



November 21, 2016

Mr. Denis Kelly, Regional Clerk  
The Regional Municipality of York  
17250 Yonge Street  
Newmarket, ON L3Y 6Z1

Dear Mr. Kelly:

**RE: NEW KIRBY GO STATION IN BLOCK 27  
CONFIRMATION OF SUPPORT FOR THE KIRBY GO RAIL STATION  
METROLINX REGIONAL EXPRESS RAIL (RER) PROGRAM  
RELATED STUDIES: NEW COMMUNITY AREA  
BLOCK 27 SECONDARY PLAN (FILE-26.4.1) AND  
NORTH VAUGHAN AND NEW COMMUNITIES  
TRANSPORTATION MASTER PLAN (NVNCTMP)**

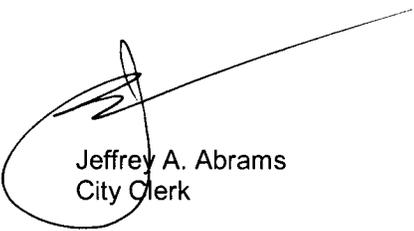
Attached for your information is **Item 11, Report No. 38**, of the Committee of the Whole regarding the above-noted matter which was adopted without amendment, by the Council of the City of Vaughan at its meeting of November 15, 2016.

I draw your attention to Clause 2. of the recommendation as follows:

*"2. That Metrolinx, the Region and landowners continue to work with the City and Stakeholders to ensure delivery of this Station in coordination with planned development in Block 27."*

***To assist us in responding to inquiries, please quote the item and report number.***

Sincerely,



Jeffrey A. Abrams  
City Clerk

Attachment:  
Extract

JAA/as

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016**

Item 11, Report No. 38, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 15, 2016.

*Regional Councillor Di Biase declared an interest with respect to this matter as his children own land in Block 27 given to them by their maternal Grandfather and did not take part in the discussion or vote on the matter.*

**11**

**NEW KIRBY GO STATION IN BLOCK 27  
CONFIRMATION OF SUPPORT FOR THE KIRBY GO RAIL STATION  
METROLINX REGIONAL EXPRESS RAIL (RER) PROGRAM  
RELATED STUDIES: NEW COMMUNITY AREA  
BLOCK 27 SECONDARY PLAN (FILE-26.4.1) AND  
NORTH VAUGHAN AND NEW COMMUNITIES  
TRANSPORTATION MASTER PLAN (NVNCTMP)**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, the Director of Policy Planning and Environmental Sustainability, and the Director of Development Engineering and Infrastructure Planning, dated November 1, 2016, subject to amending recommendation 2 to read as follows:

2. That Metrolinx, the Region and landowners continue to work with the City and Stakeholders to ensure delivery of this Station in coordination with planned development in Block 27.

**Recommendation**

The Deputy City Manager, Planning and Growth Management, the Director of Policy Planning and Environmental Sustainability, and the Director of Development Engineering and Infrastructure Planning, in consultation with the City Solicitor, recommend:

1. THAT Metrolinx be advised that the City of Vaughan accepts the conditions set out in the letter of the President and Chief Executive Officer of Metrolinx to the City Manager dated August 4, 2016, by:
  - (i) Agreeing that the Kirby GO Rail Station be located on the Barrie GO Rail line near the intersection of Kirby Road and Keele Street, in the northeast quadrant of Block 27;
  - (ii) Agreeing to work in consultation with Metrolinx and other partners to implement transit supportive planning regimes around the Kirby GO Rail Station as part of the Block 27 Secondary Plan process and the Transit Hub Sub-study; and
  - (iii) Agreeing to address sustainable station access solutions, through the development of the New Community Area Block 27 Secondary Plan, the Transit Hub Sub-study and the North Vaughan and New Communities Transportation Master Plan (NVNCTMP);
2. THAT Metrolinx, the Region and landowners continue to work with the City and Stakeholders to ensure delivery of this Station concurrent with planned development in Block 27; and
3. THAT the City Clerk circulate this report to Metrolinx, the Ontario Ministry of Transportation and to the Region of York.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016

Item 11, CW Report No. 38 – Page 2

#### **Contribution to Sustainability**

The New Community Area Block 27 Secondary Plan, including the Kirby GO Transit Hub Sub-study, will support the objectives of, "Places to Grow": the Provincial Growth Plan for the Greater Golden Horseshoe, The Big Move Regional Transportation Plan, the York Region Official Plan, the Vaughan Official Plan 2010; and, "Green Directions Vaughan" Community Sustainability and Environmental Master Plan respecting the provision of sustainable development and the creation of complete communities.

