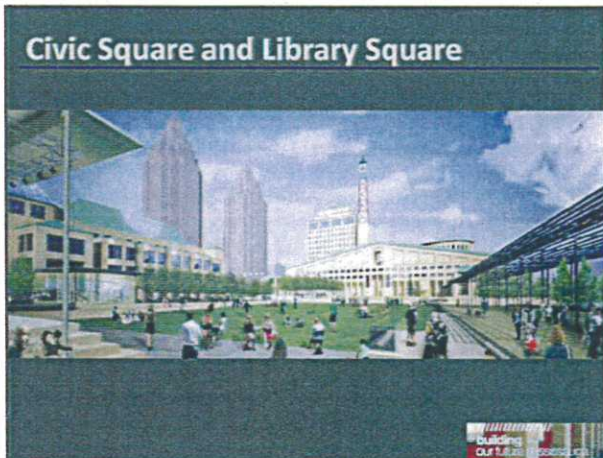


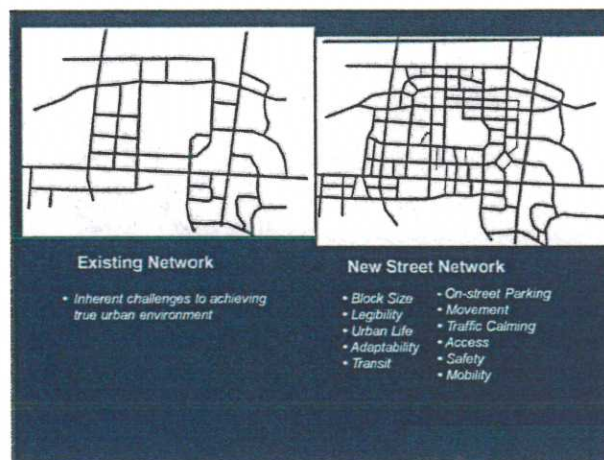
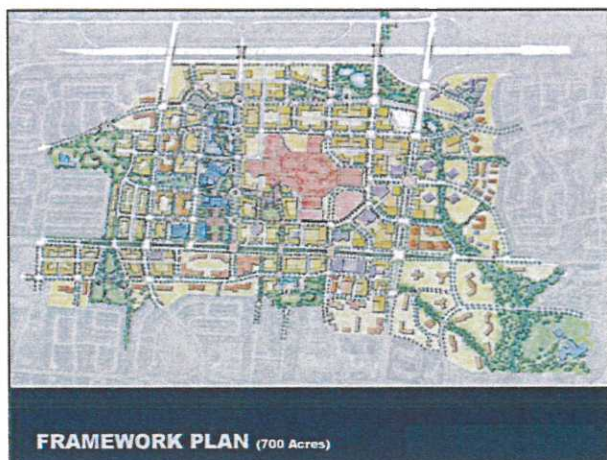
Downtown Mississauga City Centre

1969 Vision
(McLaughlin Group)





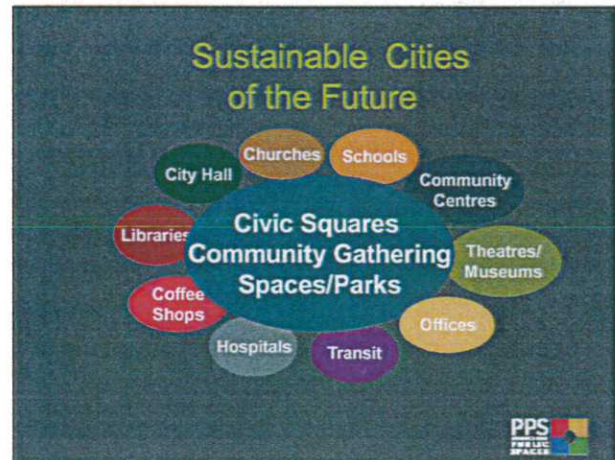
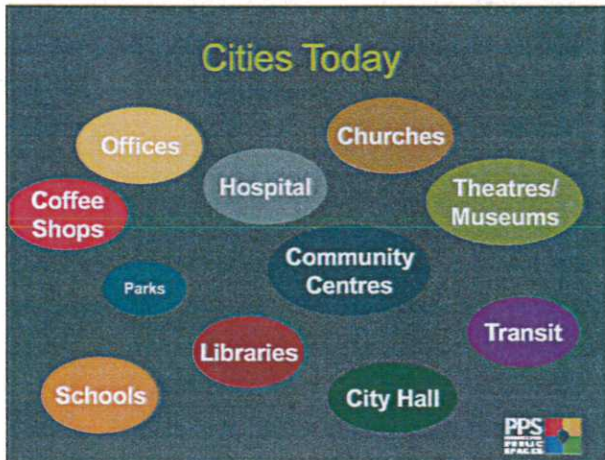




