

COMMITTEE OF THE WHOLE - SEPTEMBER 8, 2009

NEW VAUGHAN OFFICIAL PLAN

FILE: 25.3.1

Recommendation

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

1. That the scope of the contract with Urban Strategies Inc., the City's lead consultant for the Official Plan Core Consulting team, be amended to cover the costs of sub-contracting on a sole source basis for the development of the VaughanQuest development simulation software and Documentary Film #1. The cost of \$160,000 (plus 3% administration fee) is consistent with the approved 2008 Capital Budget;
2. That the scope of the contract with Urban Strategies Inc. be amended to include completion of the West Vaughan Secondary Plan, Development Capacity Analysis, Development Concept Demonstration Plans, and Documentary Film #2, on a sole source basis. The total cost of \$373,000 (plus 3% administration fee) is consistent with the approved 2009 Capital Budget; and
3. That the Director of Purchasing Services be authorized to make necessary adjustments to the existing agreement.

Contribution to Sustainability

The Official Plan project is a fundamental component of VaughanTomorrow, the City's growth management strategy, and will result in a new Official Plan which conforms in all respects with the principles and policies of the Green Directions document.

Economic Impact

There will be no economic impact associated with the recommendations of this report, as the approved 2008 and 2009 Capital Budgets already include funds to cover the costs of each of the work components to be incorporated into the Core Team's contract. Each of these work components have been previously considered by Council, and approved within the 2008 and 2009 Capital Budgets.

Communications Plan

All of the components of the Official Plan project are the subject of an extensive, City-wide public consultation program which will continue throughout the balance of 2009 and 2010 to communicate with and engage the public through public meetings, events, the VaughanTomorrow web site, and other initiatives to inform and seek input as the project moves to completion.

Purpose

This report's purpose is to request approval to amend the Core Team contract with Urban Strategies Inc. (USI), to enable USI to carry out some additional required tasks in order to complete the new Official Plan, as previously approved by Council.

Background - Analysis and Options

The Official Plan Review and preparation of the new Official Plan are proceeding on schedule with Council adoption anticipated in June 2010. The project includes the development of the new document by the Core Team, led by Urban Strategies Inc., and a number of other background studies and master plans being undertaken under separate contracts. As this three-year project proceeds, it has become apparent that it is logical and efficient for some additional work components to be undertaken by Urban Strategies, owing to their familiarity with the project overall, their professional expertise, and the need to coordinate the components with the Official Plan process. The recommendations included in this report are a reflection of the appropriateness of adding some additional tasks and budget to Urban Strategies' Core Team contract, to facilitate completion of the OP project in an efficient and timely manner.

In 2007, Council approved a budget of \$750,000 for the OP project, including \$580,000 for the Core Team's costs over the first two stages of their contract.

In 2008, Council approved a budget of \$1,500,000 for the OP project, including \$499,000 for USI's costs over the first two stages of their contract. Subsequently, in a report to the Official Plan Review Committee (see Attachment 1) dated Dec. 2, 2008 (and, subsequently to Council on Feb. 3, 2009), the following recommendation was approved:

"That the detailed breakdown of the allocation of funds in the 2008 Capital Budget for the New Vaughan Official Plan be revised and approved."

The report made adjustments to the allocation of the 2008 Capital Budget for the Official Plan. The report outlined the need to develop a Documentary Film, and to develop the VaughanQuest software simulation software through subcontracts to Urban Strategies. Both items were described as options in Urban Strategies' original proposal to undertake the Official Plan, but were outside of their proposed budget. Both items were endorsed by the Official Plan Review Committee in view of their value in facilitating public involvement in the process. Each of these products cost \$80,000, or a total of \$160,000.

Recommendation #1 of this report addresses this matter. The inclusion of these items in Urban Strategies' contract results in the USI contract for 2008 totalling \$659,000.

