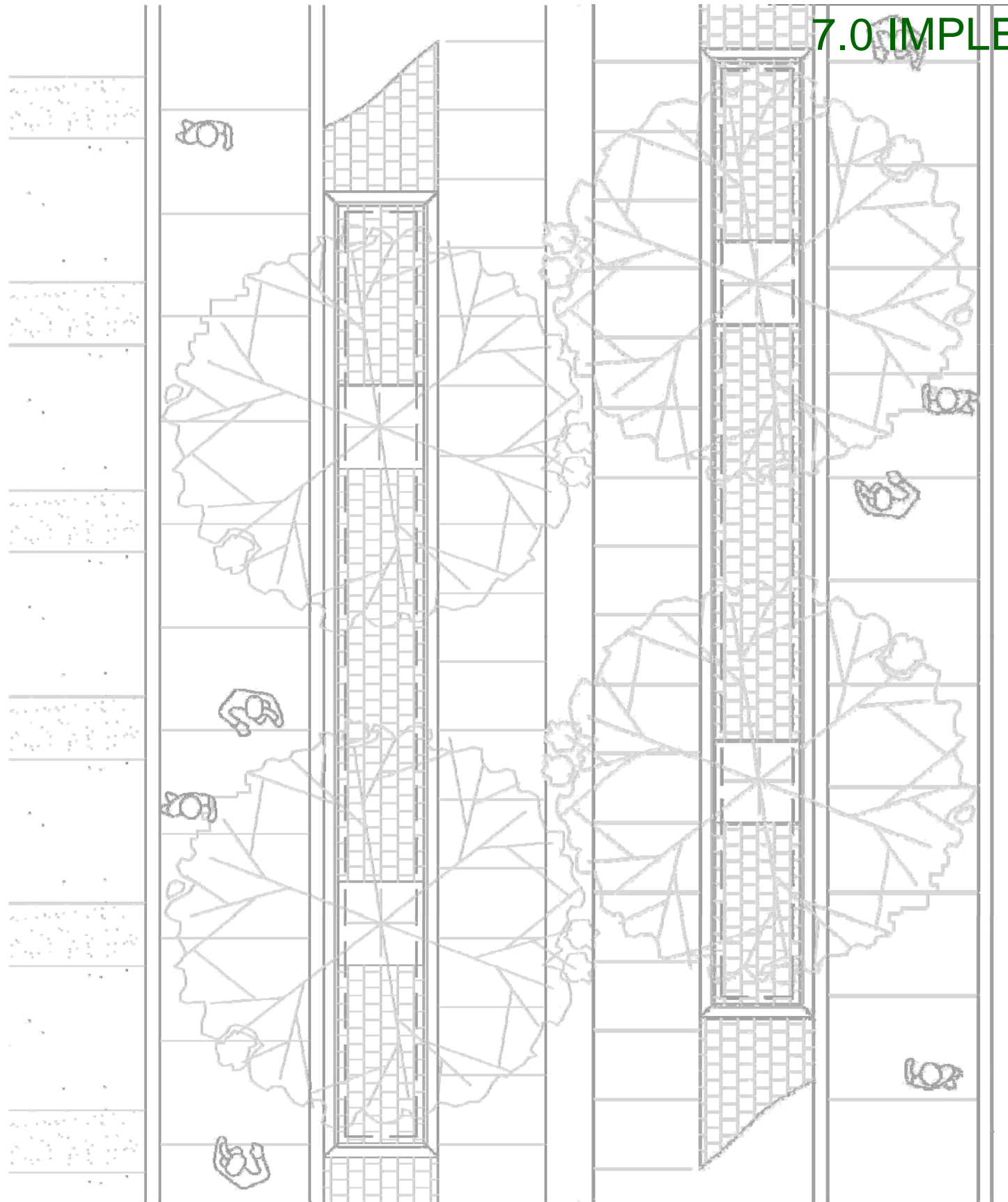


7.0 IMPLEMENTATION AND PHASING CONSIDERATIONS



7.1 Implementation and Phasing

Implementation and phasing of the Carrville District Centre plan depends on a variety of factors and related initiatives. Major infrastructure and public realm improvements such as roads, streetscapes, parks and open spaces are the responsibility of the Region of York and the City of Vaughan, while development of the blocks themselves will be the responsibility of the land owners and developers. The important factor is that these improvements are also inter-dependent. For example, the provision of transit into the site will depend on reaching a critical population threshold.