"Converging Ideas around Creating Place"

"The blunt calculation by public officials that if they can't make their downtowns and neighbourhoods appealing, they can't compete... **all of these hinge on the deceptively simple challenge of creating places... that people intuitively like.**"

— Governing Magazine



Upcoming Placemaking Trainings!

Making it Happen	May 1 - 3
Markets Training	May 31 - June 1
Streets as Places	June 13 - 14

PPS PUBLIC SPACES

Stay in Touch

pps.org

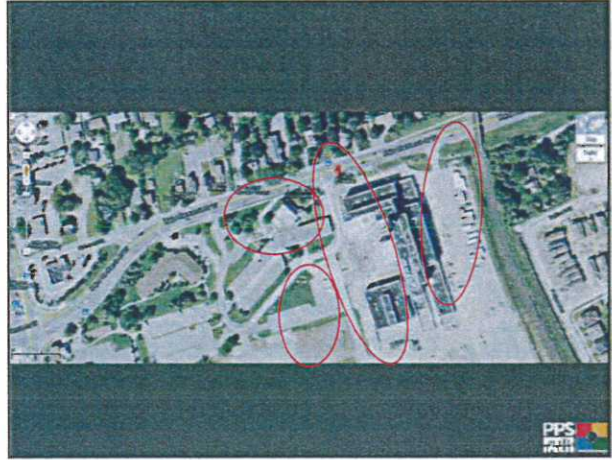
Subscribe to our free newsletter

Read our blog

 @PPS_Placemaking

 ProjectforPublicSpaces

PPS PUBLIC SPACES



VAUGHAN CIVIC CENTRE CAMPUS MASTER PLAN - WARD 1

(Referred)

Council, at its meeting of March 19, 2013, adopted the following recommendation (Item 3, Committee of the Whole (Working Session) Report No. 12):

Committee of the Whole (Working Session) recommendation of March 5, 2013:

The Committee of the Whole (Working Session) recommends that consideration of this matter be deferred to a future Committee of the Whole (Working Session) to take place prior to the April 23, 2013 Council meeting.

Report of the Commissioner of Community Services, dated March 5, 2013.

Recommendation

The Commissioner of Community Services, in consultation with the City Manager and the Senior Management Team, recommends:

1. That the Vaughan Civic Centre Campus Master Plan status update and the presentation by KPMB Architects, be received; and,
2. That Council approve the proposed revisions to the Civic Centre Master Plan as identified in this report that includes the relocation of the Vaughan Public Libraries Resource Library to the north-west quadrant of the civic square fronting onto Major Mackenzie Drive; and,
3. That the consulting architects/staff continue to refine the plan by exploring the following:
 - i. A reduction in the size of the outdoor skating rink/water feature to create a larger public events area for programs such as the City's Canada Day festival, concerts series, cultural events and other City and community events;
 - ii. A reduction in the stepping and ramping of the public square area in order to increase the accessibility of this area for the public; and,
4. That Council's decision with regards to the re-location of the Resource Library will be presented at the next Vaughan Public Libraries Board meeting; and,
5. That staff prepare budget estimates and funding options for the proposed revised Vaughan Civic Centre Campus Master Plan and present it at a future Finance and Administration Committee meeting.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions Vaughan, the Community Sustainability Environmental Master Plan:

Goal 2, Objective 2.3:

- To create a City with sustainable built form; and,

Goal 6, Objective 6.1:

- To fully support the implementation of Green Directions at all levels of City operations.

