

COMMITTEE OF THE WHOLE – SEPTEMBER 5, 2006

OFFICIAL PLAN AMENDMENT (OPA) 620 STEELES CORRIDOR, JANE TO KEELE LANDS MASTER STORMWATER MANAGEMENT STRATEGY REPORT

Recommendations

The Commissioner of Engineering and Public Works, in consultation with the Commissioner of Finance and Corporate Services and the Director of Reserves and Investments, recommends:

1. That the OPA 620 Master Stormwater Management Strategy Report be added as a project to the 2006 Capital Budget with funding from City-Wide Development Charges-Engineering Services in the amount of \$70,000; and
2. That Staff be directed to immediately after the Committee of the Whole meeting of September 5th, 2006 provide notice of an intention to adopt an amendment to the 2006 Capital Budget pursuant to By-Law 394-2002, in order to facilitate reporting to the September 25, 2006 Council meeting; and
3. That this matter be forwarded to the September 25, 2006 Council meeting at which time this amendment is to be considered.

Economic Impact

It is estimated that an increase of approximately \$70,000 will be required to the 2006 approved Capital Budget for the addition of the OPA 620 Master Stormwater Management Strategy Report, with funding from City-Wide Development Charges-Engineering Services.

Purpose

To seek Council approval to proceed to amend the approved 2006 Capital Budget to include the OPA 620 Master Stormwater Management Strategy Report with an estimated cost of approximately \$70,000. As this engineering study is growth related, it will be funded from City-Wide Development Charges-Engineering Services.

Background - Analysis and Options

The Official Plan Amendment (OPA) 620 was adopted by Council on June 26, 2006. The Steeles Corridor, Jane to Keele, Secondary Plan (OPA 620) area is bounded by Steeles Avenue to the south, the CN Rail York Subdivision to the north, Jane Street to the west and Keele Street to the east. Refer to Attachment No. 1.

The study area is comprised of a large area of vacant land and low-rise employment uses. Significant short term transportation improvements are being planned for the area, including a subway extension to the Vaughan Corporate Centre, with a subway station/inter-regional bus terminal straddling Steeles Avenue. A major commuter parking lot of up to 3,000 cars is also being planned for the Hydro Corridor, north of the station.

While considering the goals of the Secondary Plan and its parameters, the City requires the service of a Consulting Engineer to prepare, review and recommend an overall Master Stormwater Management Strategy for the OPA 620 lands. The Stormwater Management Strategy shall evaluate feasible innovative source and conveyance measures for the area and ensure overall coordination of servicing.

Establishing an overall master stormwater management strategy for the OPA 620 lands is critical in processing currently active and future development applications within the amendment area and in securing the future subway extension to the Vaughan Corporate Centre.

It is estimated that the costs associated with the preparation of the OPA 620 Master Stormwater Management Strategy Report will be approximately \$70,000. The costs associated with this growth related project will be funded from City-Wide Development Charges-Engineering Services.

Relationship to Vaughan Vision 2007

In consideration of the strategic priorities related to the planning and management of growth as established by Vaughan Vision 2007, the recommendations of this report will assist in:

- Implementing the environmental policies contained within the various official plans;
- Ensuring that municipal installations and operations are undertaken in an environmentally responsible manner;
- Staging growth to coordinate with infrastructure requirements;
- Coordinating development with municipal facilities; and
- Implementing the policies established by OPA No. 620

This report is consistent with the priorities previously set by Council and the necessary resources have not been allocated and approved.

Conclusion

Should Council concur with this proposed increase in expenditure, this action would be considered as an amendment to the 2006 Capital Budget. Pursuant to the Municipal Act 2001 Sec 291(1) before amending a budget, a municipality shall give notice of its intention to amend the budget at a Council meeting. In accordance with By-Law 394-2002, notice of an intention to adopt an amendment to a budget consists of publication of notice in a newspaper of a public meeting to consider the proposed amendment at least 14 days prior to the date of the Council meeting at which this proposed amendment is to be considered. Therefore, if Council increases the expenditures to the 2006 Capital Budget, staff shall be directed to provide notice of an intention to adopt an amendment to the capital budget pursuant to By-Law 394-2002.