The considerations noted below are based on known factors at the time of report preparation. We have also included a range of variables that may affect timing and priorities moving forward.

7.1.1 Region of York Initiatives

Roads Implementation Schedule

- Rutherford Road improvements are included within York Region's 10 year capital forecast. The EA is currently underway with construction scheduled for initiation in the 2012 fiscal year.
- Dufferin Street improvements are not within York Region's 10 year capital forecast. However, the Region is undertaking an update of its transportation master plan and the analysis of the network requirements in the vicinity of the Carrville District including Dufferin Street and Rutherford Road may soon be completed. This analysis will likely include a review of the options for Dufferin Street to determine future transit needs.

York Region Transit

- Schedule for transit needs relative to development schedule and depend on reaching critical population thresholds. However, provision and allowance for transit stops, routes and other related infrastructure are anticipated in the road improvements contemplated for Rutherford Road and Dufferin Street as well as local roads.

Municipal Services / Infrastructure

- The availability and timing of water and sewer infrastructure required for urban development will be an important consideration relative to the ability to develop the lands within the study area.

7.1.2 City of Vaughan Initiatives

Parks Development

- The development of community and neighbourhood parks is also dependent on the development schedule of the community. However, given the requirement for and importance of the Village Square relative to the retail and streetscape character of the Main Street it should be considered as part of the infrastructure of the community. The square may also be considered as part of the outdoor activity / multi-use area associated with the surrounding retail and commercial uses and as such could be undertaken and coordinated with the development of the retail / commercial part of the development.
- There are no community facilities such as libraries or community centres contemplated within the study area. The facilities are located in relative proximity, but not within the boundary of the Carrville District Centre.

7.1.3 Owner's Schedule

The Owners of the lands also have a range of considerations relative to the phasing of development within the District Centre.

District Square Precinct as Destination

- The development of the District Square is a crucial element relative to the successful implementation of the retail area. Owners will have to identify the market threshold required to establish the “critical mass” necessary to sustain the required level of commercial retail activity, community participation and interest.
- Phasing of development will be required to respond to market needs. Phase 1 may include retail pads that create the spatial form necessary for the Square and Main Street corridors and allow for future intensification options as demand for the related mixed use develops moving forward. While not been illustrated in this report, the Owners and the City may have to negotiate the built form of Phase 1 to enable the initial phase to proceed.
- In order to fully support the opportunity to successfully develop the square, a partnership may be considered between the City and the Owners to create a fully functional district square and streetscape development within the “Main Street” precinct with strong programming initiatives that will help to create the vibrant destination that is required.

Mixed Use / Residential Community Development

- Low to medium density residential development opportunities exist in the adjacent areas east of Dufferin Street. Future medium to high density intensification opportunities will exist along the Regional Roads and in the area surrounding the square that will “fill-out” the balance of the district. Development of the surrounding streetscape and parks system in parallel with residential and mixed use development will be required as part of the planned community infrastructure.

7.1.4 Variables

There are a range of variables that will affect the implementation of the Carrville District Plan. Many of these variables are inter-dependent and mutually supportive including:

- Development market demand conditions
- Development approvals, processes and timing requirements
- Economic activity and growth supporting demand for development
- Regional road and transit phasing
- Infrastructure availability and timing
- Development costs
- Other considerations relative to each owner and site specific conditions.