



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Tara Buonpensiero, Senior Planner - Policy

DATE: May 6, 2015

REPORT NO.: PDS-2015-0034

RE: Vision Georgetown Project Work Plan and Associated Budgetary Implications
File D08 VI

RECOMMENDATION:

THAT Report PDS-2015-0034 dated May 6, 2015, regarding the Vision Georgetown Project Work Plan and Associated Budgetary Implications be received;

AND FURTHER THAT Council endorse the revised Work Plan for Vision Georgetown as outlined in Section B of this report;

AND FURTHER THAT the Manager of Purchasing be authorized to issue a single source purchase order to W. Scott Morgan, MCIP, RPP (W. SCOTT MORGAN & ASSOCIATES LIMITED 15 Grenadier Heights, Toronto, Ontario) in the amount of \$37,290 including HST of \$4,290 for preparation of an Addendum to the Town's 2010 Retail Market Demand Study;

AND FURTHER THAT the Manager of Purchasing be authorized to add an additional \$333,000 (including HST) to the Vision Georgetown Contract to fund additional work undertaken by Meridian Planning Consultants, Planning Alliance, AECOM, Beacon and Scott Morgan and Associates to undertake the work outlined in this report that is beyond the scope of the original Terms of Reference; and,

AND FURTHER THAT the required funds of \$300,000 (including \$5,280 of non-refundable HST) to undertake the additional work be funded by the Southwest Georgetown Landowners Group in accordance with the conditions of the approved Financial Agreement.

BACKGROUND:

In April 2015, through Report PDS-2015-0011, staff provided a comprehensive status update on Phase II of the Vision Georgetown project. That report also advised that a follow-up report would be provided to Council in the near future outlining proposed changes to the project work plan and budget for the remainder of Phase II. This revised work plan includes the tasks necessary to prepare a Preferred Elements Plan which is the final deliverable of Phase II.

The purpose of this report is to outline the proposed changes to the project work plan and budget for the remainder of Phase II as well as outline the corresponding work plan to complete Phases III through V of the project, resulting in the preparation of a Secondary Plan for the Vision Georgetown lands.

COMMENTS:

A. Additional Work Plan Items

Through the recent Status Update Report to Council (PDS-2015-0011), Town staff identified a number of items that commenting agencies or the Landowners Group have requested more certainty on at this stage of the process. Town staff agree more certainty would be beneficial on a number of items earlier in the process to inform the sub-consultant reports as well as to provide guidance when initiating preparation of the Secondary Plan policies. The level of detail and degree of certainty preferred at this stage of the process relates to Provincial Growth Plan requirements and agency requirements pertaining to land budget and natural heritage/floodplain matters respectively.

Specifically more detail is proposed to be provided on the following items prior to developing the Preferred Elements Plan:

- The area of commercial lands required within Vision Georgetown;
- The number of school sites required in Vision Georgetown including confirmation that a Secondary School is required;
- Location and area of parkland to be provided in Vision Georgetown;
- Confirmation of the key elements of the Natural Heritage System and the spatial extent of the floodplain in the southwest corner of the study area; and,
- Key intersection locations along the perimeter of the study area.

To address these concerns, Town staff are proposing to undertake additional work as part of the Phase II work plan for the Vision Georgetown project as follows:

A1. Commercial Study Addendum

Town staff are proposing that Scott Morgan and Associates be retained to prepare an Addendum to the 2010 Retail Market Demand Study which among other matters will address:

- changes in the retail market over past 5 years, including a review of the impact of internet shopping, as well as a review of recent retail trends including implications of some of the recent closures of retailers that have recently left the Canadian marketplace;
- updating the Halton Hills retail inventory as well as review retail changes in neighbouring municipalities; and,
- impact of the Toronto Premium Outlet Mall on the Halton Hills retail market.

A2. School Site Requirements in Vision Georgetown

Discussions with the School Boards are already underway to get a better understanding of the respective Boards' requirements for elementary and secondary school sites in Vision Georgetown. Town staff and the consultant team are committed to continue to work with the School Boards for clarification on their school site requirements.

The project team will also continue to work with the school boards to identify opportunities to co-locate schools and parks and maximize opportunities to share facilities between these public spaces.

A3. Parkland Quantity and Distribution

The project team is awaiting preparation of the Policy Discussion Paper being prepared as part of the Parkland Acquisition Strategy being coordinated by Recreation and Parks. The Policy Discussion Paper will benchmark parkland dedication practices in other municipalities to ensure that the Town is implementing parkland dedication practices in Vision Georgetown that are defensible in the event we are challenged. It is anticipated that the Policy Discussion Paper will be completed in June 2015.

Upon completion of the Policy Discussion Paper, Planning staff will work with staff from Recreation and Parks to determine the parkland distribution to be included within the Preferred Elements Plan. This review will also include identifying opportunities for co-location with schools as referenced in Section A2 above.

A4. Natural Heritage System

The draft Subwatershed Study including the proposed Natural Heritage System for Vision Georgetown was completed in April 2015 and was recently presented to the Subwatershed Study Technical Advisory Committee.