Economic Impact

The funding for the Resource Library has been approved in 2012 capital budget. Once staff prepare budget estimates and funding options for the balance of the Vaughan Civic Centre Campus Master Plan, they will be presented at a future Finance and Administration Committee meeting.

Communications Plan

A communication strategy will be developed once the Vaughan Civic Centre Campus Master Plan is finalized that includes Council, administration and the public.

Purpose

The purpose of this report is to provide a status update of the Vaughan City Hall Campus Master Plan and propose recommended revisions to the Master Plan for Council's consideration and approval.

Background - Analysis

Council at the Finance and Administrative meeting of January 16, 2012 requested staff to provide a status update on the approved Civic Centre Campus Master Plan at a future working session.

At the Council Meeting of May 13, 2002, a City Hall Location Study prepared by Sorensen, Gravely, Lowes consultants (dated April 2002) was approved by Council that recommended that the Civic Centre precinct be planned to include the following:

- Vaughan City Hall
- Performing Arts Centre / Cultural Centre/Theatre
- Library
- Public/private recreation
- Other government offices / facilities (i.e. health/medical)

Following an extensive site evaluation process, Council at their April 14, 2003, meeting approved the selection of the existing Civic Centre site, at 2141 Major Mackenzie Drive, as the location for the new Vaughan City Hall. Furthermore it directed staff to initiate the planning and design process of a completely new City Hall building, designed to meet a minimum LEED Silver Standard.

Design Competition

On May 12, 2003, Council directed that the design for the Vaughan City Hall proceed on the basis of an Architectural Design Competition. The competition included the new City Hall building, a Master Plan for the entire Civic Centre site and a municipal park. The Master Plan was to include the construction and phasing of other facilities at the site. Other potential uses identified included a resource library, a mixed-use office building, a retirement home and underground parking.

The Request for Proposal for the Design Competition identified the required components of a Civic Centre Master Plan. The Civic Centre Campus Master Plan would have to consider a phasing in of site components: Phase 1 was to outline the overall design principles of the Civic Centre campus site. This included the need for a 325,000 square foot facility that would accommodate the City's administration (239,000 square feet), a resource library (36,000 square feet) and space for the Hydro Vaughan Distribution Inc. offices (50,000 square feet). Phase 2 would provide the ultimate vision and future evolution of the Civic Centre campus of buildings and site components. It would also identify the potential for the expansion of the City Hall facility by

up to 50,000 square feet and include opportunities for the development of other public use facilities such as a theatre, gallery, living arts centre, and/or a local museum.

As part of Architectural Design Competition for the City Hall site, an extensive public consultation process took place that included a three day open house for the public to view and comment on the proposals for the Civic Centre campus master plan and overall design.

On February 9, 2004, Council approved, as recommended by the competition's jury panel, awarding the Civic Centre project to the firm Kuwabara Payne McKenna Blumberg (KPMB) Architects and the hiring of the firm as the project architect. KPMB Architect's winning design accommodated the required uses in a campus-style design that provided the opportunity to adopt a more flexible phased in strategy.

Phase 1 of the project entailed the design and construction of the new Vaughan City Hall (including the civic administration, daycare, and public library and Vaughan Hydro administration), Civic Square, surface parking and a neighbourhood park of at least 2.4 ha. Phase I also included the demolition and/or removal of all existing structures associated with the City Hall (main building, annex and portables) and the site remediation that may be required pending the recommendations of the Environmental Site Assessment.

This first phase of the project proceeded on a reduced scale, with only the construction of the City Hall. This was a the result of postponing the construction of the Resource Library (36,000 square feet) and the space originally intended for Hydro Vaughan Distribution Inc. to a later phase.

Further refinement of the site Master Plan was to be determined as the phasing in of the future site development would take place.