The 2009 Capital Budget provides \$1,218,000 for the Official Plan project as a whole. The Core Team's work on the Official Plan was budgeted at \$580,000, with the balance of the funds identified for a number of additional projects and tasks. Subsequently, it has become clear that some of these tasks should logically be incorporated into the USI contract as this will yield cost efficiencies, and USI has the requisite knowledge and expertise, and are in the best position to coordinate this work with other ongoing work connected with preparation of the new Official Plan.

Recommendation #2 of this report addresses this matter by proposing that the Capacity Analysis (\$95,000), the Development Concept Demonstration Plans (\$88,000), Documentary Film #2 (\$90,000), and the West Vaughan Secondary Plan (\$100,000) be included in Urban Strategies contract, with an adjustment to the funds available to cover the associated costs. The basis for sole sourcing the contract for this work to Urban Strategies is as follows:

1. The Development Capacity Analysis is a requirement defined by the Region of York which all municipalities in the Region must satisfy. It entails the detailed review of lands throughout the City, a task which Urban Strategies is the best suited to undertake since they are carrying out the preparation of the new Official Plan for the entire City, and are examining all existing official plans in detail.

2. The Development Concept Demonstration Plans involved detailed analysis of specific sites across the City to define how they could be redeveloped, and thereby estimate their development potential. The Demonstration Plans have the added benefit of physically illustrating how each site might develop in terms of built form, streetscaping, landscaping, etc., and will be invaluable in engaging the public respecting future development opportunities. Completion of this analysis became an input to the Development Capacity Analysis noted in #1 above.
3. Documentary Film #2 will build upon the work being completed for the new Official Plan and serve as a promotional video to inform the public about the City's new planning and development direction. Consequently, the content and messaging of the film must be coordinated with the new Official Plan. Since Urban Strategies is the author of the new Official Plan, and will play the key role consulting with the public on its content, Urban Strategies is the logical firm to undertake the conceptualization and design of the film. They will, in turn, sub-contract the filming and editing to a film-making company, with the City's input. The Official Plan Review Committee of Council asked Urban Strategies to undertake Film #2 based primarily upon the Committee's very positive response to Film #1, completed by Urban Strategies in the initial phase of work on the Official Plan.
4. The West Vaughan Secondary Plan will be developed for the West Vaughan employment lands. The planning for this area has been delayed while the Environmental Assessment process for the Highway 427 Extension has been carried out over the past several years. The Highway 400 North employment lands, subject to adopted OPA 637, have also been delayed due to the Province's appeal of ROPA 52, leaving the City with an inadequate supply of developable employment lands, in spite of market demand for them. The Secondary Plan will require a policy framework consistent with the balance of policies being brought forward by USI for employment areas in the new Official Plan. In view of USI's expertise and familiarity with Vaughan's policy direction, and the need to ensure that the Secondary Plan can be completed in a timely and coordinated fashion with the balance of the Official Plan, it is desirable that USI includes this task as part of their contract.

The addition of these 4 tasks to Urban Strategies' contract requires that the funds available to the Core Team be augmented by \$373,000, bringing the total funds available to address the Core Team's work under the approved 2009 Capital Budget to \$953,000.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities previously set by Council pursuant to Vaughan Vision 2020, and the necessary resources have been allocated and approved within the 2008 and 2009 Capital Budgets.

Regional Implications

There are no Regional implications arising from the recommendations of this report.

Conclusion

The amendments to the Core Team budget, due to the inclusion of additional tasks within the Urban Strategies contract, as proposed in this report's recommendations, are appropriate, given the scope of work and time horizon of the Official Plan project. Urban Strategies have the expertise and resources to undertake the work, the work is integral to

the other tasks for which they are responsible, and sole sourcing these tasks will yield significant time and cost efficiencies, and a high quality product. Such amendments entail no additional funding commitments to the Official Plan project beyond those previously approved by Council. Should Council concur, the recommendations should be approved.

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Respectfully submitted,

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