

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, DECEMBER 17, 2019**

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Item 6, Report No. 39, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 17, 2019.

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**6.     YORK REGION TRANSIT SITE DEVELOPMENT FILE DA.19.062  
          VICINITY OF MAJOR MACKENZIE DRIVE AND JANE STREET**

**The Committee of the Whole recommends:**

- 1)     That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated December 3, 2019, be approved; and**
- 2)     That the coloured elevations submitted by the applicant be received.**

**Recommendations**

- 1.     THAT Site Development File DA.19.062 (York Region Transit) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included on Attachment 1, to the satisfaction of the Development Planning Department, to permit the development of a York Region Transit bus terminal as shown on Attachments 3 to 7.**

## Committee of the Whole (1) Report

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**DATE:** Tuesday, December 03, 2019

**WARD:** 1

**TITLE: YORK REGION TRANSIT  
SITE DEVELOPMENT FILE DA.19.062  
VICINITY OF MAJOR MACKENZIE DRIVE AND JANE STREET**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for Site Development File DA.19.062 for the subject lands shown on Attachment 2, to permit the development of a York Region Transit bus terminal as shown on Attachments 3 to 7.

**Report Highlights**

- York Region Transit proposes to develop the subject lands with a bus terminal consisting of bus platforms, an enclosed waiting area with associated public washrooms, e-bus charging stations, passenger pick-up and drop-off areas, heated shelter and a pedestrian access ramp that will connect to the Mackenzie Vaughan Hospital site via a future pedestrian underpass under Major Mackenzie Drive.
- The Development Planning Department supports the approval of the bus terminal, as it conforms to Vaughan Official Plan 2010, a permitted use by Zoning By-law 1-88, and is compatible with the existing and planned uses in the surrounding area.

**Recommendations**

1. THAT Site Development File DA.19.062 (York Region Transit) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included on Attachment 1, to the satisfaction of the Development Planning Department, to permit the development of a York Region Transit bus terminal as shown on Attachments 3 to 7.

## **Background**

The 1.3 ha subject lands (the 'Subject Lands') are located on the south side of Major Mackenzie Drive, west of Jane Street and are bisected by Amusement Drive as shown on Attachment 3.

### ***A Site Development Application has been submitted to permit the proposed Bus Terminal***

The Owner has submitted Site Development File DA.19.062 (the 'Application') to permit the development of a bus terminal (the 'Development'), as shown on Attachments 3 to 7, consisting of:

- 2 bus platforms, with a total of 12 bus bays
- an enclosed waiting area
- heated shelter
- 4 e-bus charging stations
- a passenger pick-up and drop-off area
- ticket vendor kiosks
- a future pedestrian underpass under Major Mackenzie Drive connecting to the Mackenzie Vaughan Hospital site

## **Previous Reports/Authority**

N/A

## **Analysis and Options**

### ***The Development is consistent with the Provincial Policy Statement 2014***

Section 3 of the *Planning Act* requires that all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement 2014 (the 'PPS'). The PPS provides policy direction on matters of provincial interest on land use planning and development.

The Development Planning Department has reviewed the Development in consideration of the policies of the PPS, specifically Sections 1.1.1, 1.1.3.1, 1.6.1, 1.6.7.1, 1.6.7.2 and 1.6.7.5 regarding utilizing land and infrastructure efficiently, transit supportive density and encouraging a mix of uses.

The Subject Lands are located within a "Settlement Area", as defined by the PPS. The proposed bus terminal will utilize a vacant parcel of land and will support the Mackenzie Vaughan Hospital and the surrounding community. The Development will improve transit mobility by increasing connectivity options within the existing York Region Transit bus network and provide a centralized and safe area where people will be able to efficiently board, disembark and transfer within the existing bus network. The Development is consistent with the PPS.

***The Development conforms to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019***

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan') guides decision making on the development of land by encouraging compact built-form, transit supportive communities, diverse land uses and a range and mix of housing types. The Growth Plan encourages the concentration of population and employment growth within settlement areas and promotes the development of complete communities that offer a mix of housing types, access to local amenities and connections to municipal water and waste water systems. Vaughan Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan. The Development Planning Department has reviewed the Development in consideration of the policies of the Growth Plan, specifically Sections 3.2.2.2 and 3.2.3.

Historically, the Subject Lands have been used as parking for Canada's Wonderland employees. The Development is a transit investment that will transform the underutilized land into an asset for the surrounding community. The Development will enhance connectivity opportunities for transit users, promote an environmentally sustainable form of transportation in Vaughan, and improve mobility throughout the city. The Development is also located along a "Regional Transit Priority Network" and achieves the objectives of improving transportation options within York Region. The Development conforms to the Growth Plan.

***The Development conforms to the York Region Official Plan 2010***

The York Region Official Plan 2010 ('YROP 2010') guides economic, environmental and community building decisions across York Region and encourages compact built form, transit supportive communities, diverse land uses, and a range of housing types.

The Subject Lands are designated 'Urban Area' on Map 1 – 'Regional Structure' of the YROP 2010. The 'Urban Area' designation permits a range of residential, commercial, employment and institutional uses. The Subject Lands are located along Major Mackenzie Drive which is identified as a 'Regional Rapid Transit Corridor' on Map 11 – 'Transit Network' of YROP 2010

The Development Planning Department has reviewed the Development in consideration of the policies of the YROP 2010, specifically Section 7.2 regarding the commitment to providing transit services that is convenient and accessible to all residents and workers of York Region.

The Development prioritizes pedestrian circulation by providing pathways to and from the Subject Lands and ensuring adequate connections are made to planned and existing development, including the Mackenzie Vaughan Hospital site. Active transportation options are encouraged by providing bike racks as part of the Development. The Development is barrier free and will be well illuminated for safety measures.



***The Development conforms to the Vaughan Official Plan 2010***

The Subject Lands are designated 'Theme Park and Entertainment' by Vaughan Official Plan 2010 ('VOP 2010'). The 'Theme Park and Entertainment' designation allows for a range of uses that supports the operation of the existing theme park located south of the Subject Lands.

Policy 4.2.2.4 of VOP 2010 directs that the City of Vaughan collaborates with York Region through the development approval process to secure lands where appropriate, and create transit stations including intermodal terminals, mobility hubs, subway stations, light rail stations and commuter parking areas.

Vaughan Council on July 13, 2010, adopted Official Plan Amendment (OPA) 715, and was subsequently approved by York Region and came into force on September 23, 2010. Vaughan Council on May 7, 2013, approved OPA 725 to amend OPA 715. OPA 715 was amended by OPA 725 on May 7, 2013. OPA 715, as amended provides land use and transportation policy directives for the Subject Lands and the Vaughan Mackenzie Hospital site. The OPA was incorporated into Volume 2, as Site Specific Area 13.6 Vaughan Healthcare Campus which directed that a comprehensive precinct plan for the hospital lands be created, with future public transit opportunities.

Vaughan Council on November 19, 2013, adopted the Vaughan Healthcare Centre Precinct Plan ('VHCP') to create a detailed planning framework to guide development of the Mackenzie Vaughan Hospital site. Figure 1 of the VHCP identifies the Subject Lands as a "Future Transit Hub". Under the directives of the VHCP the Subject Lands were then included on the Draft Plan of Subdivision File 19T-13V007 as Blocks 10 and 11 to serve the surrounding community. York Region subsequently secured the Subject Lands for the sole purpose of a bus terminal. The Development conforms with VOP 2010 and the VHCP.

***The Development complies with Zoning By-law 1-88***

The Subject Lands are zoned 'TPC Theme Park Commercial Zone', as shown on Attachment 2 and is subject to site-specific Exception 9(194) of Zoning By-law 1-88. Section 3.10 (Public Use) of Zoning By-law 1-88 permits the use of any land in any zone for a civic purpose by the City of Vaughan, York Region or other Government Authorities provided that no goods, materials or equipment is stored in the open and lot coverage and yard requirements for the respective zone are complied with. The Development is a civic use operated by York Region Transit and therefore, complies with and is permitted by the "Public Use" section of Zoning By-law 1-88.

***The Development Planning Department supports the Development, subject to the recommendations in this report***

**Site Design**

The Subject Lands are comprised of Blocks 10 and 11, as identified on Attachment 3. Block 11 will be developed with 8 bus bays, including an enclosed waiting area with associated public washrooms, ticket vendor kiosks, maintenance room, and seated/standing waiting areas as shown on Attachment 3. Bicycle racks will be located

to the east of the enclosed waiting area and three at-grade pedestrian crossings will be provided to permit access to the platform. The pedestrian crossing at the northeast corner of the Subject Lands leads to a pedestrian underpass (under Major Mackenzie Drive) connecting to the Vaughan Mackenzie Hospital. E-Bus charging stations will be placed along the south edge of the bus loop for electric bus charging.

Block 10 has a similar design layout, with a bus loop and island platform that will accommodate 4 bus bays. Block 10 includes a heated shelter, 2 e-bus charging stations, and a passenger pick-up and drop-off area. Pedestrian connectivity to the bus platform will be provide by sidewalks along Amusement Drive.

#### Landscape Plan

Extensive landscaping is planned on the Subject Lands as shown on Attachment 4. The platform islands include several plant beds consisting of river stones, perennials, sod, ornamental grasses, shrubs and deciduous trees. A similar design, excluding the plant beds will be incorporated into the perimeter of the Subject Lands to enhance the streetscape (public realm), ensure compliance with the Major Mackenzie Drive Environmental Assessment and offer a natural buffer from the bus loop. The lands north of the passenger pick-up and drop-off area within Block 10, will consist of a combination of existing trees and proposed coniferous trees. The hardscaping component of the plan includes two concrete paving patterns for aesthetic purposes. Anchored aluminum benches are proposed along the island platforms.

#### Elevations

The Development includes a one-storey fully enclosed waiting area, as shown on Attachments 5 to 7. The exterior façade of the waiting area will consist of alumicor thermawall 2600 frame and tinted double glazed glass curtain wall panels. The suspended canopy and remaining cladding will consist of metal panels. In addition, a mechanical tower will extend above the roof level of the enclosed waiting area and will feature the York Region Transit logo, as shown on Attachments 5 to 7.

The landscape plan and building elevations shown on Attachments 4 to 7 conform to the City-Wide Urban Design Guidelines and VHCP. The exterior façade and landscaping treatment will offer aesthetical appeasing view points from the public realm and utilize energy efficient materials including LED lighting. The site is pedestrian friendly and integrated into the existing urban fabric of the community. City staff and York Region Transit have worked collaboratively to ensure final approval of the Development meet the standards of the City-Wide Urban Design Guidelines and VHCP.

#### ***The Vaughan Design Review Panel supports the Development***

The Design Review Panel ('DRP') reviewed the Development on November 29, 2018, and provided comments related to enhancing the pedestrian experience to the Subject Lands. The Owner responded to DRP comments by revising the design to minimize uncontrolled crossings and by proposing fences in strategic locations to direct pedestrians to crosswalks. A more direct (underpass) from the bus terminal to the Mackenzie Vaughan Hospital for people with mobility challenges is proposed.

***The Development achieves a minimum Bronze Sustainability Metrics Threshold Score***

York Region Transit has submitted the completed Sustainability Scoring Tool dated October 7, 2019, in support of the Development. The Development achieves the Bronze Sustainability Threshold Score with an Overall Application Score of 42 and an Overall Community Score of 52. On October 24, 2019, the supporting Summary Letter ('Sustainability Metrics Package') was submitted to the city for approval by the Development Planning Department.

***The Development Engineering Department has no objections to the Development***

The Development Engineering Department ('DE') Department has no objection to the Development. The DE Department must approve the final site servicing plan, site grading plan, functional servicing and stormwater management report prior to the execution of the Site Plan Letter of Undertaking.

***The Toronto and Region Conservation Authority has been circulated***

The Subject Lands are partially located within the Toronto and Region Conservation Authority ('TRCA') regulated area. The Application has been circulated to the TRCA for review and comment. Prior to final Site Plan Approval, York Region must satisfy the requirements of the TRCA.

**Financial Impact**

There are no requirements for new funding associated with this report.

**Broader Regional Impacts/Considerations**

The Subject Lands are owned by York Region Transit. York Region has been directly involved in the design of the bus terminal and its interface with Major Mackenzie Drive. The Site Development application has been circulated to the York Region Community Planning and Development Services Department for review and comment. York Region will continue work with the City of Vaughan to finalize details of the Development.

York Region is currently undertaking an Environmental Assessment ('EA') to review current and future transportation and infrastructure improvements on Major Mackenzie Drive West between Highway 400 and Jane Street. The Subject Lands are located within the EA study area. York Region has been working with the City of Vaughan to ensure that the Development is properly incorporated into the improvements planned for the Major Mackenzie Drive West corridor. This has been achieved through a collaborative effort of ensuring both the EA and bus terminal development conform to the City-Wide Urban Design Guidelines and the VHCP.

## **Conclusion**

Site Development File DA.19.062 has been reviewed in consideration of the applicable Provincial policies, policies of YROP 2010, VOP 2010, VHCP, and the requirements of Zoning By-law 1-88 and the surrounding area context. The Development conforms to VOP 2010, the use is permitted by Zoning By-law 1-88, and the Development is considered appropriate and compatible with the surrounding land uses. Accordingly, the Development Planning Department can support the approval of Site Development File DA.19.062, subject to the Recommendations in this report.

**For more information**, please contact: OluwaKemi Apanisile, Planner, at extension 8210

## **Attachments**

1. Conditions of Site Plan Approval
2. Location Map
3. Site Plan
4. Landscape Plan
5. Building Elevations - North and South on Block 11
6. Building Elevations - East and West on Block 11
7. Renderings of Enclosed Waiting Area on Block 11

## **Prepared by**

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Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

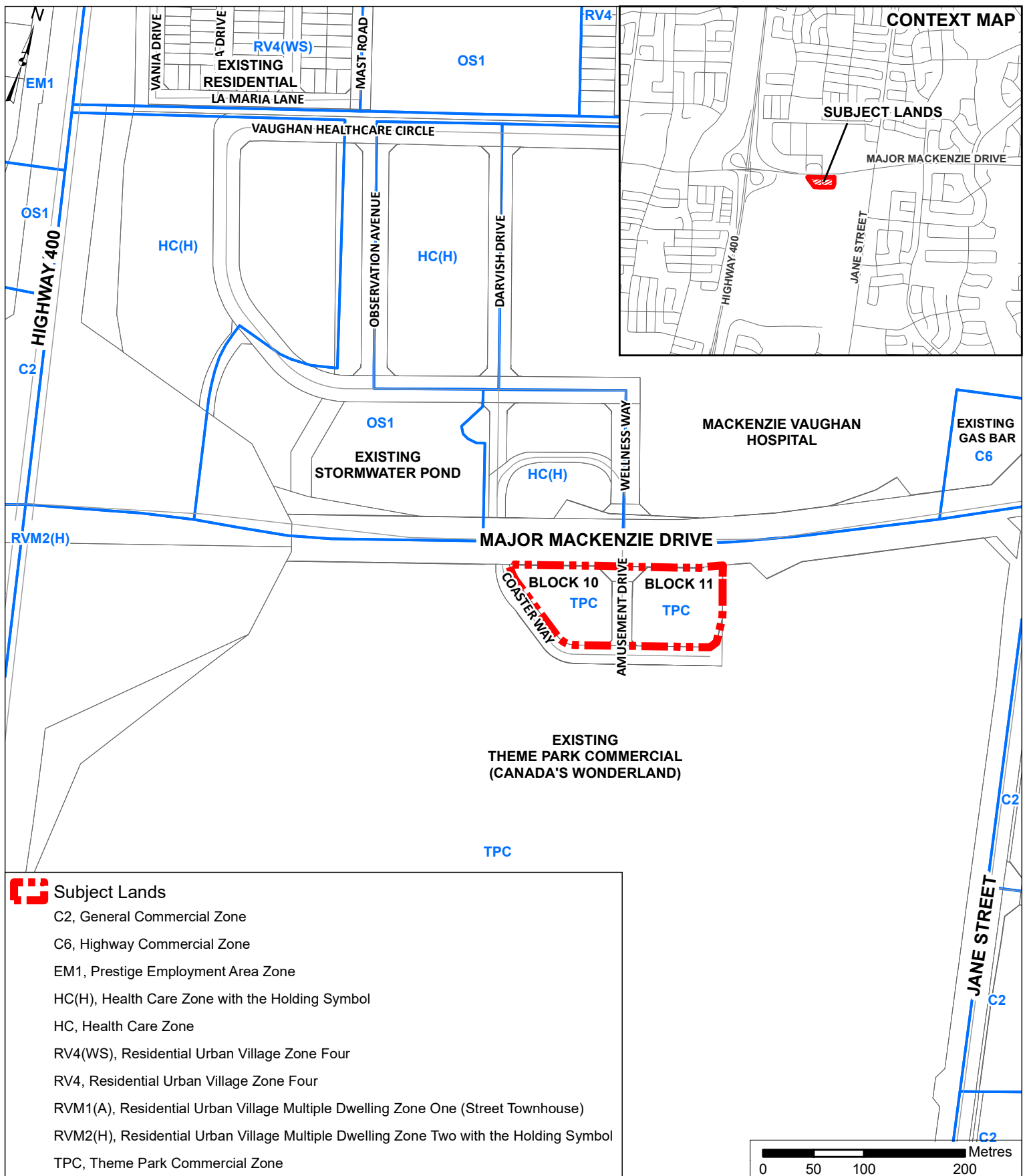
Mauro Peverini, Director of Development Planning, ext. 8407

/LG

## **Attachment 1 – Conditions of Site Plan Approval (City of Vaughan)**

### **Site Development File DA.19.062 (York Region Transit) Conditions of Approval:**

- a) THAT prior to the final Execution of the Letter of Undertaking:
  - i) the Development Planning Department shall approve the final site plan, building elevations, signage plans, lighting plan, landscape plan and details, landscape cost estimate and Sustainability Performance Metrics Summary Letter;
  - ii) the Development Engineering Department shall approve the final site servicing plan, site grading plan, functional servicing and stormwater management report;
  - iii) the Owner shall satisfy all the requirements of York Region;
  - iv) the Owner shall satisfy all requirements of the Ministry of Transportation, including obtaining a Building and Land Use Permit; and
  - v) the Owner shall satisfy all the requirements of the Toronto Region and Conservation Authority.



