

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016**

Item 33, Report No. 43, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on December 13, 2016, as follows:

***By receiving Communication C1 from Mr. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, dated December 6, 2016.***

**33**

**COMPREHENSIVE PEER REVIEW FOR  
DEVELOPMENT APPLICATION OP.16.006 ("TORGAN")**

(Referred)

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated December 6, 2016:**

**Recommendation**

The City Clerk on behalf of the Finance, Administration and Audit Committee refers the following recommendation from its meeting of November 28, 2016 to Committee of the Whole for consideration:

**Referral from Finance, Administration and Audit Committee meeting November 28, 2016**

The Finance, Administration and Audit Committee recommends to the Committee of the Whole that the recommendation contained in Communication C5, dated November 14, 2016 from the Deputy City Manager, Planning and Growth Management, distributed at the November 14, 2016 Finance, Administration and Audit Committee (Attachment 1) and referenced in Communication C6 to the November 28, 2016 Finance, Administration and Audit Committee meeting, be approved as follows:

1. That a comprehensive Peer Review for development application OP.16.006 ("Torgan") be undertaken on behalf of the City and such Peer Review be fully funded by the applicant;
2. That the City meet with the owner of the Promenade Mall to determine their future plans;
3. That the City initiate a Secondary Plan study, after additional discussion with stakeholders including the owner of the Promenade Mall, once additional details regarding the potential future use or redevelopment of the Promenade Mall are known; and
4. That in reporting back to Committee of the Whole on confirmation of stakeholder interest in proceeding with the Secondary Plan Study, such report include a detailed scope of work and terms of reference.

**Contribution to Sustainability**

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: To create a City with sustainable built form

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016**

Item 33, CW Report No. 43 – Page 2

#### **Economic Impact**

As noted in the Communication, the recommended Peer Review for application OP.16.006 ("Torgan") is expected to take 4 to 6 months and be fully funded by the applicant in the absence of a required Secondary Plan.

The process to carry out the Promenade Mall Secondary Plan is extensive and could take 36 months to complete. This study is not a Council priority project nor has budget been allocated to carry out the study. The City is currently not resourced from a staffing perspective to support and manage the project in a more cost efficient way as it would be a new project in addition to the existing priorities and work plan. Although it is recommended that a Secondary Plan study not be initiated at this time, should Council direct staff to commence the study without re-prioritizing existing projects, the total cost to complete the Secondary Plan is estimated to be between \$1.1 million to \$1.5 million. This total cost includes the hiring of an external consultant team and the hiring of 3 additional staff resources to support the project for a 3-year period (for the duration of the study).

The 2017 draft budget would require an amendment to add a capital project, funded 90% from General Government Development Charges (\$1,350,000) and 10% from Property Taxation (\$150,000). The General Government Development Charge reserve is already in a negative position and continues to be pressured by the numerous studies being advanced by the City. Should Council decide to approve such a project then staff would need to reprioritize \$150,000 of Property Taxation from the current capital program to accommodate this request within the 3% mandated property tax increase target.

Alternatively, as a means of reducing the economic impact of carrying out the Promenade Secondary Plan study, the City could look to repurpose the existing funds allocated towards the Weston Road and Highway 7 Secondary Plan study in the amount of \$253,000 to partially offset costs as well as reprioritize the existing work plan for the Term of Council Priorities to provide capacity for City staff to accommodate the work needed to complete the project. This option would reduce the net economic impact, however the alternative would also result in other previously approved priorities being delayed. It should be noted that some stakeholders (SmartREIT and others) have requested that the Weston 7 Road / Highway 7 Secondary Plan commence quickly as well.

#### **Communications Plan**

The report and all attachments are available publicly on the Agenda, Minutes & Extract page of the City's website ([www.vaughan.ca](http://www.vaughan.ca)).

#### **Purpose**

The purpose of this report is to bring forward for Committee's consideration a referral of a recommendation from the Finance, Administration and Audit Committee at its meeting of November 28, 2016.

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

At the November 28, 2016 the Finance, Administration and Audit Committee, the Committee approved the above-referenced recommendation and directed that it be forwarded to Committee of the Whole for consideration.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016**

Item 33, CW Report No. 43 – Page 3

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

This report supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to ensure the safety and well-being of citizens; and
- Continue to cultivate an environmentally sustainable city.

**Regional Implications**

N/A

**Conclusion**

As noted in the Communication, due to the current work load in the affected City departments, it is recommended that an external consultant be retained to undertake a Peer Review of application OP.16.006 based on an estimated budget in the range of \$90,000 to \$120,000, to be paid by the applicant as set out in Recommendation 1) to this communication.

It is also recommended that staff report back with more detail to inform a future Promenade Mall Secondary Plan study after there has been definitive discussions with stakeholders, including the owner of the Promenade Mall, regarding their views on the evolution of the mall area.

**Attachments**

1. Communication C5 from the November 14, 2016 Finance, Administration and Audit Committee.

**Report prepared by:**

Adelina Bellisario, Council / Committee Administrator

(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.)