

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016

Item 18, Report No. 7, of the Finance, Administration and Audit Committee, which was adopted without amendment by the Council of the City of Vaughan on June 7, 2016.

18

**REQUEST TO REALLOCATE CAPITAL FUNDING
FOR THE KIPLING AVENUE AND HIGHWAY 7 LAND USE STUDY
AND THE DUFFERIN/CENTRE STREET SECONDARY PLAN STUDY
FILE: 26.14 AND 26.6
WARD 2, 4, AND 5**

The Finance, Administration and Audit Committee recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Policy Planning & Environmental Sustainability, dated May 30, 2016, be approved; and**
- 2) That staff contact the Ministry of Transportation (MTO) and request the status of the South-East and South-West corners of Dufferin Street and Centre Street with respect to the protection of lands for the cloverleaf.**

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Policy Planning & Environmental Sustainability, in consultation with the Director of Financial Planning & Development Finance and Deputy City Treasurer and the Director of Purchasing recommend:

1. That the remaining \$35,338.00 available in the Capital Project for the Concord GO Centre Secondary Plan Study (PL-9024-11) be re-purposed to fund the completion of both the Kipling Avenue and Highway 7 Land Use Study (PL-9547-14) and the Dufferin/Centre Street Secondary Plan Study (PL-9027-12);
2. That the residual funds of Concord GO Centre Secondary Plan Study (PL-9024-11) be split equally between Kipling Avenue and Highway 7 Land Use Study (PL-9547-14) and the Dufferin/Centre Street Secondary Plan Study (PL-9027-12); and
3. That this report, "Request to Reallocate Capital Funding for the Kipling Avenue and Highway 7 Land Use Study and the Dufferin/Centre Street Secondary Plan Study" be deemed to be sufficient notice pursuant to Section 2(1)(c) of By-law 394-2002 with respect to amending the Capital Budget.

Economic Impact

There is no economic impact resulting from this report as the required funding is provided through the reallocation of the residual funds (\$35,338) in capital project PL-9024-11 (Concord GO Centre Secondary Plan) to the Kipling Avenue and Highway 7 Land Use Study (PL-9547-14) and the Dufferin/Centre Street Secondary Plan Study (PL-9027-12). Project PL-9024-11 will be closed after the budget transfer. The above studies are eligible for 90% City-Wide Development Charges (CWDC) - Management Studies and 10% other funding source. If the residual funding from PL-9024-11 is deemed to be insufficient in the future for the additional work required, further Council approval would be sought. The table below illustrates the financial position of the projects after the funds transfer.

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Concord GO Centre Secondary Plan Study (PL-9024-11)

Approved budget	210,048
Actual to date	174,710
Commitment	-
Remaining budget*	<u>35,338</u>

* Note: Residual funds to be split equally between PL-9547-14 and PL-9027-12

Kipling Avenue and Highway 7 Land Use Study (PL-9547-14)

Approved budget	57,657
Budget transfer from PL-9024-11	<u>17,669</u>
Proposed revised budget	75,326
Actual to date	29,151
Commitment	<u>23,259</u>
Remaining budget required for additional work	22,916

Dufferin/Centre Street Secondary Plan Study (PL-9027-12)

Approved budget	67,400
Budget transfer from PL-9024-11	<u>17,669</u>
Proposed revised budget	85,069
Actual to date	37,730
Commitment	<u>21,065</u>
Remaining budget required for additional work	26,274

Communication Plan

Both the Kipling Avenue and Highway 7 Land Use Study (PL-9547-14) and the Dufferin/Centre Street Secondary Plan Study (PL-9027-12) have individual public consultation processes. Approval of this report on a public Council agenda is deemed to be sufficient notice with respect to amending the City's Capital Budget.

Purpose

The purpose of this report is to obtain Council approval for the re-purposing of available funds from the Capital Project for the Concord GO Centre Secondary Plan Study for allocation to both the Kipling Avenue and Highway 7 Land Use Study and the Dufferin/Centre Street Secondary Plan Study.