Attachment

1. OPA 620 Master Stormwater Management Strategy Study Area

Report prepared by:

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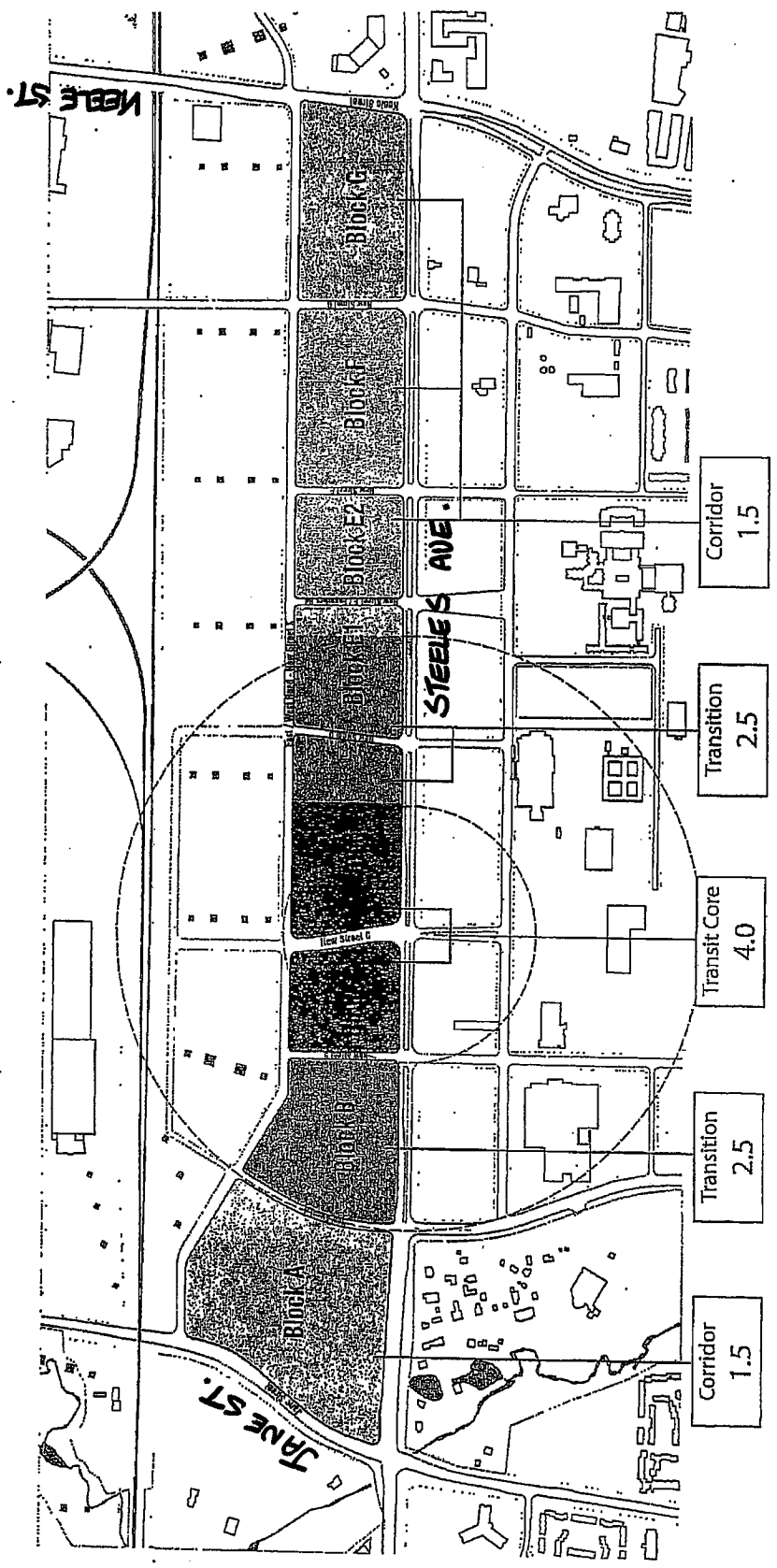
Respectfully submitted,

Bill Robinson, P. Eng.
Commissioner of Engineering and Public Works

Michael Won, P. Eng.
Director of Development/
Transportation Engineering

ATTACHMENT No. 1

OPA 620 MASTER STORMWATER MANAGEMENT STRATEGY STUDY AREA



Schedule A - Land Use & Density