The Landowners Group has advised that they are not in agreement with a number of elements of the Natural Heritage System. Town staff have advised the Landowners Group that in order for the project team to consider any revisions to the Natural Heritage System, a comprehensive package of supporting detailed technical information must be provided to the Town.

Any technical information that is submitted will be reviewed by the project consulting team and forwarded to the commenting agencies for review and comment. Should revisions to the Natural Heritage System be supported, revisions will be made and reflected in the Preferred Elements Plan.

Some of the technical information has been provided already, with some others still outstanding. The Landowner's Group advised that the package of technical information will be submitted to the Town prior to the end of May 2015 as part of their comments on the draft Subwatershed Study.

A5. Floodplain

The south west portion of the study area is quite low lying and as a result has a large floodplain area that is depicted on the three land use concepts that have been prepared for Vision Georgetown.

Additional technical work was undertaken by the Engineering Firm retained by the Landowners Group to develop an engineered solution for the flood area. This further work was recently circulated to the Town's consultants (AECOM and Beacon) and Conservation Halton for their review and comments and is currently still in the review phase.

Should revisions to the flood area be supported through the review that is currently underway, revisions will be considered and reflected as appropriate in the Preferred Elements Plan.

A6. Transportation

Town Engineering staff have communicated that an extension of Argyll Road into the Study area would be desired connection of this community into the existing Georgetown South and over to 9th Line. Currently the termination of Argyll Road at Eighth Line is very close to a stream corridor that is included as part of the Region's Natural Heritage System and also identified for protection through the draft Subwatershed Study.

Determining the feasibility of this connection from both an intersection design and environmental standpoint is an important consideration at this time to provide guidance when developing the collector road network to be incorporated into the Preferred Elements Plan.

B. Revised Work Plan

B1. Detailed Phase II Work Plan

Upon the resolution of the technical items outlined in the previous section, the project team will prepare a Preferred Elements Plan for Vision Georgetown which takes into account input from the public, technical agencies and stakeholders.

A revised work plan has been prepared which includes proposed timelines to complete the additional work outlined in Sections A1 through to A6. This revised work plan estimates that the Preferred Elements Plan will be before Council in December of this year, which will conclude Phase II of the Vision Georgetown project. The revised Phase II Work Plan is included as Figure 1.

Figure 1: Revised Vision Georgetown Phase II Work Plan

Task	2015							
	May	June	July	Aug	Sept	Oct	Nov	Dec
Commercial Study Addendum Report	→	→	→	→	★			
Finalization of School Site Strategy	→	→	→	→	★			
Finalization of Parkland Strategy	→	→	→	→	★			
Natural Heritage Floodplain	→	→	→	→	★			
Argyll Road and Intersection Location	→	→	→	→	★			
Prepare Draft Preferred Elements Plan						★		
Technical and Steering Committee Meetings							★	
Public Engagement Session							★	
Council Endorsement of Preferred Elements Plan								★

Revisions to the timelines associated with Phase II of the project have implications on the remaining phases of the Vision Georgetown Project work plan. The revised work plan for the remaining Phases (III-V) is outlined in Figure 2.

The timelines outlined in Figure 1 and 2 above are based on the assumption that comments from agencies and stakeholders on various aspects of the work plan are provided in a timely manner, and a commitment made to resolve issues to the extent possible.

Figure 2: Revised Overall Vision Georgetown Project Work Plan

Task	2014	2015	2016
Phase I			
Draft Subwatershed Study	⇒	Mar.	
Phase II			
Prepare 3 Land Use Concepts	Apr.		
Complete Additional Phase II Work	May ⇒	Sept.	
Prepare Draft Preferred Elements Plan		Sept. to Oct.	
Technical and Steering Committee Meetings		Nov.	
Public Engagement Session		Nov.	
Preferred Elements Plan to Council		Dec.	
Phase III			
15 Sub-consultant Reports		Oct.- Dec.	
Prepare Draft Land Use Plan		Dec. ⇒	Feb.
Public Engagement Session (combined with Phase IV)			Apr.
Draft Land Use Plan to Council (combined with Phase IV)			Jun.
Phase IV			
Prepare Draft Secondary Plan Policies		Dec. ⇒	Feb.
Public Engagement Session (combined with Phase III)			Apr.
Draft Secondary Plan Policies to Council (Combined with Phase III)			Jun.
Phase V			
Statutory Public Meeting			Sept.
Council Adoption of Secondary Plan			Dec.

B2. Relationship between Vision Georgetown Secondary Plan and Development of the Vision Georgetown Lands

Through the previous section of this report, a work plan for preparation of the Vision Georgetown Secondary Plan was presented; however the timing of this work is interrelated with the future servicing and development of the Vision Georgetown lands.

Vision Georgetown lands will be serviced by full sanitary and lake based water. Discussions continue with the Region of Halton on the timing of the next Water and Wastewater Allocation Program. The Allocation Program will guide the Region's Environmental Assessment Studies to ensure the timely servicing of the identified development areas in Oakville, Milton and Halton Hills.

