

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

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The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Urban Design and Cultural Heritage, dated June 16, 2015:

The Commissioner of Planning, Director of Development Planning and Manager of Urban Design and Cultural Heritage, in consultation with the Executive Director, Office of the City Manager, Director of Purchasing Services and the Commissioner of Finance & City Treasurer recommend:

1. THAT DIALOG Ontario Inc. be retained to provide consulting services for RFP15-267, Woodbridge Heritage District Urban Design Streetscape Plan Study, and that the project be funded from the approved Capital Project DP-9029-12 to an upset limit not exceeding \$168,980 plus contingency allowance, applicable taxes and administration recovery.
2. THAT a 15% contingency allowance in the amount of \$25,347 plus applicable taxes be approved, within which the Commissioner of Planning or his designate is authorized to approve change orders to the Contract with DIALOG Ontario Inc., if necessary.
3. THAT the Mayor and City Clerk be authorized to sign the necessary agreements and documents.

Consistent with Green Directions Vaughan, the City's Sustainability and Environmental Master Plan, the Woodbridge Heritage District Urban Design Streetscape Plan will support social, cultural, environmental and economic sustainability, and fulfill a number of goals and objectives outlined by the plan, specifically:

- To ensure sustainable development and redevelopment
- To create a City with sustainable built form
- To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation
- To develop and sustain a network of streets that supports efficient and accessible public and private transit
- To create a vibrant community where citizens, business and visitors thrive
- To foster a City with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage

The unique character of place and success of the public realm is an important foundation for the long term social, cultural and economic sustainability of the Woodbridge Heritage Conservation District. The Woodbridge Heritage District Urban Design Streetscape Plan will provide detailed design guidance and solutions for the public realm and built environment, with the vision of a unique, livable destination that attracts people and investment. The Plan will address the specific cultural and environmental opportunities and conditions of the Woodbridge Heritage Conservation District and surrounding area, including how to successfully integrate new development with the

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floodplain, cultural heritage landscapes and heritage buildings. With a focus on a Streetscape Plan for Woodbridge Avenue, the Plan will provide design solutions to facilitate a connected and legible public realm and associated spaces that promote social interaction and community gathering.

Economic Impact

The total project cost of \$206,000 is required to complete the study and was approved in the 2012 Capital Budget (Project # DP-9029-12 Woodbridge Heritage District Urban Design Streetscape Plan).

The Woodbridge Heritage District Urban Design Streetscape Plan will be developed in accordance with the integrated design and financial strategies outlined in the Vaughan City-Wide Streetscape Implementation Manual and Financial Strategy adopted by Vaughan Council on September 9, 2014, including the following recommendation:

“THAT staff be directed to utilize the financial strategies contained in the Vaughan City-Wide Streetscape Implementation Manual and Financial Strategy to evaluate each proposed streetscape enhancement project with the goal of maximizing developer contributions or other growth related funding sources, while minimizing property tax impacts.”

The Vaughan City-Wide Streetscape Implementation Manual and Financial Strategy provides a standard streetscape classification system and a streetscape costing model that will be utilized for the design and budgeting of this Plan, including capital, operations and maintenance, and replacement costs.

Communications Plan

The Woodbridge Heritage District Urban Design Streetscape Plan will be used as a tool by the City, development community, and stakeholders to guide design development of public and private realm development projects within the study area boundaries. The Consultant will be required to develop and implement a consultation strategy for inclusive and meaningful public, external agencies and stakeholder participation throughout the study process, and to provide instruction on the use and application of the guidelines. A Technical Advisory Committee will be established to facilitate input from key municipal and regional departments, and public agencies. All agenda items and minutes relating to Heritage Vaughan Committee meetings, the Statutory Advisory Committee to Council on heritage matters, are circulated to relevant City departments, applicants and their representatives. A project webpage will be created for the City website to communicate project information and updates to the public.

Purpose

The purpose of this report is to obtain Council authorization to award RFP15-267 to DIALOG Ontario Inc. to develop the Woodbridge Heritage District Urban Design Streetscape Plan Study.

Background

Project Overview:

A Woodbridge Heritage District Urban Design Streetscape Plan Study is necessary to guide future development and improvement of the public realm in the Woodbridge core and vicinity area, as shown on Attachment #1.

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The Plan will provide design guidance on how to implement the approved Heritage Conservation District and Secondary Plan policy frameworks, and specific strategies to enhance the public realm and defining features of the District. As a detailed design framework with design solutions, the Plan will be used to inform public realm investment and guide future development proposals. The Streetscape Plan study process, with a focus on Woodbridge Avenue, will generate a design vision, concept and design component specifications for the Woodbridge Avenue corridor within the study area. The Plan will be in accordance with the approved Vaughan City-Wide Streetscape Implementation Manual and Financial Strategy for Intensification Areas and Heritage Conservation Districts.

Importantly, the Woodbridge Heritage District Urban Design Streetscape Plan Study will provide complementary direction to the Heritage Vaughan Committee for organized and collaborative input to the City of Vaughan and York Region on the upcoming streetscape-related improvements and future development applications. It will also provide further design guidance to be considered when applications are reviewed by the City's Design Review Panel.

Procurement Process:

Item 26, Report No. 23 of the April 29, 2009 Committee of the Whole, which was adopted without amendment by Council of the City of Vaughan on May 26, 2009, resolved:

"A detailed Streetscape Master Plan for the Woodbridge Core area and a costing and implementation plan should be undertaken which builds on the Streetscape Master Plan and costing prepared through the Kipling Avenue Corridor Study."