The more detailed transit hub sub-study will provide for a greater understanding of the environmental priority areas including limits of the Natural Areas, the mix of land uses and densities, the urban design character, in supportive of the creation of a seamless active and vehicular transportation network throughout the transit hub area. The intention of the study is to promote a vibrant and economically sustainable transit hub and Local Centre that both supports and builds on the higher order transit service. The sub-study will also inform further environmental assessment and transportation studies that will be undertaken by the Region of York and Metrolinx.

#### **Economic Impact**

There will be no economic impact resulting from the approval of this report. The implementation of the commitments required by Metrolinx will be pursued through studies that have been previously funded and are now underway.

The financial strategy for the Station infrastructure and surrounding area will need to be developed in collaboration with the involved stakeholders once the Station site plan requirements are better known in the coming months.

#### **Communications Plan**

City staff will forward a copy of the resulting Council Minutes to the appropriate staff at Metrolinx, the Ontario Ministry of Transportation and the Region of York. A courtesy notice of this Committee of the Whole item was forwarded to the Block 27 Landowners' Consultant on October 18, 2016.

#### **Purpose**

This report seeks Council's endorsement of Metrolinx's requirements respecting the location of the future Kirby GO Station in Block 27, and aspects of the land use plan for the Kirby GO transit hub, prior to the deadline of November 30, 2016. The report also provides a short status update on the Kirby GO Transit Hub Sub-study in the context of the Block 27 Secondary Plan process.

#### **Background - Analysis and Options**

##### **1. Metrolinx's Request for a Council Resolution Respecting the Kirby GO Station**

On June 28, 2016, the Metrolinx Board approved the selection of additional GO stations on the Barrie GO Rail line; including the Kirby GO Station in the northeast quadrant of Block 27, City of Vaughan. Also, there was a requirement for specific actions from those municipalities where the additional GO Regional Express Rail stations were identified. Subsequently, Metrolinx sent correspondence to the City Manager on August 4, 2016, requesting that the City provide confirmation of the following through a Council approved resolution:

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016

#### Item 11, CW Report No. 38 – Page 3

- Agreement with the Station location;
- Commitment to implement transit supportive planning regimes around the station, if such does not already exist; and
- Sustainable station access solutions.

#### **Response to Metrolinx's Request:**

The commitments requested by Metrolinx are consistent with actions that have already been initiated by the City. The selection of the Kirby GO Rail station now provides City staff with greater certainty and the ability to work more closely with Metrolinx, the Region, York Region Transit and the Landowners' Group to achieve a well-designed transit hub. The recently initiated Kirby GO Transit Hub Sub-study which is linked to the New Community Secondary Plan for Block 27 will provide the framework for fulfilling the commitments requested by Metrolinx.

The Kirby GO Transit Hub Sub-study is an extension of the Block 27 Secondary Plan. The purpose of the Sub-study is to address the complexities inherent in the mix of land uses and infrastructure that will need to be accommodated in the Kirby GO transit hub. The study will serve to provide certainty for Metrolinx and stakeholders in future development and infrastructure approval processes. It is focused on delivering an integrated land use and infrastructure plan and supporting policies for the hub area, which will respect the objectives of the pertinent governing agencies and the landowners. Key objectives of the Kirby GO Transit Hub-Sub-study include accommodating:

- a. Transit supportive land uses and infrastructure in consideration of the Natural Heritage Network (NHN), the existing GO Rail line and the required station infrastructure.
- b. The requirement for excellent internal/external road network connectivity and hub area access.
- c. Coordination of the respective needs of all proponents involved (City, Metrolinx, York Region and the Block 27 Landowners).
- d. Achieve Secondary Plan policies which are realistic and implementable through the required range of planning processes.

The sub-study has been underway since May of 2016 and the workplan for the sub-study has been consolidated with the workplans for the Secondary Plan and the NVNCTMP Studies.

#### **The Metrolinx Requests are consistent with the City's Objectives and Actions:**

The City's Consultants for the Kirby GO Transit Hub Sub-study have recommended that the new station be sited as requested by Metrolinx, south of Kirby and west of Keele Street, in the northeast quadrant of Block 27. This recommendation took into consideration the Consultants' review of Metrolinx's technical guidelines related to the placement of new GO Stations (i.e. Distance separation from other stations, track alignment, access, etc.) and other planning considerations.