Progress on the Vision Georgetown Secondary Plan is important for Halton Hills to ensure participation in the next Allocation Program. The intent is to ensure the seamless delivery of servicing and a predictable rate of development, helping to facilitate long range financial planning.

RELATIONSHIP TO STRATEGIC PLAN:

The Strategic Plan sets out a broad vision for the community contained in nine strategic directions. The Vision Georgetown project relates extensively to the following Strategic Directions:

- Foster a Healthy Community
- Preserve, Protect and Enhance our Environment
- Foster a Prosperous Economy
- Preserve, Protect and Promote Our Distinctive History
- Achieve Sustainable Growth
- Provide Sustainable Infrastructure & Services
- Provide Responsive, Effective Municipal Government

In October 2011, through Report PDS-2011-0078, Council endorsed a Strategic Action Plan, containing a 'Top Ten' list of priorities to focus on for the 2010-2014 Council term. The sixth priority on the list was entitled Future Residential Area Planning, and included the following components:

- Prepare a Secondary Plan for the Georgetown Future Residential/Mixed Use Area;
- Proactively promote opportunities for private sector participation in front-ending emerging growth related infrastructure requirements, recognizing that there will still be municipal costs;
- Explore the adoption of 'Sustainable Development Guidelines' for development of new growth areas, intensification and redevelopment, for the various forms of development (e.g. subdivisions, site plans, buildings);
- New growth needs to provide enough revenue to prevent a tax increase due to new service requirements; and,
- Investigate strategies to protect built heritage resources through the comprehensive planning of new development areas.

FINANCIAL IMPACT:

The level of detail of the tasks identified in Sections A1 to A6 of this report represent additional work not originally contemplated in the approved Terms of Reference for the Vision Georgetown project, and not included within the approved budget. As a result, there are budgetary implications associated with the Town’s consultants undertaking this more detailed work. The additional budget amounts categorized by subject matter are contained in Figure 3.

The Financial Agreement between the Southwest Georgetown Landowners Group (SWGLG) and the Town specifies that the landowner and Town contributions will be \$1.1 million and a maximum of \$100,000 respectively. However, the Agreement contemplates that after the commencement of the work should additional work become necessary which would result in costs beyond the approved Budget, the Town shall obtain an estimate of the costs, consult with the landowners, and determine whether or not to proceed with the additional work. The Agreement also specifies that the Town shall not be required to proceed until the landowners have provided the additional funds to the Town. This process has been followed and the landowners have agreed to provide the required funds prior to commencement of the work.

Figure 3: Additional Budget to Complete More Detailed Work as Part of Phase II of the Vision Georgetown Project

Item	Cost (\$)
Parkland	
Meridian/Planning Alliance	2,555
AECOM	5,000
Schools	
Meridian/Planning Alliance	3,898
Commercial Land	
Meridian/Planning Alliance	6,405
Scott Morgan and Associates	33,000
Transportation	
Meridian/Planning Alliance	4,881
AECOM/Beacon	20,000
AECOM Transportation*	44,000
Natural Heritage System	
AECOM/Beacon	15,000
Floodplain	
Meridian/Planning Alliance	1,977
AECOM/Beacon	40,000
Other	
Additional Meetings Steering Committee, Town, Agencies	20,430
Additional analysis of land budget and developing land use concept	7,472
Legal Fees	20,382
Additional Meetings and Contingency	75,000
Total Budget Revision	300,000

*Note - \$36,000 is for additional work as part of preparation of the Phase III detailed transportation analysis

COMMUNICATIONS IMPACT:

Broad-based community engagement is an integral component of the Terms of Reference for the Vision Georgetown project, however there are no specific communication impacts associated with this report.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life. The relationship between this report and the Strategy is summarized below:

Do the report’s recommendations advance the Strategy’s implementation?

- Yes No N/A

Which pillar(s) of sustainability does this report support?

- Cultural Vibrancy Economic Prosperity N/A
 Environmental Health Social Well-being

A Vision and Guiding Principles has been established for the Vision Georgetown Secondary Plan which is outlined in a previous section of this Report. This Vision and Guiding Principles will form the basis for preparation of the Secondary Plan. In planning towards this vision, we are implementing all 4 pillars of sustainability and multiple themes within each pillar.

Overall, the alignment of this report with the Community Sustainability Strategy is:

- Excellent Very Good Good Fair N/A

CONSULTATION:

Preparation of this report was undertaken in consultation with the Manager of Purchasing and the Commissioner of Planning and Infrastructure.

CONCLUSION:

Through this report, staff outlined proposed changes to the project work plan and budget implications to reflect completing additional detailed studies in Phase II of the Vision Georgetown work plan. Upon completion of these additional studies, recommendations will be incorporated in the Preferred Elements Plan, which is the final deliverable in Phase II.

This report also outlines the work plan for the remaining phases of the Vision Georgetown work program which targets that the Vision Georgetown Secondary Plan would be before Council for adoption in December 2016.

Respectfully submitted,

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