

## **COMMITTEE OF THE WHOLE – DECEMBER 1, 2009**

### **VAUGHAN METROPOLITAN CENTRE SERVICING STRATEGY MASTER PLAN CLASS ENVIRONMENTAL ASSESSMENT STUDY ASSIGNMENT ADDITIONAL PROFESSIONAL ENGINEERING FEES WARDS 3 AND 4**

#### **Recommendation**

The Commissioner of Engineering and Public Works, the Commissioner of Planning and the Director of Development/Transportation Engineering, in consultation with the Director of Purchasing Services and the Director of Reserves and Investments recommend:

1. That additional funding in the amount of \$149,200 excluding G.S.T. be approved for professional engineering services by The Municipal Infrastructure Group in connection with the completion of the Vaughan Metropolitan Centre Servicing Strategy Master Plan Class Environmental Assessment Study assignment (Capital Project No. 1596-0-06);
2. That a contingency allowance in the amount of \$20,000 excluding G.S.T., be approved within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the Contract with The Municipal Infrastructure Group;
3. That the budget for Capital Project 1596-0-06 be increased from \$77,000 to \$250,000 to cover the estimated cost of completing the Vaughan Metropolitan Centre Servicing Strategy Master Plan Class Environmental Assessment Study with funding from Development Charges;
4. That the inclusion of this matter on a Public Committee or Council agenda with respect to increasing the capital budget identified as the Vaughan Metropolitan Centre Servicing Strategy Master Plan Class Environmental Assessment Study is deemed sufficient notice pursuant to Section 2(1)(c) of Bylaw 394-2002 and;
5. That the Mayor and Clerk be authorized to sign a Mutual Non-Disclosure Agreement between the City of Vaughan, the Toronto Transit Commission (Spadina Subway Extension Project) and The Municipal Infrastructure Group (TMIG).

#### **Contribution to Sustainability**

The Vaughan Metropolitan Centre Servicing Strategy Master Plan Study will include consideration of Best Management Practices for storm water management including; soak-away pits, rainwater harvesting, green roofs, porous pavement, bioretention areas and wet ponds. The Study will conform to the requirements of the Municipal Engineers Association Municipal Class Environmental Assessment process. In alignment with the City's sustainability strategy, all natural, social, cultural and economic issues will be considered.

#### **Economic Impact**

The current approved funding for the Vaughan Metropolitan Centre Master Servicing Strategy is \$77,000 within Capital Budget Project No. 1596-0-06. Additional funding for the revised scope of engineering services has not been approved in any Capital Budget year.

The additional engineering services required to complete the Vaughan Metropolitan Centre Servicing Strategy Master Plan Class Environmental Assessment Study is estimated to cost \$149,200 plus G.S.T. A 10% contingency allowance is typically carried for Class EA studies of this nature. Accordingly, a new total budget amount of \$250,000 will be required for the study.

## **Communications Plan**

The Vaughan Metropolitan Centre (VMC) Servicing Strategy Master Plan will include a comprehensive public consultation process involving all affected stakeholders. The public consultation process will be conducted in consultation with Staff and the Ward Sub-Committee in accordance with the Master Plan requirements of the Municipal Class Environmental Assessment (Class EA) process. A Notice of Study Commencement will be issued as the first point of contact with the public and relevant stakeholders. This notice will be placed in local press and is intended to allow the public to participate from the beginning of the study, resulting in a proactive and transparent consultation process. In addition, a communications database will be created and kept up to date of all agencies, stakeholders, property owners and other individuals contacted over the duration of the study. It is anticipated that all public consultation associated with this study will be closely coordinated (where possible) with the City's on-going Growth Management Strategy and City-Wide OP Review process.

## **Purpose**

The purpose of this report is to seek Council approval to:

- increase funding for Capital Project No. 1596-0-06;
- expand the scope of professional engineering services and fees associated with the Vaughan Metropolitan Centre Master Servicing Strategy as provided by The Municipal Infrastructure Group; and
- execute a Mutual Non-Disclosure agreement between the City, the Toronto Transit Commission and The Municipal Infrastructure Group.

## **Background - Analysis and Options**

In February of 2008 the engineering consulting firm The Municipal Infrastructure Group (TMIG) was retained by the City to complete the Vaughan Metropolitan Centre Master Servicing Strategy Study. This study was required to identify potential servicing constraints and establish a master servicing plan for the lands subject to Official Plan Amendments 500, 528 and 529 all related to the Vaughan Metropolitan Centre.

The study has been substantially completed by TMIG based on the existing Official Plan. However, the Vaughan Metropolitan Centre (VMC) secondary plan area as originally defined and approved by OPA 500, 528 and 529 is now under review in conjunction with the City's on-going Growth Management Strategy and City-Wide Official Plan review process. The VMC has been identified as a major Regional Growth Centre and will become the terminus point for the Spadina Subway Extension to Vaughan. Accordingly, significant changes to the original secondary plan area are currently under consideration. The VMC Focused Area Study began in early 2009 and is estimated to be completed in early 2010. The new plan will provide updated residential and employment population projections, a revised road network configuration, a boundary expansion from the original approved OP and generally a revised framework.