## Location Map

**LOCATION:**  
Part of Lot 20, Concession 5

**APPLICANT:**  
York Region Transit

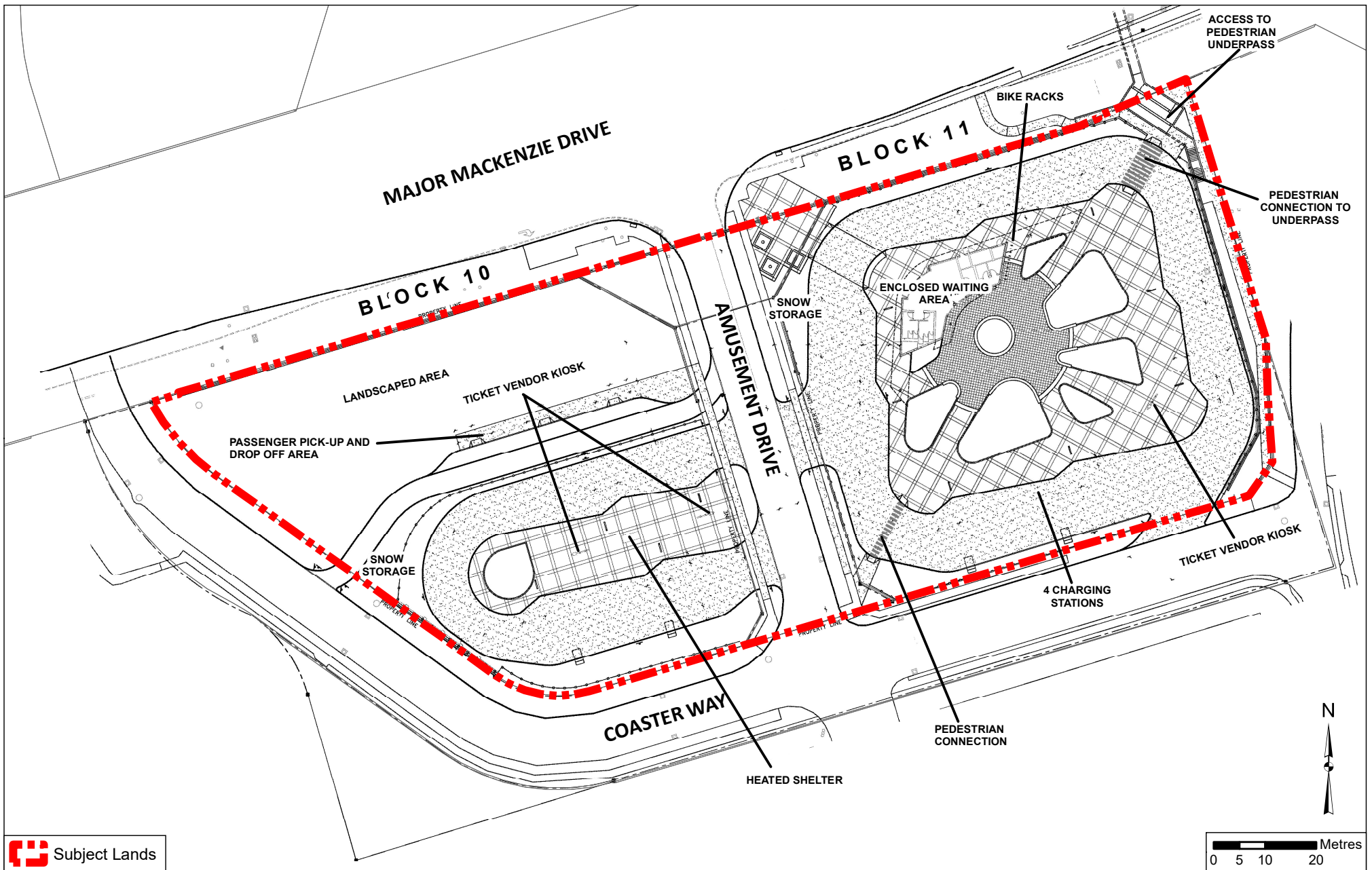


## Attachment

**FILE:**  
DA.19.062

**DATE:**  
December 3, 2019

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## Site Plan

**LOCATION:**  
Part of Lot 20, Concession 5

**APPLICANT:**  
York Region Transit