A Request for Proposal (RFP15-267) was released with a closing date of Thursday, May 7, 2015. The RFP was advertised on Biddingo, Ontario Public Buyers Association, and the City's Bids and Tender's Website on April 16, 2015. The RFP package provided details of the contract, including the evaluation criteria used in the assessment of competing proposal bids. One (1) Addendum was issued on April 30, 2015 to answer questions from the Proponents. Fourteen (14) Plan Takers picked up/downloaded the Bid Documents and six (6) submissions were received from the following Proponents:

1. DIALOG, Toronto, ON
2. FOTENN Consultants Inc., Ottawa ON
3. HOK Inc., Toronto ON
4. MHBC Planning, Kitchener, ON
5. MMM Group, Vancouver, BC
6. The Planning Partnership, Toronto, ON

The package provided details of the contract, including the following criteria used in the evaluation of competing proposal submissions:

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| i. | Qualifications and Experience: | 40% |
| ii. | Quality of the Proposal: | 30% |
| iii. | Project Management: | 20% |
| iv. | Financial: | 10% |

An Evaluation Committee, comprised of staff from Development Planning, Development Engineering and Infrastructure Planning Services, Parks Development, and Capital Delivery and Asset Management, and facilitated by the Purchasing Services Department, carried out the evaluation process. Each proposal was evaluated based on the capability, experience, expertise, and skills of the team members, and in terms of suitability with respect to team organization, project management, and quality of its written presentation. DIALOG Ontario Inc. was the highest scorer.

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The selection process to retain consulting services to develop the Woodbridge Heritage Conservation District Urban Design Streetscape Plan has been completed, and the recommended proponent to carry out the contract is DIALOG Ontario Inc. based on the Committee's evaluation of their proposal and interview.

Financial Summary

RFP15-267	\$ 168,980
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Contingency (15%)	\$ 25,347
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HST (1.76%)	\$ 3,420
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3% administration fees	\$ 5932
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Total Cost	\$ 203,679
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<u>Approved Capital Budget</u>	<u>\$ 206,000</u>
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Balance Remaining	\$ 2,321
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A total contingency amount of 15% of the RFP price (\$25,347) is requested and is covered within the approved Capital budget. Using the City of Vaughan Cost Contingency Matrix, the study is considered a "high" risk level, given the projects' scope, complexity and constraints. The study requires extensive coordination with different agencies, stakeholders, as well as the review of many planning developments and infrastructure improvements of different magnitudes within the Woodbridge Heritage District study area. The 15% contingency allowance has been identified as an appropriate amount to address any unforeseen work in completing the study. Any residual funds will be returned to the original funding sources upon completion of the project.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, specifically:

Service Excellence:

- Promote Community Safety, Health & Wellness
- Lead & Promote Environmental Sustainability
 - i. The guidelines will support non-vehicular modes of transportation.
 - ii. The guidelines will include low impact development and sustainable design consideration and measures.
- Preserve our Heritage & Support Diversity, Arts & Culture
 - i. The guidelines will provide a framework for development within the Heritage Conservation District that will conserve and be sympathetic to cultural heritage resources.

Organizational Excellence:

- Manage Growth & Economic Well-being
 - i. The combination of well-designed buildings and urban design features, attractive public spaces and the preservation and enhancement of cultural and natural assets will contribute to the creation and growth of a high quality neighbourhood.

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- Ensure Financial Sustainability
 - i. The streetscape plan and guidelines will build upon the approved City-Wide Streetscape Implementation Manual and Financial Strategy for Intensification Areas and Heritage Conservation Districts.
 - ii. The streetscape plan and implementation strategy will identify streetscape phasing and funding strategies for the Woodbridge Avenue streetscape within the study area.

Regional Implications

The Woodbridge Heritage District Urban Design Streetscape Plan will build upon and complement Regional policies and will enable the City of Vaughan to apply to York Region's Municipal Streetscape Partnership Program for partnership funding on streetscape enhancements located within a Regional right-of-way. The Study supports the Region of York Official Plan vision of building sustainable communities that achieve the highest standard in urban design, particularly the implementation of the following objective:

5.2.8 To employ the highest standard of urban design, which:

- a. provides pedestrian scale, safety, comfort, accessibility and connectivity
- b. complements the character of existing areas and fosters each community's unique sense of place
- c. promotes sustainable and attractive buildings that minimize energy use
- d. promotes landscaping, public spaces and streetscapes
- e. ensures compatibility with and transition to surrounding land uses
- f. emphasizes walkability and accessibility through strategic building placement and orientation
- g. follows York Region Transit-Oriented Development Guidelines
- h. creates well-defined, centrally-located urban public spaces

Conclusion

The consulting team led by DIALOG Ontario Inc. is well qualified to fulfill the requirements of the contract, and therefore, it is recommended that DIALOG Ontario Inc. be retained by the City of Vaughan to undertake consulting services to develop the Woodbridge Heritage District Urban Design Streetscape to an upset limit not exceeding \$168,980 plus contingency allowance, applicable taxes, and administration recovery.

Attachment

1. Woodbridge Heritage District Urban Design Streetscape Plan Study – Location Map

Report Prepared by:

Maira Wilson, Senior Urban Designer, ext. 8353

(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.)