Early Revisions to Civic Centre Campus Master Plan -2005

Under the original KPMB Master Plan, the City Hall anchored the east end of the site. To the west was the new resource library along Major Mackenzie Drive; and an office building, potentially for the use of Hydro Vaughan Distribution Inc. was located adjacent to the park to the south.

The location and massing of the buildings was critical to the character and function of the site. The buildings created a well-defined and sheltered civic square, under which would be located the majority of the site's future underground parking. The buildings were massed to complement City Hall, in particularly along Major Mackenzie Drive. The library was proposed to continue the City Hall's four story height along Major Mackenzie, with the intention that the consistent height and massing of the two buildings, read as a single unit.

The Master Plan was revised after further discussions with Hydro Vaughan as the company requested that its office building be relocated along the Major Mackenzie Drive frontage with an increase in size to the building (50,000 square feet). Council approved this revision and as a result the library building was relocated to the south of the public square area, just west of the City Hall. Hydro Vaughan head office, however, was later relocated to another site and the resource library location remained south of the public square area, west of City Hall.

Phasing of Construction

The approved Master Plan as found as **Attachment 1** of this report included the phasing of construction in the long -term development of the site. The end state concept that identifies all of the potential buildings with a reliance on below grade parking. The large amount of underground parking provides the optimal use and the increase of public spaces within the civic centre campus.

The phasing of the Master Plan incorporates an east to west progression of build-out working with the site topography and extension of circulation and services. The general approach is that each phase builds on the previous, each provides immediate benefit, and anticipates the phase to follow. The massing and scale of the proposed buildings work sympathetically with the adjacent land use. The new buildings follow the massing principles of the City Hall with higher portions of the buildings being associated with the more urban areas of the site. The lower portions are located adjacent to parkland and residential fabric.

Phase 1 of the project entailed the design and construction of the new City Hall, Civic Square, surface parking and a neighbourhood park of at least 2.4 ha. Phase 1 would also include the demolition and/or removal of all existing structures associated with the old civic centre (main building, annex and portables) and site remediation.

The site remediation included the widening of the main entry drive. This was one of the recommendations of the traffic study performed. The driveway had to also be designed of sufficient length to provide the required queuing for safe and efficient site operations, especially with the increased office space. The study confirmed that the current main signalized entry drive had to be further developed as the original entrance as it was very restricted and did not provide a line of sight with in-coming traffic and internal vehicle movement. This main entry drive, therefore, needed to be widened as it is the primary public and ceremonial access into the site from Major Mackenzie Drive.

The staging of development, post Phase I, was reassessed as it was originally thought that the office and library were the most likely candidates for the next phase of development. However, with funding being made available from the Province, the construction on the new residential senior's building occurred roughly the same time as the construction of the new City Hall. This timing necessitated the need for interim parking solutions and had an impact on how and when the library and office building would proceed to construction.

The final build out and combination of the varied uses reinforces the civic square as the central piazza which becomes a destination for various activities. The movement across the civic square from east to west is by a series of steps and stepped terraces which can also function as seating areas overlooking the water feature. The configuration of the transition from east to west works closely with the grading as it slopes down from the City Hall to Keele Street. Incorporated into this movement and in the change in grade, are handicapped ramps and the necessary transitions are worked into the overall hard landscape design.

Comparison Analysis of the Approved Master Plan and Proposed Revised Master Plan

The KPMB currently approved revised Vaughan Civic Centre Master Plan as found in Attachment 1 identifies the phasing and location of the proposed buildings of the campus as originally decided on. The resource library is found on the south side of the campus as a Phase 2 to the site. It also incorporate the increased building area for the proposed office building along Major Mackenzie Drive as a Phase 3 and the addition of a living arts centre as a Phase 4 to the campus along Major Mackenzie Drive.

Approved Civic Centre Campus Master Plan

The approved Master Plan is configured as follows:

Phase 1 – City Hall (completed); Senior's Residence – Maple Glen (completed); demolition of the old civic centre and senior's residence – Maple Manor (currently underway).