Background – Analysis and Options

The Concord GO Centre Secondary Plan has been approved

The Concord GO Centre Secondary Plan area is located at the intersection of the Barrie GO Rail Line and Highway 7 and is defined as a "Local Centre" in the Vaughan Official Plan 2010. It was identified as a "Required Secondary Plan Area" on Schedule 14-A to VOP 2010. The City initiated the Secondary Plan study in 2012, which resulted in the adoption of Official Plan Amendment No. 8 on June 24, 2014. The amendment was approved by York Region, with no resulting appeals, and came into effect on May 29, 2015. The project budget was not fully expended, leaving a residual of \$35,338.00. Allocation of the residual funds to projects that are also in the Highway 7/Centre Street Regional Intensification Corridor is consistent with the objective of supporting rapid transit investment in such corridors.

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For greater clarity, the 2016 Capital Budget approved funding for undertaking the Concord GO Mobility Hub Study. The need for this study was identified in the Concord GO Centre Secondary Plan. Its purpose is to plan for a Mobility Hub, consistent with the requirements of the Metrolinx guidelines, which will support the location of a GO Rail Station within the Secondary Plan area. This project has a separate budget and is not reliant on any of residual funding remaining in the originating Concord GO Centre Secondary Plan Study.

Kipling Avenue and Highway 7 Study is underway

Location

The Kipling Avenue and Highway 7 Study is located in the northeast quadrant of Highway 7 and Kipling Avenue, bounded by Burwick Avenue to the north, Highway 7 to the south, Kipling Avenue to the west, and the westerly boundary of the existing elementary school to the east as shown on Attachment 1. The site is located on a Regional Intensification Corridor, as shown on Schedule 1 “Structure Plan” to VOP 2010.

Council Direction

On December 9, 2014 Council directed that a land use study for the northeast quadrant of the Kipling Avenue and Highway 7 area be undertaken to consider appropriate land uses and development criteria, such as the permitted density and building heights and the urban design objectives for the area. The consulting team lead by Meridian Planning was retained to undertake this study.

The Study Process To-Date

Stage 1 of the study has been completed, which included background research and consultation with the landowners within the study area. There have been 2 meetings focusing on the landowners within the study area to obtain their feedback on the opportunities for redevelopment in the study area. The meetings were conducted on September 17, 2015 and February 3, 2016.

The Technical Advisory Committee (TAC) meeting was held on April 5, 2016. The TAC included representatives from the City departments and external public agencies. Issues related to transit, land use, urban design, pedestrian and street networks are being discussed on an ongoing basis. A Public Open House took place on May 5, 2016 to obtain input from the broader neighbour. The purpose of the public meeting was to:

- Introduce the consulting team and study process;
- Provide an opportunity for residents and stakeholders to provide input and feedback;
- Engaging the community in developing appropriate land uses and urban design principles; and
- Identify the vision opportunities and constraints for the study area

Next Steps

Public comments from the recently held May 5, 2016 public meeting will be compiled and considered when moving toward a preferred land use concept. A follow up public meeting to present the preferred concept(s) will be scheduled in the fall of 2016. If required, additional public consultations may be scheduled if warranted. A future Public Hearing has been targeted for the fourth quarter of 2016, or first quarter of 2017

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Tasks Requiring Additional Funding

The remaining budget for this study is approximately \$5000 after the year-to-date expenditures and the commitments specified in the contract. Based on an assessment of the work to-date there is the need to build-in contingencies for the following tasks:

- Additional work for a peer review by a heritage consultant for the evaluation of 5 heritage properties currently identified as “Heritage Properties of Interest” in the study area;
- Additional work to complete a transportation operations assessment to review the proposed internal road network including its intersections at Kipling Avenue and Highway 7; and
- The potential for the addition of up to two public meetings to consult with the community and landowners in the study area.

Preliminary Work on the Dufferin/Centre Street Intersection Secondary Plan Study has been completed.

