

## COMMITTEE OF THE WHOLE – DECEMBER 7, 2010

### **ADDITIONAL FUNDING FOR RFP07-153 YONGE STEELES CORRIDOR FOCUSED AREA STUDY**

#### **Recommendation**

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

1. That RFP07-153 awarded to Young and Wright/IBI Group Architects, for the Yonge Steeles Corridor Focused Area Study, be increased by \$35,000.00, including the non-refundable portion of HST and a 3% administration fee, to cover the cost of additional work as a result of changes to the scope of the project;
2. That the budget of Capital Project PL-9009-07, (RFP07-153), be increased by \$35,000.00 and funded \$31,500.00 from CWDC – Management Studies and \$3,500.00 from the Policy Planning 2010 Operating Budget Professional Fees, 185001.7520, and;
3. That the inclusion of the matter on a Public Committee or Council Agenda for additional funding request for the Yonge Steeles Corridor Focused Area Study is deemed sufficient notice pursuant to Section 2(1)(c) of By-law 394-2002.

#### **Contribution to Sustainability**

The policies in the Yonge Steeles Corridor Secondary Plan are consistent with those of the Region of York Official Plan and the Provincial "Growth Plan for the Greater Golden Horseshoe: The Places to Grow Plan". The Secondary Plan is also consistent with "Green Directions Vaughan", Community Sustainability and Environmental Master Plan and meets the following specific goals and objectives:

Goal 2: To ensure sustainable development and redevelopment.

Goal 4: To create a vibrant community where citizens, business and visitors thrive.

#### **Economic Impact**

The City's 2007 Capital Budget for the Yonge Steeles Corridor Focused Area Study is \$270,000.00. Additional funding is required as a result of changes to the scope of the project, in the amount of \$35,000.00. Funding is available in the CWDC – Management Studies and in the Policy Planning 2010 Operating Budget – Professional Fees, 185001.7520.

#### **Communications Plan**

The inclusion of this matter on a Public Committee or Council Agenda for the additional funding request is deemed sufficient public notice pursuant to Section 2(1)(c) of by-law 394-2002.

#### **Purpose**

To request additional funding in the amount of \$35,000.00 for work undertaken on the Yonge Steeles Corridor Focused Area Study and Secondary Plan, which was beyond the identified scope of work in the contract.

### **Background - Analysis and Options**

On November 12, 2007 Council approved the selection of Young and Wright/IBI Group Architects to undertake the Yonge Steeles Corridor Focused Area Study and Secondary Plan. The total budget for the Study was \$270,000.00.

Through the course of the Study it was necessary for the consultant to complete additional work which had not been anticipated in the original contract, including:

- (i) Preparation of presentation material and attendance at 4 additional public meetings;
- (ii) Physical modeling to assist with a design charrette which was held in November of 2008;
- (iii) Validating and assembling base data and information as a result of the City's data base information being out of date due in part to the age of the Plan area;
- (iv) Re-formatting of the Secondary Plan to form part of the new City Official Plan rather than amending the existing Thornhill Community Plan (OPA 210), as originally projected in the Study Terms of Reference; and
- (v) Additional planning and transportation work related to the change from a bus rapid transit facility on Yonge Street to a subway under Yonge Street.

### **Relationship to Vaughan Vision 2020**

The Yonge Steeles Corridor Focused Area Study and Secondary Plan 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 Yonge Steeles Secondary Plan has been prepared in consultation with the Region of York Staff and in conformity with the Region's Official Plan which was adopted by the Region in December 2009.

### **Conclusion**

The work on the Yonge Steeles Corridor Focused Area Study and Secondary Plan is nearing completion. The proposed additional funds to the Policy Planning budget for this study is necessary in order to reflect the additional work undertaken by consultants beyond the identified scope of the work. Proposed funding to complete this work is \$31,500.00 from CWDC – Management Studies and \$3,500.00 from the 2010 Operating Budget, Professional Fees, 185001.7520.

Should Council concur with the additional funding request, this action would be considered as an amendment to the Capital Budget. Pursuant to the Municipal Act, 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 adopting of the approved Capital Budget, and where additional funding is required to complete the approved works, inclusion of the matter in a staff report requesting additional funding on a Public Committee or Council agenda is deemed sufficient notice pursuant to Section 2(1)(c) of By-law 394-2002.

**Attachments**

1. Location Map – Yonge Steeles Corridor Secondary Plan Area

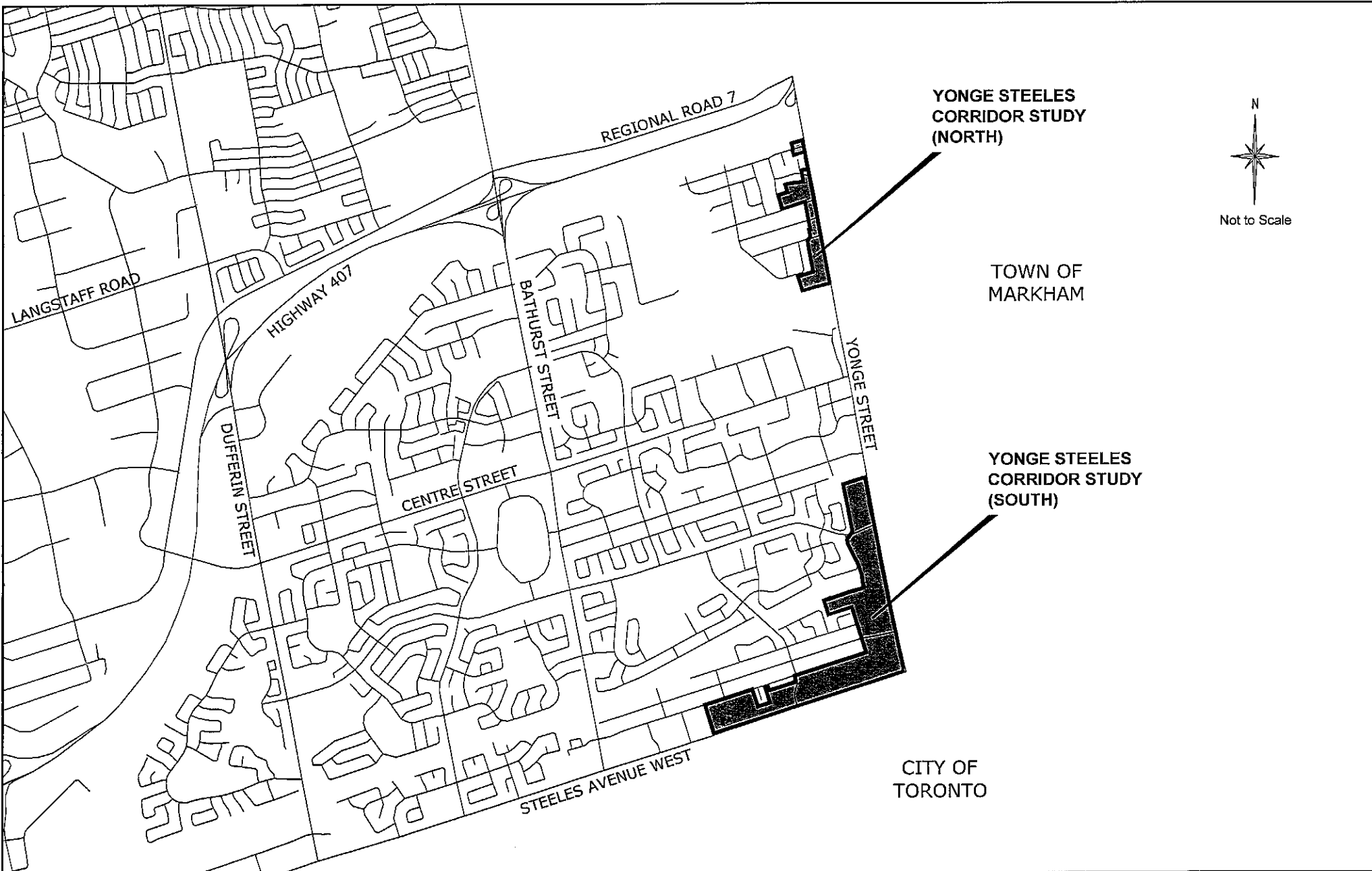
**Report prepared by:**

Diana Birchall, Director of Policy Planning, ext. 8411

Respectfully submitted,

John Zipay  
Commissioner of Planning

Diana Birchall  
Director of Policy Planning



*Location Map -  
Yonge Steeles Corridor  
Secondary Plan Area*



*Attachment*

*Date:  
December 6, 2010*

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