Phase 2 - The resource library is located to the west of City Hall and to the south of the civic square/ water feature and north of the park. The massing is that of a lower block appropriate for its adjacency to the park and residential area.

Phase 3 – Forming the north edge of the civic square/ water feature is the office block along Major Mackenzie Drive. The office block would ultimately become the necessary expansion space to the City Hall as the City of Vaughan continues to grow.

Phase 4 - Extending west from the office block is the Living Arts / Theatre building also forming the north edge of the civic square/water feature area. Within the civic square precinct there is the flexibility to accommodate a farmers market or other outdoor activities. A possible auxiliary pavilion could be paired with a City service building which could house operational and maintenance equipment related to the civic square and the water /skating rink feature.

Analysis of this Option

Advantages

- Library connects to water feature to the north and the park to the south.
- Scale of resource library is appropriate for the park to the south.
- A larger building capacity is now able to fit along the Major Mackenzie Drive frontage.

Disadvantages

- Concrete ramp at the civic square creates and physically separates the west portion of the civic square.
- Ramp and grading of the entry road creates problems for circulation at library during interim phase.
- Costs associated with temporary grading and paving to accommodate the library do not bring added value.
- Library site is not utilized effectively as it could accommodate a larger building envelope.
- The future construction sequence of the water feature could create access issues for the library.
- Location of the Living Arts / Theatre building site is tight.
- Grade changes/stepping around the public square area creates accessibility issues.

Proposed Revisions to the Civic Centre Campus Master Plan -2013

The KPMB proposed revised Master Plan outlines a new updated Campus Master Plan and is found as **Attachment 2** of this report.

The proposed 2013 revised Master Plan is configured as follows:

Phase 1 – City Hall (completed); Seniors Residence- Maple Glen (completed); demolition of old City Hall and senior's residence –Maple Manor (currently underway).

Phase 2 - The library has been relocated at the north-west extent of the civic square and water feature. It is located at a point of prominence from Major Mackenzie and is visible from the Keele and Major Mackenzie intersection. This new location provides better visibility and pedestrian and public transportation access to the building by the public.

Phase 3 - Forming the north edge of the civic square and water feature is the office block along Major Mackenzie Drive. The office block would ultimately become the necessary expansion space to the City Hall as the City of Vaughan continues to grow. Within the civic square precinct there is the flexibility to accommodate a farmers market or other outdoor structured activities. A possible auxiliary pavilion is paired with a City service building which would house operational and maintenance equipment related to the civic square and the water /skating rink feature.

Phase 4- The Living Arts Centre/ Theatre building is located to the west of the City Hall and to the south of the civic square/water feature and park. This proposal now creates an intermediate size building that would occupy the full extent of the area along the length of the water feature and civic square. The public areas would front onto the civic square.

Analysis of this Option

Advantages

- Concrete ramp and parking can remain during Phase 2 (Library).
- Minimal additional infrastructure and costs to execute library.
- Better visibility and pedestrian and public transportation access to the library building by the public.
- More exposure of the library facility along Major Mackenzie Drive for residents.
- Interim parking will be to the east of the library.
- Maximized footprints on larger parcels of land.
- Cost-effective phasing.
- Optimal grading connections.
- Links to underground parking from larger buildings.
- Cultural programming can be accommodated in the park.
- Activated Maple allee (walkway extending across campus to Keele Street).
- Larger Theatre/Living Arts Site.
- Better library visibility with a connection to Major Mackenzie.

Disadvantages

- Centre of site would remain as is for a longer period of time.

The new proposed Master Plan as a number of advantages and as such is the preferred option. These advantages which include the better utilization of the site, better grading connections and a greater potential to realize cost savings.

It is recommended that the architect further refine the plan by exploring the possibility of reducing the size of the outdoor skating rink /water feature to create a larger public events area and a reduction in the stepping and ramping of the public area in order to increase the accessibility of the public square area. Any additional comments from Council from the discussion at the working session will also be explored by the architect.