The original servicing study completed by TMIG must now be updated to suit the new proposed plan under consideration. In addition, the scope of the Study will be expanded to a Municipal Class Environmental Assessment Master Plan to accommodate the imminent detailed design and construction of municipal infrastructure works required to service the VMC Subway Station and the ultimate build-out of the new secondary plan.

The Master Plan Class EA will ensure that infrastructure is comprehensively planned and delivered in a timely manner to support the full build-out of the VMC and the Spadina Subway Extension.

The Master Plan Class EA Study will:

- assist and inform the VMC planning consultant to fulfill the obligations of the City-Wide Official Plan Review and Focus Area Study work;
- identify land and/or easement requirements;
- identify overall infrastructure costs;
- assist in updating the City's Development Charges By-laws;
- undertake preliminary geotechnical and hydro-geological assessments of existing and propose storm water management facilities; and
- provide direction to the Spadina Subway Extension VMC Station design team.

TMIG is very familiar with the servicing infrastructure and related issues within the VMC area. Their work to date has involved coordination with the City's VMC planning consultants and Regional Staff. It is cost effective and timely to allow The Municipal Infrastructure Group to update and expand upon their previous work and to undertake the overall Servicing Strategy Master Plan Class EA Study for the VMC lands.

A proposal has been submitted by The Municipal Infrastructure Group to update the servicing strategy and complete the required Municipal Class Environmental Assessment component for an estimated cost of \$149,200 excluding G.S.T. Staff has reviewed the proposal and is satisfied with the proposed work plan and schedule. The estimated completion date for the study is the spring of 2010.

#### **The Municipal Infrastructure Group**

Phase I Fees	\$ 73,090
Additional Fees and Disbursements	<u>\$149,200</u>
Total Consulting Fees	<u>\$222,290</u>
Contingency Allowance (10%)	<u>\$ 20,000</u>
Sub-Total	<u>\$242,290</u>
GST (5% amount is 100% recoverable)	\$ 12,115
Treasury Administration (3%)	<u>\$ 7,269</u>
Total	<u>\$261,674</u>
Less GST Recoverable	<u>\$(12,115)</u>
<b>Total Cost</b>	<b><u>\$249,559 (Rounded \$250,000)</u></b>
Less Approved Capital Funds (DT-1596-0-06)	<u>\$(77,000)</u>
<b>Additional Required Capital Funds</b>	<b><u>\$173,000</u></b>

Funding for the additional engineering services associated with this study will be from City-Wide Development Charges.

Accordingly, it is recommended that additional capital budget funds for Capital Project 1596-0-06 be approved to cover the required additional professional engineering services to update the VMC Study.

In accordance with TTC policy, TMIG will be required to enter into a Mutual Non-Disclosure Agreement with the City and the TTC. This agreement will ensure that shared information related to the Spadina Subway Extension project remains confidential and is utilized solely for the purpose of completing the scope of their work for the City.

### **Relationship to Vaughan Vision 2020/Strategic Plan**

In consideration of the strategic priorities related to Vaughan Vision 2020, the recommendation of this report will assist in:

- The pursue of excellence in service delivery;
- Leadership initiatives and promotion of environmental sustainability;
- Effective governance; and
- Planning and managing growth, and economic vitality.

Specific Strategic Plan Initiatives applicable to the recommendations made in this report include Vaughan's corporate priorities to :

- Work with other levels of government to continue to support the expansion of the Go Rail System, local transit and the Subway; and
- Support and plan high capacity transit at strategic location throughout the City.

This report is therefore consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

### **Regional Implications**

The Region of York will be identified as one of the key public agency stakeholders on all notification lists associated with this Class EA Study. As such, it is expected that Regional Staff will be involved throughout the duration of the Study and will provide input and comment as required to ensure its successful completion.

### **Conclusion**

Should Council concur with the additional funding request this action would be considered as an amendment to the Capital Budget. Pursuant to the Municipal Act 2001, before amending a budget, a municipality shall give notice of its intention to amend the budget at a Council meeting. Where a capital project has been subject to a public meeting during the adoption of the approved capital budget and where additional funding is required to complete the approved works, inclusion of the matter in a staff report requesting additional funding on a public Committee or Council agenda is deemed to be sufficient notice pursuant to Section 2(1) (c) of By-law 394-2002.

The completion of the Vaughan Metropolitan Centre Servicing Strategy Master Plan Class EA Study will facilitate the efficient and orderly implementation of core municipal infrastructure to support the VMC Subway Station and Transit Oriented Development within the Plan.

### **Attachments**

Not applicable.

**Report prepared by:**

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Respectfully submitted,

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And Public Works

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