

**COMMITTEE OF THE WHOLE (WORKING SESSION) SEPTEMBER 24, 2002**

**NEW VAUGHAN CIVIC CENTRE (CITY HALL)  
COST-BENEFIT ANALYSIS OF ALTERNATIVE AREAS  
PRESENTATION OF INTERIM REPORT OF CONSULTANT**

**Recommendation**

The Commissioner of Planning recommends:

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

**Purpose**

The purpose of this report is to provide background to the interim report of the consultant retained to conduct the cost-benefit analysis of the alternative areas, which 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 under consideration are the Vellore District Centre and 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).

KPMG is now in a position to present an interim report to this Committee of the Whole (Working Session) on the results of its work to-date. Subject to change in the nature of the consultant's retainer, a final report is anticipated for the latter part of October of this year.

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**

The presentation by KPMG LLP will provide Committee of the Whole with an up-date on the status of the cost-benefit analysis. This will also allow Committee the opportunity to provide input and direction to the consulting team as it proceeds to the finalization of its report. Due to the subject matter, it is recommended that the presentation and subsequent discussions take place in closed session. Any associated presentation material will be made available at the meeting.

**Report prepared by:**

Roy McQuillin, Manager of Corporate Policy, ext. 8211

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning