

FINANCE AND ADMINISTRATION COMMITTEE – JANUARY 16, 2012

RE-ALLOCATION OF FUNDS FOR SECONDARY PLAN STUDIES

Recommendation

The Commissioner of Planning in consultation with the Director of Budgeting and Financial Planning recommends:

1. That \$45,000 of the funds available in Capital Project, Weston Road and Highway 7 Secondary Plan Study (PL-9023-11) and \$32,048 from Regional Road Highway 7 Policy Land Use Review (9812-0-01) be re-allocated to Capital Project, Concord Centre Secondary Plan Study (PL-9024-11) to provide funding for additional environmental, servicing, transportation and storm water management work, as directed by Council.

Contribution to Sustainability

The policies derived from these studies will provide for more efficient growth management. They will also contribute to the creation of complete communities including environmentally sustainable aspects such as natural and built heritage protection, green and intensified built form, transportation demand management measures and transit and pedestrian supportive environments.

Economic Impact

The chart below outlines the re-allocation of funds from the Weston Road and Highway 7 Secondary Plan Study and from the Regional Road Highway 7 Policy Land Use Review to cover additional environmental, servicing, transportation and storm water management work required for the Concord Centre Secondary Plan Study.

	Weston Road/Hwy 7 Secondary Plan Study PL-9023-11	Concord Centre Secondary Plan Study PL-9024-11	Regional Rd. Hwy 7 Policy Land Use Review 9812-0-01
Budget			
Project Cost	289,000	90,000	346,815
3% Administration	<u>9,000</u>	<u>3,000</u>	<u>10,404</u>
Total Budget	<u>298,000</u>	<u>93,000</u>	<u>357,219</u>
Actual Spent			
Project Cost			315,700
3% Administration			<u>9,471</u>
			<u>325,171</u>
Available Funding	298,000	93,000	32,048
Reallocation to Concord Centre	<u>(45,000)</u>	<u>77,048</u>	<u>(32,048)</u>
Remaining after Reallocation	<u>253,000</u>	<u>170,048</u>	<u>0</u>

As the additional funding for the Concord Centre Secondary Plan is sourced from existing approved budgets, no further economic impact is anticipated.

Communication Plan

Stakeholder consultation will be an important component of the Secondary Plan process. The Terms of Reference require the submission of stakeholder consultation plans as part of the proposals. The successful proponent's consultation plan will be refined prior to commencing the Studies.

Purpose

To request that a portion of the budget for Weston Road and Highway 7 Secondary Plan Study and the remainder of the budget for the Regional Road Highway 7 Policy Land Use Review be re-allocated to the Concord Centre Secondary Plan Study in order to fund the enlarged scope of work for that project.

Background - Analysis and Options

Council approved the funds in 2011 to undertake the Weston Road and Highway 7 Secondary Plan Study (PL-9023-11) and the Concord Centre Secondary Plan Study (PL-9024-11). The Terms of Reference for the Weston Road and Highway 7 Secondary Plan Study will be brought forward to Council for approval in Q1 2012. The report on the Concord Centre Secondary Plan Study Terms of Reference was deferred to a subsequent Council meeting to allow for staff to meet with the local ratepayer association and discuss their concerns. On September 27, 2011, upon receipt of a communication from the Commissioner of Planning, Council adopted the following recommendation:

“That the following be included in Section ii) under “Goals and Objectives” of the Terms of Reference:

“The Study needs to examine the ecology of protected species in this area;”

By approving that staff be directed to revise the draft Terms of Reference to reflect the input arising from the discussions with the Concord West Ratepayers Association, in accordance with Communication C15 from the Commissioner of Planning, dated September 27, 2011; and

By receiving the following report of the Commissioner of Planning, dated September 13, 2011.”

The result of the discussions with the Ratepayers Association, as requested above was that a more in depth study would need to be undertaken to address:

- Alternatives to the location of the 407 transit station, involving Viva, GO/Metrolinx and the Ministry of Transportation to ensure appropriate approaches and phasing and the study of traffic constraints related to the existing GO/Metrolinx heritage bridge
- Sensitive and ecologically significant areas in and around the Bartley Smith Greenway
- Accommodation for and timing of the transit infrastructure related York Region's proposals for rapid transit along Highway 7
- The issue of flooding and hydrologic capacity in the neighbourhood
- The broader street and path network for greater connectivity
- Opportunities to leverage land ownerships (i.e. City owned land to the overall benefit of the plan)

The Concord Centre is currently funded at \$93,000; however, \$170,000 is required to properly address the complexities within the study area.

Conversely, as a result of a transportation analysis already undertaken by an applicant in the Weston and Highway 7 area, the recent City of Vaughan and Regional Metropolitan Centre and Surrounding Areas Transportation Study and the Water/Wastewater Master Plan and Storm Drainage/Storm Water Management Master Plan it was concluded that less extensive transportation and servicing work would need to be undertaken for the Weston Road and Highway 7 Secondary Plan Study area.

Staff is therefore proposing that \$45,000 be re-allocated from the Weston Road and Highway 7 Secondary Plan Study to the Concord Centre Secondary Plan Study.

Staff further recommends that as the Regional Road Highway 7 Policy Land Use Review budget (9812-0-01) is under spent by \$32,048 that these funds be re-allocated to cover the remaining shortfall in the Concord Centre Secondary Plan Study.

The Regional Road Highway 7 Policy Land Use Review consisted of two components:

The Highway 7 Land Use Futures Study and the Jane Street – Highway 7 Employment Area Redevelopment Study. The purpose of these studies was to carry out a comprehensive evaluation of planning and development opportunities along the entire length of Highway 7. The studies resulted in 5 separate Official Plan Amendments (OPA's) one of which was OPA 660 for the Concord/GO segment of Highway 7. The OPA's were adopted by Council in June 25, 2007 and forwarded to the Region of York for their approval. The Region held back approval of OPA 660 and 661 pending a more comprehensive review as these areas involved the conversion of Employment lands to other uses. That comprehensive review was satisfied in part, through the Official Plan review, and all the approved components of the OPA's were incorporated into the Council adopted Vaughan Official Plan 2010 in September, 2010.

The VOP 2010 identified the Concord/GO area as a Primary Centre and as an area requiring a Secondary Plan Study. The approved OPA 660 also identifies this area as "Concord/Go Centre" requiring a Secondary Plan in recognition of the evolving function of Highway 7 to the City of Vaughan and to the Region of York. It is therefore appropriate that the funds remaining from the original Highway 7 study be used to continue the analysis and information arising from a more detailed examination of this complex area.

Relationship to Vaughan Vision 2020

The VOP 2010 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

n/a

Conclusion

In respect of the above, it is recommended that \$45,000 of the funds available in Capital Project, Weston Road and Highway 7 Secondary Plan Study (PL-9023-11) and \$32,048 from Regional Road Highway 7 Policy Land Use Review (9812-0-01) be re-allocated to Capital Project, Concord Centre Secondary Plan Study (PL-9024-11) to provide funding to cover additional environmental, servicing, transportation and storm water management work based on the revised Terms of Reference approved by Council.

Attachments

n/a

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Respectfully submitted,

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Commissioner of Planning

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