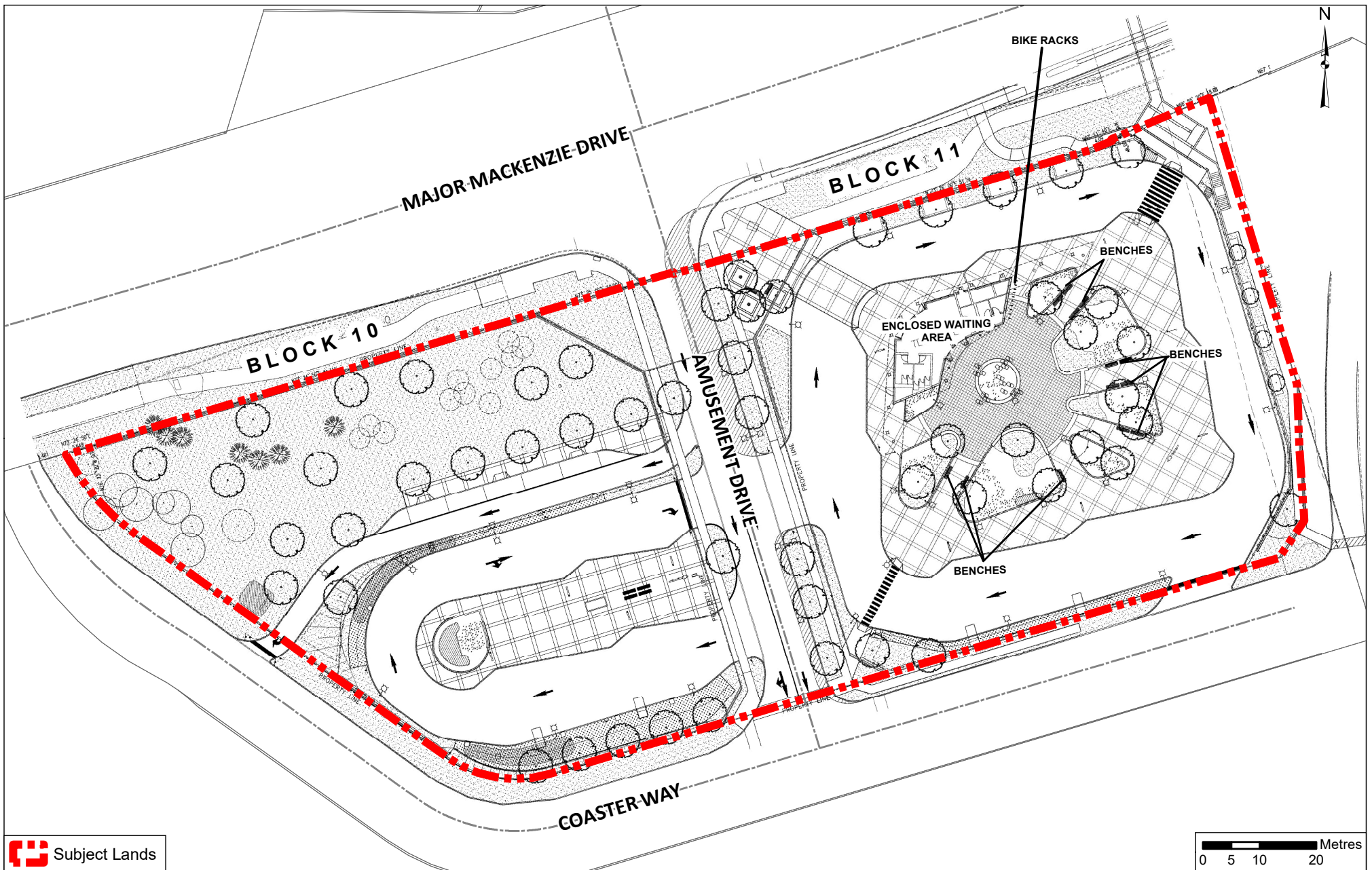
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**FILE:**  
DA.19.062

**DATE:**  
December 3, 2019

**3**





# Landscape Plan

**LOCATION:**  
Part of Lot 20, Concession 5

**APPLICANT:**  
York Region Transit



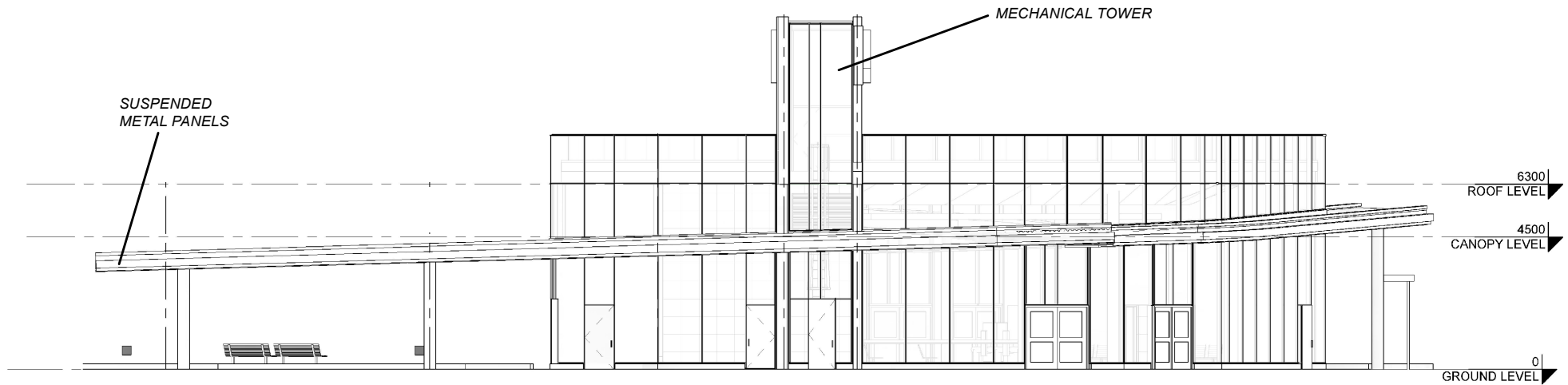
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DA.19.062

