

**CITY OF VAUGHAN CIVIC CENTRE
BENEFIT-COST ANALYSIS OF ALTERNATIVE LOCATIONS
FINAL REPORT**

Recommendation

The Commissioner of Planning recommends:

That the final report of KPMG LLP entitled, "City of Vaughan Civic Centre Benefit-Cost Analysis of Alternative Locations" BE RECEIVED; and

That Council provide direction to Staff on further action.

Purpose

The purpose of this report is to recommend that Council receive the consultant's final report on the benefit-cost analysis of the alternative civic centre locations; and to request that Staff be given direction on further action.

Background - Analysis and Options

On May 13, 2002 Council directed that qualified external assistance be retained to prepare a detailed benefit-cost 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 benefit-cost 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 proposing that this third area be added for consideration in the benefit-cost 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.

At the October 29, 2002 Committee of the Whole (Working Session) KPMG LLP presented the results of the draft final report. This analysis included the third alternative site (Major Mackenzie Drive and McNaughton Road), which was added by Council on September 23, 2002. Committee of the Whole approved the Staff recommendation and directed that the matter be referred to Staff for a comprehensive report incorporating the comments of Members of Council. Council ratified this decision on November 11, 2002.

The consulting team has completed the final report. It was distributed to members of Council on December 4, 2002. It is noted that the consultant's report and the resulting deliberations of the Committee of the Whole relate to the proposed or pending acquisition of land for municipal or local board purposes. Therefore, it is recommended that the Committee move into Closed Session for the purposes of discussing the report.

Conclusion

The consultant has completed its final report in the matter of the Vaughan Civic Centre benefit-cost analysis of alternative locations. Committee of the Whole had previously heard a presentation from the consultant on October 29, 2002, outlining the draft findings of its analysis. The report was finalized, submitted and distributed to members of Committee on December 4, 2002 in order to allow time for its review in advance of this Special Committee of the Whole meeting. This meeting provides Committee with the opportunity to make a recommendation to Council on the preferred Civic Centre location and to provide Staff with any required direction on further actions.

Attachments

N/A

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Respectfully submitted,

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Commissioner of Planning

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