Location

The Dufferin/Centre Street Intersection Area Secondary Plan Study includes the lands in all 4 quadrants of the Dufferin Street and Centre Street intersection, as shown on Attachment 2. The subject lands are located on a Regional Intensification Corridor as shown on Schedule 1 “Structure Plan” to VOP 2010. It is also identified as a “Required Secondary Plan Area” on Schedule 14-A.

Council Direction

On April 23, 2013 Council directed the initiation of the Dufferin/Centre Street Intersection Secondary Plan Study through the following resolution:

"That staff proceed with the Dufferin/Centre Street Secondary Plan Study (PL-9027), as outlined in Section C.3. (a) of the staff report."

Council approved the retention of a consulting team lead by The Planning Partnership to undertake the Secondary Plan Study.

The Study Process To-Date

The preliminary stages of background research and consultation with internal staff and external agencies, has been completed, in preparation for a program of public consultation.

Next Steps

A public consultation meeting to introduce the consulting team, the project and the study process will occur in June of 2016. Issues related to transit, land use, urban design, pedestrian and internal street networks system will also be discussed. Further public meetings will take place in the Fall of 2016 as the planning for this area evolves.

Tasks Requiring Additional Funding

The remaining budget for this study is approximately \$9,000 after the year-to-date expenditures and commitments specified in the contract. Based on an assessment of the current work to-date there is the need to build-in contingencies for the following tasks:

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- Additional work to complete a feasibility study and functional design review for a potential signalized intersection located at the northerly limit of the study area on Dufferin Street;
- Additional work to complete a transportation operations assessment study associated with a potential internal public road network, including analyses of alternative modes of transportation such as walking, cycling and transit;
- The need to consider potential stormwater management issues at the east end of the site fronting onto Centre Street; and
- Additional public meetings (if required) beyond the current scope of work.

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

This report supports the Term of Council priorities, as outlined in the Service Excellence Strategy Map:

- Improve municipal road network;
- Continue to develop transit, cycling and pedestrian options to get around the City;
- Invest, renew and manage infrastructure and assets.

Regional Implications

The Kipling Avenue and Highway 7 Land Use Study and the Dufferin/Centre Street Secondary Plan Study will be prepared in conformity with the pertinent Regional and Provincial policy requirements. Regional staff is participating on both of the Technical Advisory Committees for these studies. If adopted by Vaughan Council, the resulting Official Plan Amendments will be forwarded to the Region for approval.

Conclusion

The Kipling Avenue and Highway 7 Land Use Study and the Dufferin/Centre Street Secondary Plan Study are both active projects that are currently at various stages in their study processes. Indications are that additional resources will be necessary to ensure that the work necessary to support the completion of the studies is undertaken. The proposed funding will be re-purposed from the Concord GO Centre Secondary Plan study (PL-9024-11), which was successfully completed with a budget surplus. These residual funds will be allocated equally to project PL-9547-14 (Kipling Avenue and Highway 7 Land Use Study) and PL-9027-12 (Dufferin/Centre Street Secondary Plan Study) to cover costs associated with additional work that is beyond the original scope. Approval of this report on a public Council agenda is deemed to be sufficient notice with respect to amending the City's Capital Budget. Therefore, it is recommended that the recommendations set out above be approved.

Attachments

1. Location Map - Kipling Avenue and Highway 7 Study
2. Location Map - Dufferin/Centre Street Secondary Plan Study

Report prepared by

Clement Chong, Planner, ext. 8214

(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.)

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Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Policy Planning & Environmental Sustainability, in consultation with the Director of Financial Planning & Development Finance and Deputy City Treasurer and the Director of Purchasing recommend:

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Attachments

1. Location Map - Kipling Avenue and Highway 7 Study
2. Location Map - Dufferin/Centre Street Secondary Plan Study

Report prepared by

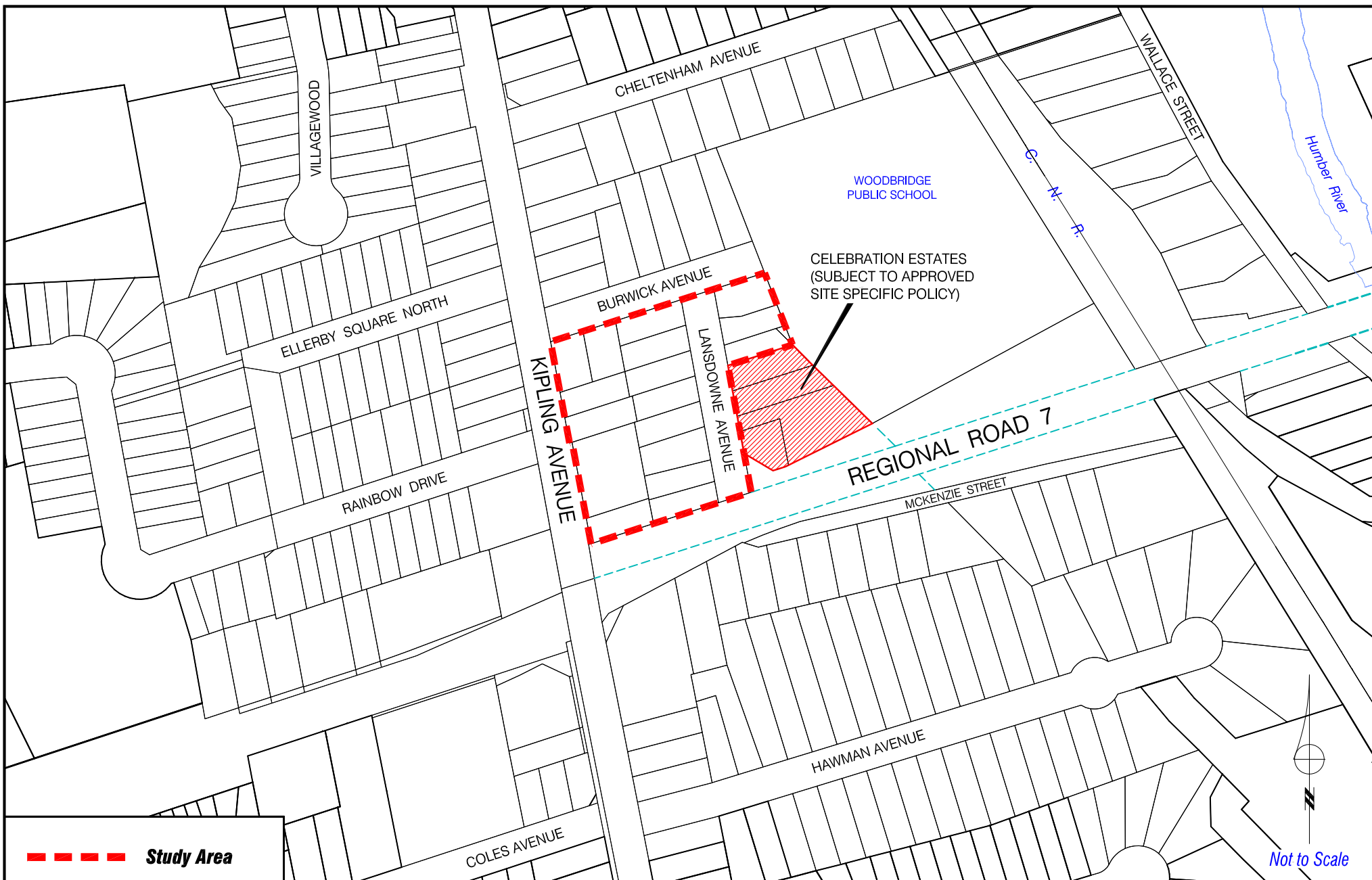
Clement Chong, Planner, ext. 8214

Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

ROY MCQUILLIN
Director of Policy Planning &