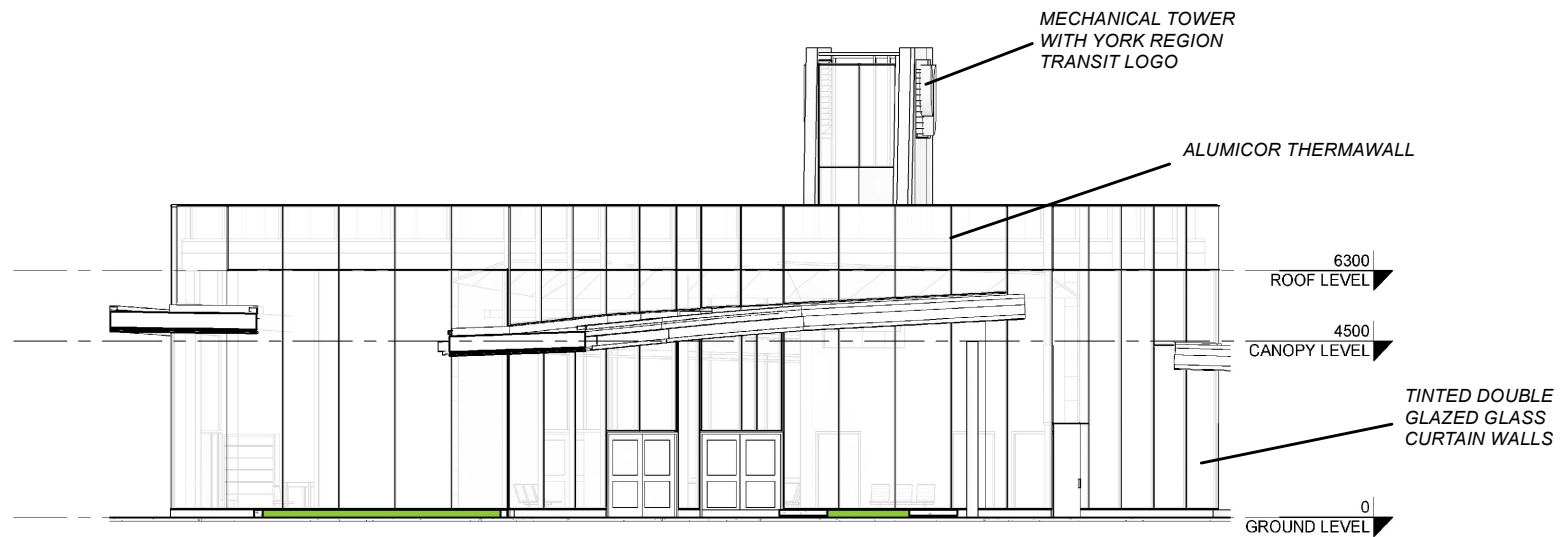
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December 3, 2019

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ENCLOSED WAITING AREA - NORTH ELEVATION



