

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 30, 2012

Item 3, Report No. 9, of the Finance and Administration Committee, which was adopted without amendment by the Council of the City of Vaughan on September 25, 2012 under Minute No. 138.

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RE-PURPOSING OF FUNDS FOR VAUGHAN METROPOLITAN CENTRE IMPLEMENTATION POLICIES AND DETAILED BUILT FORM AND PUBLIC REALM GUIDELINES

The Finance and Administration Committee recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 24, 2012, be approved; and**
- 2) That this item be referred to the Council meeting of September 25, 2012 for consideration and adoption given its urgency.**

Recommendation

The Commissioner of Planning in consultation with the Director of Budgeting and Financial Planning recommends:

1. That the \$60,000 available in Capital Project, Highway 7 Implementation Policy Study (9822-0-03), be re-purposed to Capital Project, Vaughan Official Plan Review (PL-9003-07), to provide funding for additional detailed urban design policies and guidelines to address stakeholder requests for proposed modifications to the Vaughan Metropolitan Centre (VMC) Secondary Plan;
2. That the Scope of Work for the VMC Implementation Policies and Detailed Built Form and Public Realm Guidelines be prepared by staff; and,
3. That a Scope of Work be issued as per the City's purchasing policies.

Contribution to Sustainability

The additional policies and guidelines will contribute to the creation of complete communities, including environmentally sustainable aspects such as green and intensified built form, design excellence, transportation demand management measures, and transit and pedestrian supportive environments.

Economic Impact

As the funding for this work is sourced from an existing approved budget, no further economic impact is anticipated.

If the re-purposing of these funds is not approved for 2012, the request will be submitted as a new 2013 Capital Budget project.

Communication Plan

The Scope of Work to be prepared by staff, will detail the approach to a consultation and communications plan.

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Purpose

To request that the funds for the Highway 7 Implementation Policy Study (9822-0-03) Capital Project Budget be re-purposed to fund the additional detailed urban design policies and guidelines necessary for inclusion in the VMC Secondary Plan and to implement the directions of the Council approved plan in first new development proposals along and near Highway 7.

The Highway 7 Implementation Policy Study was identified and funded to implement the policy framework for Highway 7; it was placed on hold pending the completion of the Official Plan review, including the VMC Secondary Plan. Given that we are now moving into the implementation stage for the VMC, there is a need to use the funds for the required additional VMC urban design work. The immediate needs for implementation along Highway 7 are covered off in the Council approved and funded Weston/Highway 7 and Concord/GO Secondary Plan Studies. If we have more specific needs related to Highway 7 implementation beyond this, a budget request will be made as the need arises at a later date.

Background - Analysis and Options

As a result of recent applications in the VMC, staff, VMC stakeholders, and the Vaughan Urban Design Review Panel, have identified the need for additional policies and guidelines to ensure appropriate and timely high quality development in Vaughan's downtown. The VMC Secondary Plan is proposed to be modified to reflect the new location for the new bus terminal and to reflect other technical and planning inputs arising through stakeholder consultation towards finalization of the Secondary Plan. More detailed guidance and demonstration is needed on architecture, the buildings' relationship to the public realm, appropriate building to street solutions associated with the different building typologies, and block development in terms of building placement, servicing and open space configurations.

Staff recommend that this additional work be undertaken immediately so that it can be integrated with and inform ongoing modifications to the VMC Secondary Plan, which will be brought forward to a Committee of the Whole meeting in the fall of 2012. In addition, this work is necessary to inform and support the timely review and approval of new development applications and proposals including mixed-use developments along Highway 7 near Jane Street and the first office tower complex for the VMC located just north of Highway 7 on Millway Avenue.

Project Funding Position Summary

Capital Project	Policy Planning	
	9822-0-03	PL-9003-07
Approved Budget	60,000	3,324,340
Less: Expenses & Commitments to Date	-	3,284,390
Current Funds Remaining	60,000	39,950
Re-purposing of funds for Urban Design Policies and Guidelines for VMC Secondary Plan (expansion of scope)	- 60,000	60,000
Capital Budget Remaining	-	99,950

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Relationship to Vaughan Vision 2020

The VMC Secondary Plan is consistent with the priorities set by Council in the Vaughan Vision 2020 Plan and in particular, with the City's commitment to "plan and manage growth and economic vitality".

Regional Implications

n/a

Conclusion

In respect of the above, it is recommended that \$60,000 available in Capital Project, Highway 7 Implementation Policy Study (9822-0-03) be re-purposed to Capital Project, Vaughan Official Plan Review (PL-9003-07), to provide funding to cover additional detailed urban design policies and guidelines for inclusion in the VMC Secondary Plan.

Attachments

n/a

Report prepared by:

Diana Birchall, Director of Policy Planning, ext. 8411