Respecting the City's commitment to implementing transit supportive land use regimes around the station and sustainable station access solutions, the Kirby GO Transit Hub Study Workplan identifies the Metrolinx Big Move Regional Transportation Plan, Metrolinx Mobility Hub Guidelines and Metrolinx GO Transit Design Requirements Manual as important references for informing the development of the Kirby GO transit hub and detailed land use plan. In addition, the allocation of supportive densities and transit oriented urban design, consistent with the Provincial Growth Plan and the Regional and City Official Plans, will be the foundation for the ultimate land use planning solution.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016

#### Item 11, CW Report No. 38 – Page 4

The City is committed to delivering a land use plan and policy framework for the Kirby GO transit hub that is consistent with the Metrolinx Mobility Hub Guidelines and GO Transit Design Requirements Manual; and that implements Transit Oriented Development consistent with the pertinent planning documents originating with the Province, City and Region. Therefore, it is recommended that the conditions set out in the letter of the President and Chief Executive Officer of Metrolinx to the City Manager dated August 4, 2016 be agreed to and that Metrolinx be advised accordingly.

#### 2. Next Steps in Advancing the Kirby GO Rail Station

Metrolinx's letter of August 4, 2016 also addresses the required next steps to progress the Kirby GO Station to procurement. It proposes the establishment of a working group and workplan to undertake the following tasks:

- (i) Define the station scope and site plan, including multi-modal access.
- (ii) Define the related incremental costs to the current GO RER program.
- (iii) Review the current land use policies in the Kirby Station area, and update as necessary any local policies, guidelines or by-laws to ensure transit supportive uses.
- (iv) Confirm the process, roles and responsibilities to advance Kirby Station to procurement including local community consultations, Transit Project Assessment Processes (TPAPs), the preparation of bid documents, and potential partnerships with developers.

Staff is committed to working with Metrolinx to coordinate our respective planning processes such that the requirements of each organization are addressed effectively and efficiently. City staff met with Metrolinx and York Region staff on August 26, 2016 to begin discussion on advancing the Kirby GO Station land use plan/site plan and to better understand the desired working group composition and terms of reference. The organization of a formal working group to ensure coordinated input and review of key deliverables pertaining to the Kirby GO Transit Hub land use plan and policies will be essential to the success of the project. Our proposed working group would include Metrolinx, the City, the Block 27 LOG, York Region and Transit operators including YRT/VIVA and GO Transit. City Staff will be working with Metrolinx, the Region, and any other agencies to confirm the mandate, governance structure, membership and workplan for the working group.

#### 3. Status Update on the Block 27 Secondary Plan and Kirby GO Transit Hub Sub-study

Work continues on the Block 27 Secondary Plan and the associated transit hub study. Recent actions are summarized below.

##### Completed Tasks

The Block 27 Secondary Plan Study and Kirby GO Transit Hub Sub-study have now progressed to the task of developing the "Hub Area Concept Plan" of the Block 27 Work Program.

The following tasks in the Secondary Plan consolidated work program have been completed since the initiation of the transit hub sub-study:

- (i) The City's Environmental Consultant has undertaken the following additional field studies to address the more detailed planning of the hub area and comments from TRCA and the Ministry of Natural Resources and Forestry (MNRF):

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016

#### Item 11, CW Report No. 38 – Page 5

- a. Anuron (frog and toad) surveys were completed in April, May, and June 2016.
  - b. Fish sampling and aquatic habitat surveys were completed May 2016.
  - c. Surveys of the proposed road crossing areas were undertaken May 2016.
  - d. Breeding bird surveys were completed in June 2016.
- (ii) MNRF undertook wetland evaluation fieldwork in August and September of 2016 to inform the Secondary Plan.
- (iii) The following tasks specifically related to the transit hub sub-study have been completed to date:
- a. Documentation of site conditions.
  - b. Background review and analysis.
  - c. Environmental field work as described in (i) above.
  - d. Finalization of hub area boundaries.
  - e. Development of the draft vision and guiding principles.
  - f. Identification of linkage opportunities, circulation plan, grade separation requirements, GO Station functional requirements, access requirements, and opportunity sites.
  - g. Preparation of a preliminary draft concept plan for the station area.