These proposed modifications will create a public square area that can accommodate larger public gathering for City and community events such as Canada Day festival, concert series, cultural celebrations, etc. By modifying the stepping and ramping of the site, the public square will be more accessible and easier for the City and public to utilize as a public gathering place. Additional landscape and design considerations will be considered after discussions with the City's Design Review Panel and Planning Department staff.

Preliminary discussions have already taken place with the Vaughan Public Library Board as it relates to the proposed re-location of the resource library. All comments received have been positive, however, Council's decision will be formally presented to the Library Board at their next meeting.

Should Council agree with staff's recommendation, budget estimates and funding options for the proposed updated 2013 Master Plan, will be finalized and presented at a future Finance and Administration Committee meeting for consideration.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, this project will provide:

- **STRATEGIC GOAL:**
Service Excellence – Providing service excellence to citizens.
- **STRATEGIC OBJECTIVES:**
Pursue Excellence in Service Delivery; and Enhance and Ensure Community Safety, Health and Wellness and Lead and Promote Environmental Sustainability.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated.

Regional Implications

Coordination with the Region as it relates to the timing of the widening of Major Mackenzie Drive will be required. Opportunities to strengthen connections from the site to the Maple Go Secondary Plan area will be explored with the Region, Metrolinx and as part of the future redevelopment along Major Mackenzie Drive.

Conclusion

The Vaughan Civic Centre Campus Master Plan vision largely remains that of the original Master Plan which formed part of the 2003 competition for the Vaughan City Hall. The principle vision was to create a civic campus of buildings arranged around the edges of a civic plaza composed of buildings and activities of varying uses. The Civic Centre as such becomes a destination for the citizens of Vaughan for a range of interests and activities including work, commerce, play, events, culture and market. This combination of diverse but complementary uses serves to enliven the precinct during a wider range of times during the day and days of the week than what would normally be associated with solely civic administrative activities and business. The general massing and distribution of buildings is shaped to work with the adjacent urban fabric, arterial roads and streetscape to the north, park and residential to the south, berm and GO Rail line to the east and main historic main street to the west.

