

COMMITTEE OF THE WHOLE (WORKING SESSION) OCTOBER 29, 2002

**NEW VAUGHAN CIVIC CENTRE (CITY HALL)
COST-BENEFIT ANALYSIS OF ALTERNATIVE AREAS
CONSULTANT'S PRESENTATION OF RESULTS OF ANALYSIS**

Recommendation

The Commissioner of Planning recommends:

That this report and the presentation by KPMG LLP BE RECEIVED;

That Council provide direction to Staff on further action.

Purpose

The purpose of this report is to introduce the presentation by the consultant of the results of the cost-benefit analysis undertaken to assess the three alternative areas that are under consideration as locations for the new Vaughan Civic Centre (City Hall).

Background - Analysis and Options

On May 13, 2002 Council directed that qualified external assistance be retained to prepare a detailed cost-benefit analysis in respect of the two options identified as "moderate mixed-use focus" in the "City Hall Location Study" (April 2002), prepared by Sorenson Gravely Lowes Planning Associates Inc. The two areas identified for consideration were the Vellore District Centre and the Vaughan Corporate Centre.

In July of this year a team led by the management consultant KPMG LLP was retained to conduct the cost-benefit analysis. Assisting KPMG are the firms the Ventin Group (architecture), the McCormick Rankin Corporation (transportation) and Forhan Rogers (planning).

On August 12, 2002, Council received a request from York Major Holdings Inc. to consider a third Civic Centre site alternative. The subject site is located at the northwest corner of Major Mackenzie Drive and the planned extension of McNaughton Road. In addition to a civic centre, the concept plan included a hospital/healthcare facility. On September 23, 2002, Council considered a motion that this third area be added for consideration in the cost-benefit analysis being conducted by KPMG LLP.

At its September 23, 2002 meeting, Council adopted the following motion:

- 1) That staff be directed to meet with representatives of the Simcoe-York District Health Council, the Regional Municipality of York, York Central Hospital and the Ministry of Health and Long Term Care to discuss the feasibility of establishing a hospital or related health care facility in the City of Vaughan;
- 2) That staff report back to Council on the results of the deliberations at first opportunity; and
- 3) That in the interim KPMG L.L.P. add the proposed civic centre site located at the northwest corner of Major Mackenzie Drive and the planned expansion of McNaughton Road, which includes a hospital and medical component, to the cost-benefit analysis of the two alternative civic centre sites now under consideration and that the budget be expanded to include the analysis of this alternative.

On September 24, 2002 the consultant presented its interim report to Committee of the Whole at a Working Session. Committee of the Whole recommended that the Staff Report and the presentation by KPMG LLP be received. Council ratified this recommendation on October 15, 2002. The presentation dealt with the two sites initially identified on May 13, 2002.

KPMG LLP is now in a position to present the draft final results of its cost-benefit analysis of the three civic centre alternatives to Committee of the Whole. It is recommended that a closed session of Committee of the Whole (Working Session) be convened to hear the presentation, as the matter before Committee relates to the proposed or pending acquisition of land for municipal or local board purposes.

Conclusion

Staff are recommending that the presentation by KPMG LLP be received. The consultant will be submitting a full written report subsequent to the Working Session. The presentation allows the consultant to receive further input from Committee of the Whole and permits any comments to be addressed in the final submission, as required.

Staff are also seeking direction from Council on further action. On receipt of direction, Staff will begin to take the steps necessary to implement Council's instructions.

Report prepared by:

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Respectfully submitted,

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Commissioner of Planning

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