Environmental Sustainability

/LM



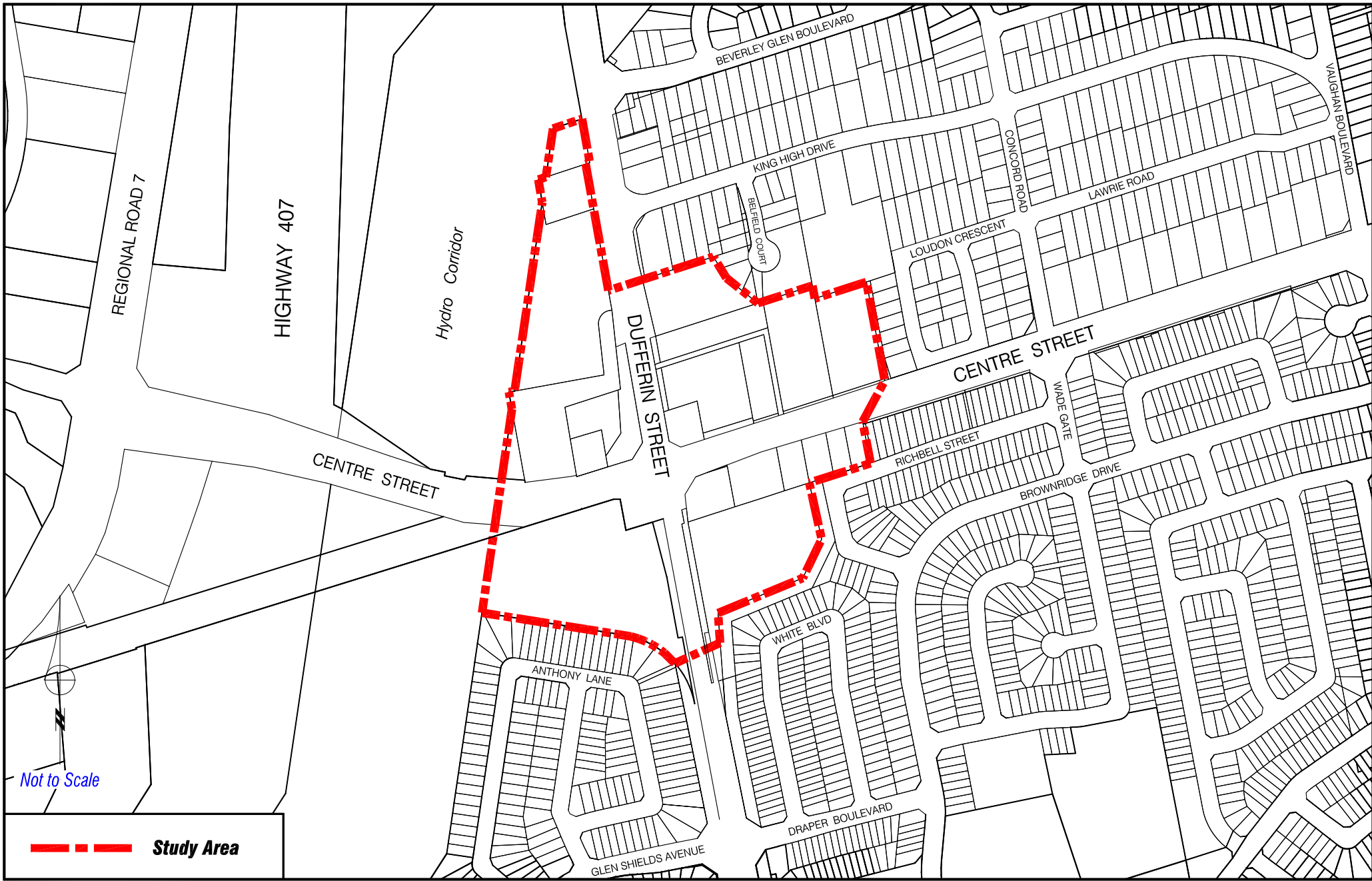
Location Map - Kipling Avenue and Highway 7 Study

LOCATION:
Part of Lot 6, Concession 7



Attachment

FILE:
26.14
DATE:
May 30, 2016



Location Map - Dufferin / Centre Street Area Secondary Plan Study

LOCATION:
Part of Lots 5 & 6, Concessions 2 & 3

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