

REVISED

COMMITTEE OF THE WHOLE – MARCH 22, 2011

**ADDITIONAL FUNDING REQUEST
FINALIZATION OF TASKS RESPECTING
CITY OF VAUGHAN OFFICIAL PLAN 2010 (VOP 2010)**

Recommendation

The Commissioner of Planning in consultation with the Director of Purchasing Services, and the Director of Reserves and Investments recommends:

1. That the budget for Capital Project PL-9003-07 be increased by \$61,800 to cover the cost of the additional tasks associated with the finalization of the VOP 2010 and funded \$55,620 from CWDC-General Government and \$6,180 from taxation; and
2. That the inclusion of the matter on a Public Committee or Council agenda with respect to increasing the Capital Budget as identified Additional Funding Request – Finalization of Tasks Respective City of Vaughan Official Plan 2010 (VOP 2010) is deemed sufficient notice pursuant to Section 2(1)(c) of By-law 384-2002.

Contribution to Sustainability

The policies of the new City of Vaughan Official Plan 2010 (VOP 2010) provide for more efficient growth management. These policies support the creation of complete communities based on sustainability, natural and built heritage protection, intensified pedestrian friendly built form, transit supportive development and transportation demand management measures.

Economic Impact

The work required to complete VOP 2010 includes the following:

1. Vaughan Metropolitan Centre Study and potential revisions to the Secondary Plan's northwest and southeast quadrants:	\$30,000
2. Changes to the VOP 2010, Volumes 1 and 2, as a result of the Region of York's review and modifications; and, printing costs for the revised documents:	\$30,000
Administration 3%	<u>1,800</u>
TOTAL	<u>\$61,800</u>

The funding request has no impact on either the 2011 Capital or Operating Budgets. The Official Plan Project (PL-9003-07) was approved in 2007. The recommendation is to increase this project budget by \$61,800, to be funded by CWDC-General Government for \$55,620, and \$6,180 will be funded from previously approved taxation funded projects that were completed and closed.

Communications Plan

Not applicable.

Purpose

To request that \$61,800 be added to the Capital Budget for Project PL-9003-07 Vaughan Official Plan, for allocation to the tasks identified in the Economic Impact section of this report.

Background - Analysis and Options

The City of Vaughan Official Plan 2010 was adopted by Vaughan Council on September 7, 2010. This included Volume 2 which contained the Secondary Plans and the area and site specific policies that are to be retained in the plan. At the point of adoption of the plan there was a surplus of \$62,000 in the capital project.

At its meeting on December 14, 2010 Council ratified a Committee of the Whole recommendation to allocate \$62,000 of uncommitted funds to the undertaking of two follow-up studies that were directed by Council on September 7, 2010. The consultants have been retained and the two studies, the Thornhill-Centre Street Land Use Study and the Yonge-Steeles Secondary Plan – Dorian Place review have been started.

(i) Vaughan Metropolitan Centre Area Study and potential revisions to Secondary Plan-northwest and southeast quadrants

As a result of concerns with the adopted plan by landowners, staff have been directed by Council to conduct further work in consultation with two landowners in the VMC. This will require additional funds.

- a) 7601 Jane Street (located between Jane Street and Maplecrete Road, and immediately south of Doughton Road)

As per the Council direction of September 7, 2010, that staff consider the feasibility of landowner requests to designate the entire subject lands under a common designation of "Downtown Mixed-Use", staff, with the aid of the consultant for the VMC, will be undertaking this evaluation. The Council resolution provides as follows:

"WHEREAS Schedule "A" of the draft proposed Official Plan for the City of Vaughan (the "Draft OP") includes the 4.717 hectare property known municipally as 7601 Jane Street (the "Subject Lands") in the City of Vaughan within the boundaries of the "Vaughan Metropolitan Centre", making the Subject Lands subject to the policies of the draft proposed Vaughan Metropolitan Centre Secondary Plan (the "Draft Secondary Plan");

AND WHEREAS the Draft Secondary Plan includes only part of the Subject Lands within the Urban Growth Centre boundary and part of the lands are outside of the Urban Growth Centre boundary;

AND WHEREAS it is more appropriate from a comprehensive point of view for the Subject Lands to be developed as a single parcel,

AND WHEREAS it may be more appropriate for the Subject Lands to be designated entirely "Downtown Mixed Use" rather than only partially downtown mixed use;

AND WHEREAS the Subject Lands are a gateway site from the south to the Vaughan Metropolitan Centre and is on one of Vaughan's busiest corridors requiring intensive development;

AND WHEREAS the Subject Lands are located within walking distance of the proposed Metropolitan Centre and Highway 407 subway stations and the existing Jane Street bus stop (all within approximately 400m);

AND WHEREAS the Subject Lands have frontage on three existing roads (Maplecrete Road, Doughton Road and Jane Street);