Attachments

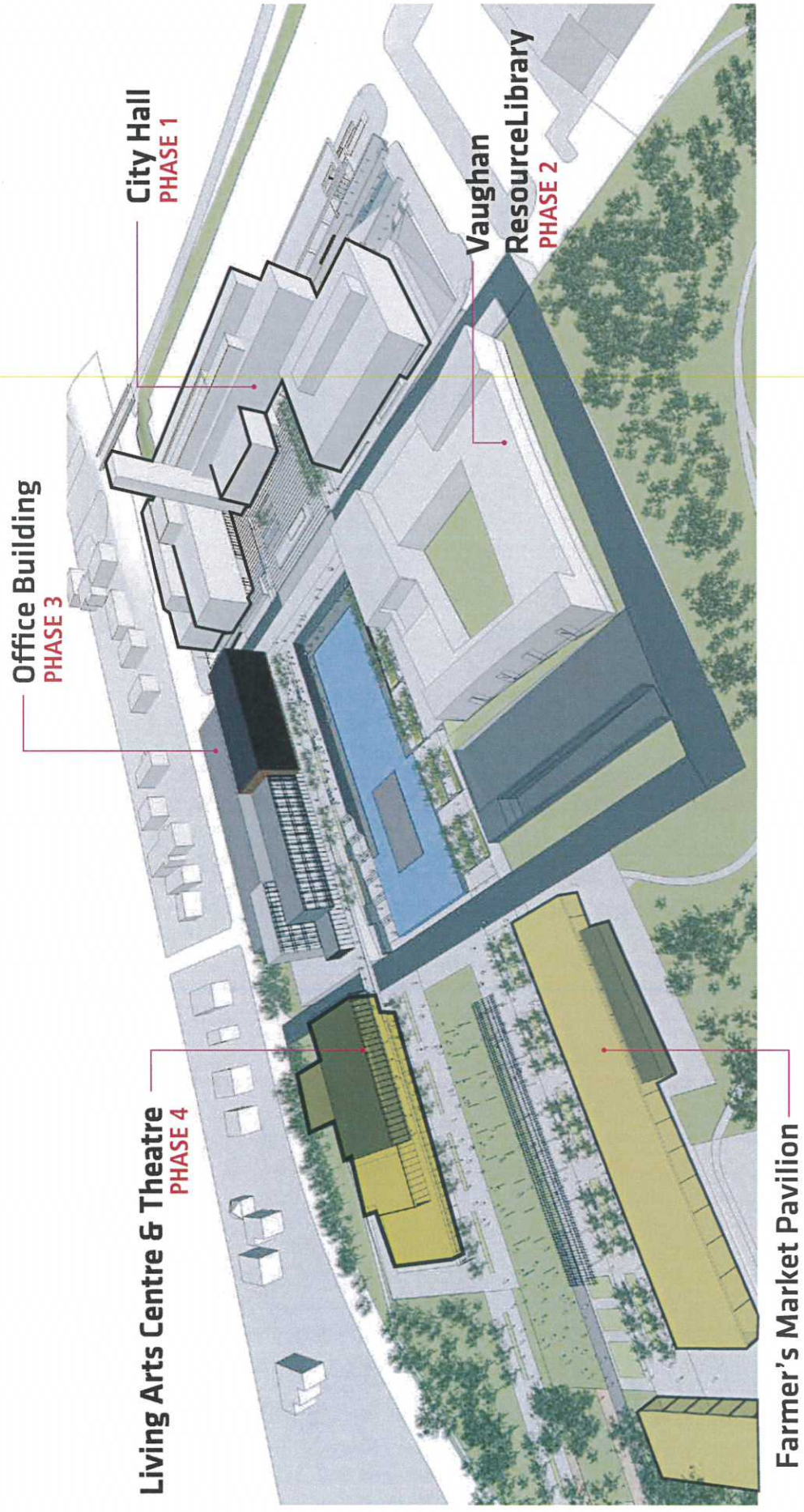
- Attachment 1 – Current Approved Civic Centre Campus Master Plan
- Attachment 2 – Proposed Revisions to the Vaughan Civic Centre Campus Master Plan (2013)
- Attachment 3 – Communication C7 from the Committee of the Whole (Working Session) of March 5, 2013 from the Commissioner of Community Services, dated March 19, 2013.

Report prepared by:

Marlon Kallideen, Commissioner of Community Services, ext. 8501

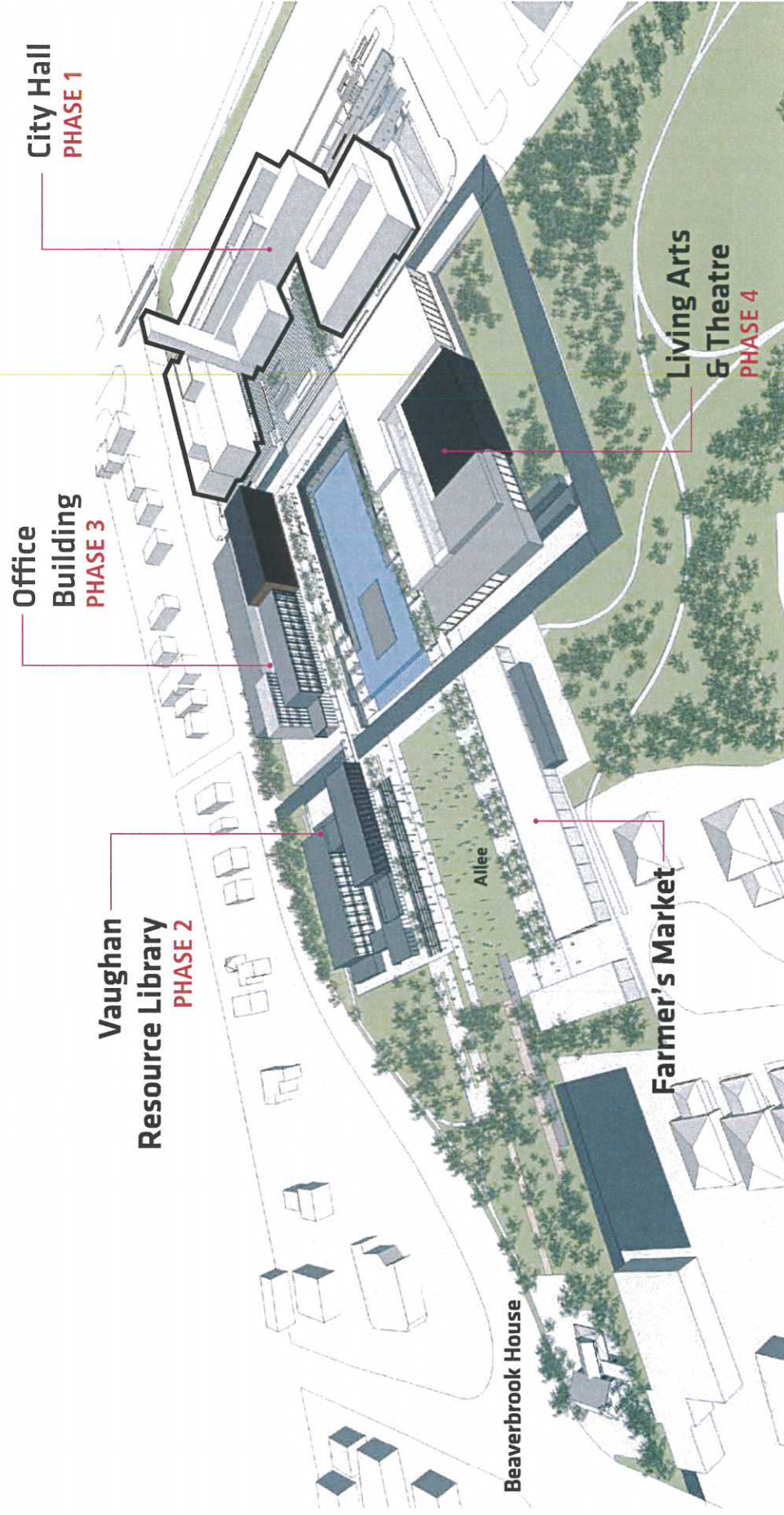
Current Approved Master Plan

Attachment 1



Proposed Revision to the Master Plan

Attachment 2





memorandum

C 7
Item # 3
Report # 12

DATE: March 19, 2013
TO: Mayor Bevilacqua and Members of Council
FROM: Marlon Kallideen, Commissioner of Community Services
COPY: Clayton Harris, City Manager
Senior Management Team
Jeffrey Abrams, City Clerk

COUNCIL – March 19, 2013

RE: **COMMUNICATION – Council Meeting – March 19, 2013**
VAUGHAN CIVIC CENTRE CAMPUS MASTER PLAN - WARD 1

At the Committee of the Whole meeting (Working Session) of March 5, 2013, Council deferred the matter of the Vaughan Civic Centre Campus Master Plan to a future Committee of the Whole (Working Session) to take place prior to the April 23, 2013 Council meeting.

A Special Committee of the Whole (Working Session) has been scheduled to deal with this matter on April 8, 2013. There will be presentations on this topic and general discussion on best-practice relating to civic centre precincts and creating vibrant, accessible civic spaces.

The discussion will be focused on the following topics:

1. Understanding public squares in the context of place making, city building and creating a destination.
2. Examples of vibrant civic centre precincts/civic spaces.
3. Programming civic spaces for active community participation.
4. General overview of the buildings proposed for the site (e.g. library, offices) and how they may help to create a successful public space and meet the needs of the City/residents.

Expert consultants will be brought in as available to assist in providing information to Council on these issues. The goal of the meeting will be to have a general discussion on the civic centre campus. The experts in this field will be on hand to provide additional information to help Council make an informed decision on the Vaughan Civic Centre Master Plan and determine next steps.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'M. Kallideen', written over a horizontal line.

Marlon Kallideen,
Commissioner of Community Services