



Town of Whitchurch-Stouffville Council Report

Item 6

Subject: Highway 48 Corridor Visioning Exercise (D08)

Staff Report No. DS-034-19

Department: Development Services

Date: July 16, 2019

Recommendation:

- 1) That Council authorize staff to initiate a procurement process based on the Terms of Reference as attached to this report; and
- 2) That Council authorize the Mayor and Clerk to sign a funding agreement with FLATO Developments Inc., subject to any revisions made by the Town Solicitor.

1. Purpose:

The purpose of this report is to seek approval from Council of the Terms of Reference and to proceed with the procurement for the Highway 48 Corridor Visioning Exercise.

2. Background:

In May 2018, staff brought forward Report No. DS-023-18 – Proposed Amendment to the Town of Whitchurch-Stouffville Official Plan Gateway Mixed Use Area for Council approval. The purpose of the report was to recommend approval of the proposed Official Plan Amendment (OPA) related to the Gateway Mixed Use Area and related Urban Design Guidelines. The Gateway Mixed Use Area comprises lands at the intersection of Highway 48 and Main Street. Upon completion of the consultant-led study for the area, a preferred land use concept was developed and served as the basis for the preparation of the OPA. Through the approval process for the OPA, Council also recommended the following (Attachment 1):

“That Council request the Director of Development Services to request the City of Markham to instruct their staff to participated in a joint working group with the Town of Whitchurch-Stouffville staff to review all options for transportation, transit, pedestrian connectivity, public safety and municipal services, which would benefit both municipalities, and report back to Council”.

On September 10, 2018, the City of Markham Development Services Committee received the above communication and directed that City of Markham staff proceed to participate in the joint working group and bring back any updates as required.

Since that time, Town and City staff have had a few discussions regarding said working group. Additionally, since that time, the Town has received two requests for employment land conversions from major landowners at the corner of Highway 48 and Hoover Park Drive. While these requests will be reviewed by the Region through their Municipal Comprehensive Review currently being undertaken, this has renewed the interest in developing a more comprehensive and cohesive vision for the Highway 48 corridor.

As such, on May 21, 2019, Council passed another resolution directing staff to work with City of Markham staff through a Joint Working Group to develop a joint vision for the Highway 48 Corridor for consideration by the respective Councils. (Attachment 2).

3. Analysis and Options:

3.1 Proposed Scope of Work

The proposed scope of work has been outlined in a Terms of Reference for Council approval (Attachment 3). The Visioning exercise will undertake a high-level analysis taking into consideration all relevant environmental, social and economic factors to determine the optimal capacity for development including:

- Environmental analysis
- Transportation analysis
- Servicing analysis
- Land use concepts / scenarios

It is anticipated the final report will address the following:

- Guidelines/principles for development and/or redevelopment;
- Review of applicable policy and existing conditions;
- Overall function and desired character of the community;
- Servicing considerations for the study area with specific recommendations for Dickson Hill;
- Address contextual fit and connectivity of existing and potential future land use including the relationship of the lands in each of the two municipalities; and,
- Consideration of options for how to proceed with the land use concepts.

3.2 City of Markham Lands

City of Markham staff have agreed to sit on a joint working group for the Highway 48 visioning exercise. It is anticipated Markham staff will report to their respective Council in the near future. The main interest in the joint working group for Markham is with respect to servicing the hamlet community of Dickson Hill. As such, Dickson Hill has been included in the Study Area. That being said, the Town will take the lead on the Highway 48 Corridor Visioning Exercise, with participation from Markham staff on the joint working group. Recommendations coming from the study, including recommendations for future development and respective planning process and approvals would need to be considered by Markham Council as appropriate.

3.3 Agreement

FLATO Developments (FLATO), a landowner in the vicinity of the Highway 48 corridor, together with other landowners has expressed interests in participating in the visioning exercise and agreed to fund the entire project cost.

An agreement will be prepared and executed between the Town and FLATO whereby FLATO agrees to leaving it with the Town to retain a consultant following the Town's Procurement Bylaw, and manager the project in an open, fair and transparent manner.

It is expected that a landowners' group will be established, and FLATO will be participating in the visioning exercise through that landowners' group. Details of cost sharing will be determined between FLATO and the participating landowners.

Option A (Recommended)

Staff recommend that the Highway 48 Corridor Visioning Exercise proceed to procurement, and that all agreements that bind the developer to fund the study are signed by the Mayor and Clerk.

Option B

Do nothing. This will postpone the development of a shared vision with the City of Markham for the Highway 48 corridor, which will delay any possible input for this area to the Region of York Municipal Comprehensive Review.

4. Financial Implications:

Subject to a mutual agreement between the Town and FLATO, the Highway 48 Corridor Visioning Exercise will be funded by FLATO to the timely completion of the study. FLATO has further agreed that it will not seek a future Development Charges credit for the fund.

5. Attachments:

1. Council Resolution dated May 15, 2018
2. Council Resolution dated May 21, 2019
3. Terms of Reference – Highway 48 Corridor Visioning Exercise

6. Related Reports:

None

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