ENCLOSED WAITING AREA - SOUTH ELEVATION

Not to Scale

## Building Elevations - North and South on Block 11

**LOCATION:**  
Part of Lot 20, Concession 5  
**APPLICANT:**  
YORK REGION TRANSIT

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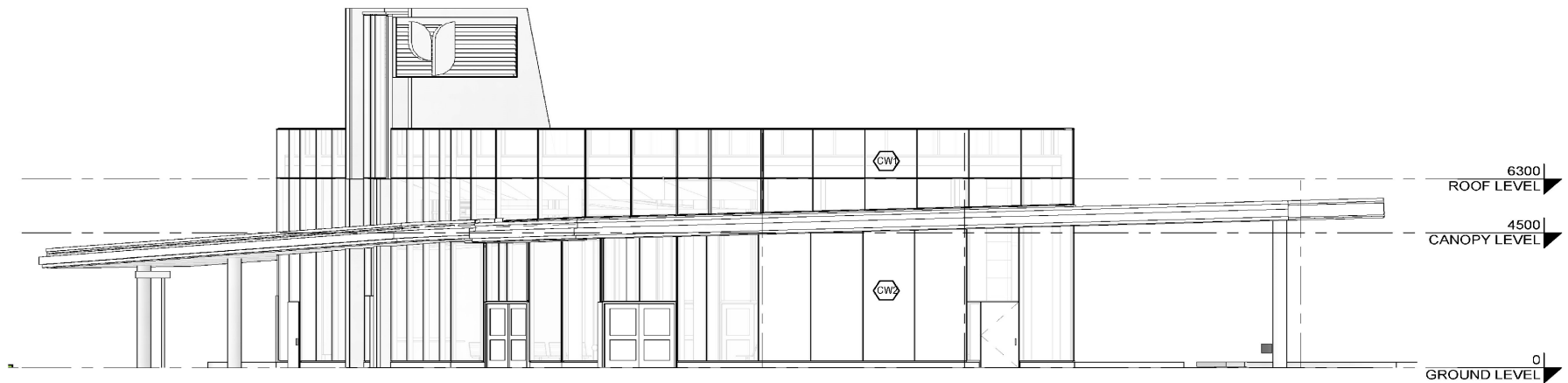
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DA.19.062

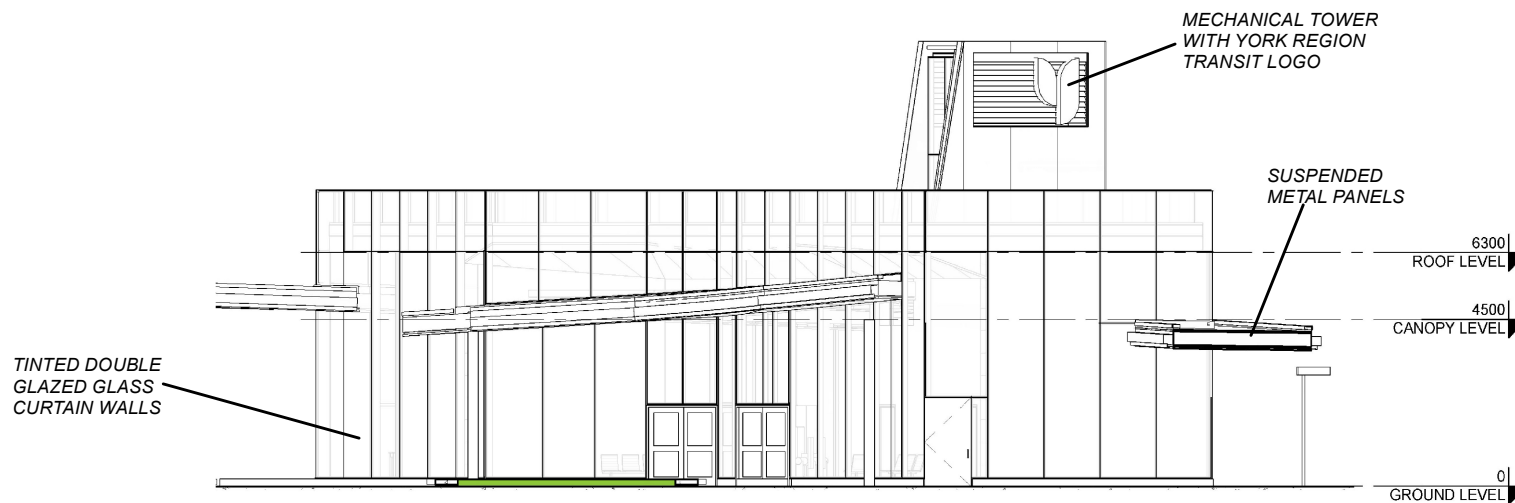
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December 3, 2019

# 5

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ENCLOSED WAITING AREA - EAST ELEVATION



ENCLOSED WAITING AREA - WEST ELEVATION

Not to Scale

## Building Elevations - East and West on Block 11

### LOCATION:

Part of Lot 20, Concession 5

### APPLICANT:

YORK REGION TRANSIT



## Attachment

FILE:  
DA.19.062

DATE:  
December 3, 2019

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FRONT VIEW FROM  
MAJOR MACKENZIE DRIVE



REAR VIEW FROM  
"ISLAND PLATFORM"



Not to Scale

## Renderings of Enclosed Waiting Area on Block 11

### LOCATION:

Part of Lot 20, Concession 5

### APPLICANT:

YORK REGION TRANSIT



## Attachment

FILE:  
DA.19.062

DATE:  
December 3, 2019

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