

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013

Item 4, Report No. 10, of the Finance and Administration Committee, which was adopted without amendment by the Council of the City of Vaughan on October 8, 2013.

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ADDITIONAL FUNDING REQUEST FOR RFP11-524 FINALIZATION OF TASKS RESPECTING THE VAUGHAN MILLS CENTRE SECONDARY PLAN WARDS 3 & 4

The Finance and Administration Committee recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 23, 2013:

Recommendation

The Commissioner of Planning in consultation with the Commissioner of Engineering and Public Works, the Acting Commissioner of Finance and the Commissioner of Legal & Administrative Services/City Solicitor recommend:

1. That the authorized maximum cost of the Vaughan Mills Centre Secondary Plan Study be increased from \$233,700.00 (including consulting services, contingency allowance, HST and administration recovery) to the upset budget limit of \$278,000 (Capital Project PL-9026-11) and that the necessary Contract Change Order be executed with the lead consultant, Dialog Ontario Inc.;
2. That the budget for the Vaughan Mills Centre Secondary Plan Study (Capital Project PL-9026-11) (\$278,000), be increased by \$95,000, funded jointly from City-Wide Development Charges (CWDC) – Management Studies in the amount of \$50,000 and \$5,000 from Policy Planning Professional Fees (185001.7520); and \$40,000 from the Corporate OMB Hearings (071000.7707);
3. That the necessary Contract Change Order(s) be executed with the lead consultant Dialog Ontario Inc. to extend the existing contract to include the additional tasks identified in the Scope of Work set out below to a maximum of \$95,000; and
4. That the inclusion of this matter on a Public Committee or Council agenda with respect to increasing Capital Budget identified as “Additional Funding Request for RFP11-524 – Finalization of Tasks Respecting Vaughan Mills Centre Secondary Plan” is deemed sufficient notice pursuant to Section 2(1)(c) of By-law 394-2002.

Contribution to Sustainability

The recommended measures support the objectives of Green Directions Vaughan and the Vaughan Official Plan 2010. Additional transportation analysis and resulting policies will contribute to the creation of complete community, providing for compact pedestrian oriented neighbourhoods, Transportation Demand Management measures and Transit Oriented Development.

Economic Impact

The recommended changes to the current consulting contract for Vaughan Mills Centre Secondary Plan is within the remaining funds in capital project PL-9026-11 (\$39,500) Vaughan Mills Centre Secondary Plan. Additional funding in the amount of \$95,000 is required due to the changes to the scope of the project resulting from the need to undertake additional transportation work in response to the community and stakeholder concerns and the need to coordinate with on-going OMB Hearings. The budget for capital project PL-9026-11 will be increased by \$95,000 and funded as follows:

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- a. City Wide Development Charges (CWDC) - Management Studies - \$50,000
- b. Policy Planning Professional Fees (185001.7520 – Operating Budget) - \$5,000
- c. Corporate OMB Hearings (071000.7704 – Operating Budget) - \$40,000

Communications Plan

Not applicable.

Purpose

The purpose of this report is to obtain Council's approval for:

- 1. An increase of \$39,500 including applicable taxes and administration recovery to the currently approved RFP11-524 for Vaughan Mills Centre study approved by Council on March 20, 2013 in the amount of \$233,700 including contingency, applicable taxes and administration recovery; and
- 2. A budget increase of \$95,000 to the Capital Project PL-9026-11 Vaughan Mills Centre Secondary Plan to provide for a supplementary transportation study, resulting amendments to the draft secondary plan and continuing consultation with affected stakeholders, with respect to several on-going Ontario Municipal Board hearings within the Secondary Plan Area.

Background - Analysis and Options

On March 20, 2012, Council approved the contract award for consulting services to Dialog Ontario Inc. and the MMM Group to assist in the preparation of the Vaughan Mills Centre Secondary Plan (RFP11-254). The total cost was capped at \$233,700 including the consulting contract (\$193,933), the 15% contingency for use at discretion of the Commissioner of Planning (\$29,075), the 1.76% HST (\$3,923) and the 3% Treasury Administration Recovery (\$6,805).

The original assignment tasked the lead consultant Dialog Ontario Inc. with the provision of the planning and project management services including the oversight of the sub-consultants working on the development of the Vaughan Mills Centre Secondary Plan. The MMM Group was the part of the consulting team with the responsibility for the transportation and servicing analyses.

Recommended Changes

a) Adjustments to Approved Budget

Since the original retention of the Consulting Team a number of unanticipated services have been provided. These relate primarily to an acceleration of the process in response to the need to coordinate the Secondary Plan with the on-going OMB processes related to several pre-existing appeals (Files PL070347 "Tesmar Holdings Inc.", PL110419 "Casertano Development Corporation", PL110455 "Sandra Mammone" and the Vaughan Official Plan 2010). In addition, Community input through the public resulted in direction from Council to modify and conduct further study of the road network initially advanced by the Consulting Team. This resulted in extra meetings, technical reviews and the preparation of multiple drafts of the Plan leading up to the Statutory Open House and Public Hearing.

As substantial work remains it will be necessary to fully access the approved budget of \$278,000.

As current disbursements have almost exhausted the original consulting contract of \$193,833 and the contingency has been accessed, it will be necessary to access the remaining funds within the \$278,000 project budget envelope in the amount of \$39,500.

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Therefore, it is recommended that the remaining budget be allocated to the completion of the current consulting contract as necessary and that a Contract Change Order(s) be executed to effect the completion of the Secondary Plan.

b) Additional Scope Work – Transportation Analysis and Resulting Policy Revisions

Based on consultation with York Region, it has been determined that additional transportation work will be required to further refine the phasing policies of the secondary plan. Also, at the Public Hearing on June 11, 2013, staff was directed to modify the transportation network that was originally proposed by deleting the easterly leg of the Astona-Weston Road intersection, which will have implications for the broader system. City staff have also been asked to re-analyze the implications for the surrounding neighbourhoods particularly as it applies to infiltration.

As noted there are several active OMB appeals in process within the Secondary Plan Area. In undertaking the additional transportation work, it will be necessary to take into consideration the supporting transportation studies submitted as part of the appeal process. This work will need to be reviewed in the context of the number of proposed units and the assumptions made in those studies to support the proposed densities. Since the phasing policies resulting from the Secondary Plan process may provide for some level of restriction on the number or timing of new residential units that may be permitted, it will be important to consider both issues concurrently. The number of units and the proposed timing of their construction also have implications for both the internal and external road analysis. The discussion of timing and phasing policies requires a more in-depth examination of the assumptions underlying future traffic conditions (e.g. transit modal split, background traffic growth and timing of network improvements). This analysis will result in a transportation report, which will inform the finalization of the Vaughan Mills Centre Secondary Plan and assist the City in dealing with the OMB appeals.

Additional services would require meetings with stakeholders, time allocated for technical review and revisions to the policies in the Draft Secondary Plan.

The work required to finalize the Vaughan Mills Centre Secondary Plan exceeds what was originally set out in the Scope of Work approved by Council as a result of Council direction at the Public Hearing and the OMB process. In this regard, both Dialog Ontario Inc. and MMM Group have been asked to provide the City with a proposal for additional services, in relation to the City's requirements:

- (i) Attendance of Planning and Engineering consultants estimated at 12 days (96 hours) worth of meeting times with appellants/consultants for OMB related matters;
- (ii) Preparation of presentation material for two public meetings (Planning and Engineering);
- (iii) Requirement for 3 days (42 hours) of time allocated to peer review traffic reports and development proposals from landowners within the study area;
- (iv) Further policy and mapping adjustments;
- (v) Analysis of future background traffic conditions using updated traffic forecasting models, data and methodology; and
- (vi) Site development analysis including the re-examination of development horizons to determine strategic long-term recommendations needed to maintain operations across the transportation network with more emphasis on

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opportunities for greater multimodal transportation options; revision of site trip generation totals and review of transit modal split percentage, site trip assignment assumptions, analysis of revised future total conditions for AM and PM peak hours; and prepare a report incorporating updated development and analysis assumptions as revised traffic analysis results including all text based edits.

In total, the estimated cost of this scope of work is \$95,000. Therefore, it is recommended that the budget for the Vaughan Mills Centre Secondary Plan Study (Capital Project PL-9026-11) be increased by \$95,000 and funded jointly from City-Wide Development Charges (CWDC) – Management Studies in the amount of \$50,000 and \$5,000 from Policy Planning Professional Fees; and \$40,000 from the Corporate OMB Hearings.

PL-9026-11 Vaughan Mills Centre Secondary Plan Financial Summary		
Approved Capital Budget (PL-9026-11)		278,000
Less: RFP11-524 (Approved Mar 20, 2012 CW Report 8)		233,700
Less: Other Expenses/ Commitments to Date		4,800
Current Funds Remaining		39,500
Current Consulting Contract - Change Orders (<i>Estimated</i>)	37,650	
Non Refundable Portion of HST (1.76%)	663	
Sub-Total	38,313	
Administration Recovery (3%)	1,149	
Total Costs for Current Consulting Contract - Change Orders	39,462	39,500
Additional Scope (<i>Estimated</i>)	90,000	
Non Refundable Portion of HST (1.76%)	1,584	
Sub-Total	91,584	
Administration Recovery (3%)	2,748	
Total Costs for Additional Scope	94,332	95,000
Additional Funds Required		(95,000)

Relationship to Vaughan Vision 2020/Strategic Plan

The Vaughan Mills Centre Secondary Plan study is consistent with 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

There are no Regional implications as a result of this report.

Conclusion

The work on the Vaughan Mills Centre Secondary Plan is nearing completion, but the original funding envelope of the consulting contract (\$233,700) is nearly exhausted. The proposed additional funding will permit the existing consulting contract to be increased up to the limit of the approved project budget of \$278,000. (Capital Project PL-9026-11) The amount will be reflected in the Contract Change Order.

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It is also recommended that a further \$95,000 be added to the project budget to complete the additional transportation and related planning work and support the on-going OMB proceedings, leading to the finalization of the Secondary Plan and the resolution of the appeals. It is recommended that the budget for the Vaughan Mills Centre Secondary Plan Study (Capital Project PL-9026-11) be increased by \$95,000 funded \$50,000 from City-Wide Development Charges; \$5,000 from Policy Planning Professional Fees; and \$40,000 from the Corporate OMB Hearings.

Attachments

1. Location Map – Vaughan Mills Centre Secondary Plan Area

Report prepared by:

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)