NOW THEREFORE, be it resolved that staff be directed to consider the feasibility of the requested changes to the Draft OP and the Draft Secondary Plan and report to Council as part of a future report dealing with modifications to the adopted plan;”

- b) Northwest Quadrant of the VMC Secondary Plan (area between Hwy 400 to the west, Jane Street to the east, Hwy. 7 to the south, and Portage Parkway to the north)

As a result of the landowners’ requests to consider modifications to this particular area of the VMC Secondary Plan, the City has agreed to review the plan for this part of the VMC. Staff, with the aid of the City’s Consultant for the VMC Secondary Plan, will consider alternative plans for the northwest quadrant. This will entail a full review of the alternative, including additional public consultation. The Council direction of September 7, 2010 to consider revisions to the VMC Secondary Plan was based on the following rationale:

“The primary landowners for this portion of the Secondary Plan recently approached the City requesting consideration of modifications, specifically with respect to the road network, and the location and configuration of the parkland in this area. Since this portion of the plan requires further study with respect to the road network (Special Study Area A), it is suggested that the City re-visit this area of the plan to complete a further transportation and land use review, following the Council approval of the VMC Secondary Plan. It is recognized that there is a need for a successful resolution to the configuration of the Hwy. 400 ramps (Links 4 and 5) to facilitate the Creditstone-Portage-Applewood Bypass. Schedule C (Attachment No. 7), illustrates one concept for roads in this area. Further detailed study of this configuration will be required and will involve the City of Vaughan, the Region of York, and the Provincial ministries and landowners. The Study should consider improvements to the larger road network that would mitigate impacts in the VMC.”

These two areas constitute a substantial portion of the VMC and maintaining and achieving the City’s objectives, as set out in the Secondary Plan, will be of the highest priority. Staff will be evaluating alternative concepts to ensure that any modifications meet the intent of the plan recognizing the role of the VMC as an Urban Growth Centre, a Regional Centre and the City’s emerging downtown. These studies should be completed in time to have any resulting changes to the VMC Secondary Plan considered in modifications by the Region of York. Staff has commenced discussions with both landowners. Staff will report to Council on potential modifications, prior to the Region considering the approval of the VMC Secondary Plan.

Therefore, it is recommended that \$30,000 be budgeted to retain the assistance of Urban Strategies Inc., the consultant for the VMC Study, to assist in the staff review and the evaluation of alternatives; and, where necessary assist in any public processes that may be required and the development of policy or mapping modifications to the VMC Secondary Plan that may result from this process.

(ii) Reprinting of the VOP 2010 Volumes 1 and 2 modifications as a result of the Region of York’s review and approval

It will be necessary to enlist the services of the City’s consultants to complete the required changes to the text and schedules for Volumes 1 and 2 of the VOP 2010, resulting from the modifications that will ultimately be approved by the Region of York. Once the Region has granted approval, it will be necessary to reprint the documents. It is recommended that \$30,000 be added to the budget to complete this work.

In the December 7, 2010 report, to the Committee of the Whole on the “Re-allocation of Funds Request for Finalization Tasks respecting the VOP 2010”, it was anticipated that a portion of the remaining funds of \$62,000 in the budget for the VOP 2010 would be available for printing costs. However, the cost of the Thornhill Centre Street Area Land Use Study (Committee of the Whole

report, February 22, 2011) was increased by \$10,000 to \$48,000 due to the expanded study area. As well, projected printing costs have increased due to the fact that the modifications to Volume 1 and the Volume 2 new Secondary Plans are extensive enough to require complete reprint rather than a “replace modified pages” approach. At the time of writing the December 7, 2010 report, the cost of undertaking the modifications to the VMC Secondary Plan was uncertain. The extent of the modifications required has become more clear as the landowners have come forward with their proposals.

Relationship to Vaughan Vision 2020

The VOP 2010 is consistent with the priorities set by Council in the Vaughan Vision 2020 Plan and in particular, with the City’s commitment to “plan and manage growth and economic vitality”.

Regional Implications

The VOP 2010 has been prepared in consultation with Region of York Staff, and in conformity with the Region’s Official Plan which was approved by the Ministry of Municipal Affairs and Housing on September 7, 2010.

Conclusion

It is recommended that the Capital Budget for the Vaughan Official Plan Review Project PL-9003-07 be increased by \$61,800 to accommodate additional work required to bring VOP 2010 to finalization. The additional funding request is divided equally between support for staffs’ further evaluation of potential changes to the VMC Secondary Plan, and the revision and printing of Volumes 1 and 2 of VOP 2010 to accommodate changes that will emerge through the Region of York approval process.

Should Council concur with this proposed 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 work, 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.

Attachments

n/a

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Respectfully submitted,

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Commissioner of Planning

Diana Birchall
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