#### Status of Consultation Process

- (i) Kirby GO Transit Hub Sub-study start-up meeting – April 7, 2016: Brook McIlroy (BMI) Inc., the lead City Consultant for the sub-study, presented information on the characteristics of GO Station mobility hubs, reviewed the purpose and workplan for the study, and provided background information on the study area.
- (ii) Sub-study meeting with the Block 27 Landowner Group and the Metrolinx TAC member for the Block 27 Secondary Plan Study – May 11, 2016: to provide a study overview, present the workplan, site overview, vision and guiding principles, and agenda for the June 9, 2016 public consultation meeting.
- (iii) Public Consultation meeting No. 1 for the sub-study – June 9, 2016: This first public consultation meeting provided an introduction to the sub-study, and update on the Secondary Plan Study and NVNCTMP; explained how the sub-study is related to the Secondary Plan; presented the draft vision and guiding principles; and, permitted questions and feedback from the community and stakeholders. The meeting was attended by approximately 30 residents and stakeholders.
- (iv) Sub-study Project Team meeting- July 11, 2016: Workshop on station elements and conceptual layout. The Vision and Guiding Principles were developed in accordance with Metrolinx's Mobility Hub Guidelines. The environmental features, grade separation options and constraints, transit supportive land uses surrounding the station, and the station structural requirements were all considered. A draft layout for the station area was developed.
- (v) Meeting with Metrolinx - August 26, 2016: City staff met with Metrolinx to discuss the emerging plan for the Kirby GO Station, Metrolinx's requirements for a Council resolution respecting the GO Station site plan; and, to initiate the conversation on a joint working group and program to progress the development of the station.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016

#### Item 11, CW Report No. 38 – Page 6

- (vi) Meeting with Metrolinx – September 9, 2016: The sub-study Project Team met with Metrolinx and York Region staff to present the draft land use concept for the Kirby GO transit hub. The purpose of the meeting was to receive feedback from Metrolinx and the Region to help refine the draft plan in accordance with their requirements. It was also decided in the course of discussions, that a meeting should be scheduled to discuss the governance structure and workplan for the Kirby GO Station working group, for early November of 2016.

#### Next Steps

City staff, in consultation with the Consulting teams, will be advancing the consolidated Work Program for the New Community Area Block 27 Secondary Plan and Kirby GO Transit Hub Sub-study, in coordination with the Working Group Work Program for the Kirby GO Station, once the latter is established. Until such time as the Working Group is established, Secondary Plan deliverables and Milestones will be circulated and discussed with Metrolinx and the Region through the Block 27 Secondary Plan Technical Advisory Committee (TAC). The next milestones anticipated in the Secondary Plan Work Program include:

- Circulation of the Draft Concept Plan for the Secondary Plan, including the more detailed draft Kirby GO Transit Hub Plan (with the planning rationale report for the sub-study), to TAC for comment.
- Scheduling of the second Public Consultation meeting for the Sub-study - in the 4<sup>th</sup> quarter of 2016/ early 1st quarter of 2017, to present the draft Concept Plan for the Kirby GO Transit Station for comment.
- Scheduling of a Committee of the Whole (Working Session) - early in 1<sup>st</sup> quarter of 2017, to provide a status update to Council on the Block 27 Secondary Plan.

In addition, the regular Landowner Group meetings will continue.

#### Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report is consistent with the Term of Council Service Excellence Strategy objectives to:

- Develop transit, cycling and pedestrian options to get around the City;
- Create and manage affordable housing options; and,
- Continue to cultivate an environmentally sustainable City.

#### Regional Implications

York Region staff are members of the Block 27 Secondary Plan Study and NVNCTMP Technical Advisory Committees, and are actively participating in these studies. Regional staff will continue to be active stakeholders in the consultation programs for the Block 27 Secondary Plan and NVNCTMP Studies. These studies will help inform future Environmental Assessments for which the Region will be the proponent; and studies by Metrolinx and the City that may affect Regional infrastructure.

#### Conclusion

The New Community Area Block 27 Secondary Plan Study, including the Kirby GO Transit Hub Sub-study, is well underway. The workplan for the sub-study acknowledges that the principles and requirements for GO Station planning, as set out in Metrolinx's Mobility Hub Guidelines and GO Station Design Requirements Manual, are critical to the ultimate urban design and land use plan for the Kirby GO transit hub. Staff concur with Metrolinx's requested confirmation respecting

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016**

**Item 11, CW Report No. 38 – Page 7**

the location of the Kirby GO Station in Block 27, the importance of implementing transit supportive planning regimes and achieving sustainable access solutions for the hub area. Staff also support the initiative to develop a working group and work program with Metrolinx and the Region, to ensure that each proponent's requirements for the Kirby GO transit hub are respected. This is reflected in the recommendations provided in this report.

**Attachments**

n/a

**Report prepared by:**

Anna Sicilia, Project Manager, New Community Areas  
Winnie Lai, Transportation Project Manager

*Regional Councillor Di Biase declared an interest with respect to this matter as his children own land in Block 27 given to them by their maternal Grandfather and did not take part in the discussion or vote on the matter.*