



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Curtis Marshall, Sr. Planner - Policy

DATE: March 30, 2015

REPORT NO.: PDS-2015-0021

RE: Premier Gateway Phase 1B Employment Area Integrated Planning Project – Award of Request for Proposal P-019-15

RECOMMENDATION:

THAT Report PDS-2015-0021 dated March 30, 2015, regarding the Premier Gateway Phase 1B Employment Area Integrated Planning Project – Award of Request for Proposal P-019-15 be received;

AND FURTHER THAT the Manager of Purchasing be authorized to issue a purchase order to Macaulay Shiomi Howson Ltd, 600 Annette St., Toronto, ON, M6S 2C4 in association with Amec Foster Wheeler, Brook McIlroy Inc. and other sub-consultants in the amount of \$702,308.77 (including \$80,796.58 HST) for consulting services for the Premier Gateway Phase 1B Employment Area Integrated Planning Project as per Request for Proposal Number P-019-15.

PURPOSE:

The purpose of this report is to:

- Update Council on the completion of the Request for Proposal process for the Premier Gateway Phase 1B Employment Area Integrated Planning Project.
- Obtain Council approval to retain the successful candidate consulting team to undertake the project for the Town.

BACKGROUND:

Secondary Planning Exercise for Re-phased Employment Lands

As outlined in an earlier report to Council (PDS-2015-0003), the Town has set aside \$650,000.00 (approved and allocated in the Town's Capital Budgets in 2008 & 2014), to undertake the Premier Gateway Phase 1B Employment Area Integrated Planning Project.

The purpose of the project/secondary planning exercise is:

- To develop a comprehensive Secondary Plan with appropriate land use designations and policies for the Phase 1B Employment Area.
- To identify up to 75 ha of additional land to be designated for employment and added to the area to replace the shortfall of employment lands to the 2021 planning horizon in the Town.

The need for the project (secondary planning exercise) has arisen from the addition of employment lands to the Town's Premier Gateway Employment Area (through the Region of Halton's Sustainable Halton and the related implementing amendments ROPA 38 and OPA 10) and the subsequent re-phasing of the Premier Gateway lands as a result of corridor protection measures for the Province's GTA West Corridor Study.

Study Area

The study area for the project will include the Phase 1B Employment Area and the contiguous area as identified below:



Terms of Reference for the Integrated Planning Project

Detailed Terms of Reference were prepared in accordance with the Town's Official Plan which address important planning considerations for the area such as:

- Public Participation and Community Engagement
- Subwatershed Planning
- Natural Heritage System Protection
- Sustainability & Urban Design
- Servicing and Stormwater Management
- Agricultural Impacts
- Fiscal Impacts
- Land Use Compatibility
- Traffic and Transportation Planning

The Terms of Reference for the Premier Gateway Phase 1B Employment Area Integrated Planning Project were approved by Council (through Report PDS-2015-0003) in January 2015.

Subwatershed Study Integration

A major component of the project is to undertake a Scoped Subwatershed Study for the study area with an overall goal to provide recommendations and a strategic framework for the protection, conservation and sustainable management of natural resources within and adjacent to the study area.

The project will integrate the Secondary Planning and Scoped Subwatershed Planning processes in order to ensure that the Scoped Subwatershed Study provides technical support to the Secondary Plan land use planning process.

COMMENTS:

A Request for Proposal was issued on January 28, 2015 that set out the Project Scope, Budget and Time frames for completion. Bids were posted on the Town's website and advertised on the Ontario Public Buyers Association (www.opba.ca) website and on www.biddingo.com. 45 firms downloaded the bid. Proposals were received from the following lead planning consultants by the RFP closing date of February 26, 2015:

- Dillon Consulting Ltd. Toronto
- Macaulay Shiomi Howson Ltd. Toronto

As outlined in the Terms of Reference, an Interview Committee comprised of staff from the Planning, Development and Sustainability and the Infrastructure Services departments, facilitated by the Manager of Purchasing, reviewed the submissions based upon a set of desirable evaluation criteria. The criteria used to assess the proposals focused on the following key areas:

Criteria
<p>Project Team Qualifications and Experience</p> <ul style="list-style-type: none"> • Demonstrated experience in undertaking integrated secondary planning and subwatershed planning exercises in the Greater Toronto Area • Demonstrated knowledge of the planning policy framework of the Growth Plan, Region Official Plan (incl. ROPA 38), and conservation authority policies and regulations • Team composition that works collaboratively, responds effectively to all components of the Terms of Reference and has experience in similar projects, including the Project Manager and technical staff
<p>Approach and Work Plan/Understanding of the Issues</p> <ul style="list-style-type: none"> • Clear outline of a Detailed Work Program, meeting the 3-year timeframe • Proposed methodology and approach for Scoped Subwatershed Study • Understanding of the local planning framework (e.g. Halton Region and Halton Hills Official Plans) and the opportunities and constraints • Creativity in addressing Council's Vision, within the context of the planning framework • Commitment to community engagement
<p>Cost Effectiveness</p> <ul style="list-style-type: none"> • Total and hourly cost broken down by tasks • Include a list and costs for any disbursements
<p>Interviews for shortlisted proponents only</p>

Both respondents, Dillon Consulting Ltd. and Macaulay Shiomi Howson Ltd., were invited to attend an interview session. This allowed the proponents to further elaborate on their proposed work plans and highlight their experience and skills. Based on the submissions and the above criteria, the Interview Committee recommends that the firm of Macaulay Shiomi Howson Ltd. in association with Amec Foster Wheeler, Brook McIlroy Inc. and other sub-consultants, be awarded the contract to complete the Premier Gateway Phase 1B Employment Area Integrated Planning Project.

The Macaulay Shiomi Howson Ltd. proposal contains a clear and detailed work plan that responds effectively to the Terms of Reference. The work plan anticipates completion of the project within the 3-year timeframe specified in the Terms of Reference.

The Macaulay Shiomi Howson Ltd. proposal has assembled a strong consulting team in the areas of:

- Secondary Planning and Overall Project Management (Macaulay Shiomi Howson Ltd.)
- Community Engagement & Urban Design (Brook McIlroy Inc.)
- Subwatershed Study Project Management (Amec Foster Wheeler)
- Natural Heritage (Natural Resource Solutions)
- Hydrogeology (Blackport & Associates)
- Stream Geomorphology (Parish Aquatic Services)
- Agricultural Impacts (DBH Soil Services)
- Commercial Needs (Tate Economic Research Inc.)
- Heritage (ASI)
- Fiscal Impacts (Hemson Consulting Ltd.)
- Land Use Compatibility (Amec Foster Wheeler & Brook McIlroy Inc.)
- Transportation (Paradigm Transportation Solutions)

The Macaulay Shiomi Howson Ltd. proposal recognizes the importance of natural heritage system planning and the integration of the Scoped Subwatershed Study with the secondary planning process. The team of Macaulay Shiomi Howson Ltd. and Amec Foster Wheeler have also worked together on numerous integrated Secondary Plan/Subwatershed Studies in the GTA and specifically for municipalities in Halton Region (Oakville, Milton). Through this work the team has become very familiar with Region of Halton and Conservation Halton, policies, practices and staff which should prove beneficial to the successful and timely completion of the Town's project.

Planning Staff also note that Macaulay Shiomi Howson Ltd. has successfully assisted the Town with a number of projects including the Georgetown Go Station Area Secondary Plan, the Green Development Standards Project, and the recent Norval Secondary Plan Review. Brook McIlroy Inc., Hemson Consulting Ltd., Amec Foster Wheeler (previously Amec) have also worked with the Town on individual projects or as sub-consultants on projects.

Finally, Macaulay Shiomi Howson Ltd. and team have recognized and identified the importance of public engagement, land use compatibility, urban design, and sustainability to the community in light of the existing residential uses in the study area. Brook McIlroy Inc. has a strong background in community engagement and urban design which should prove beneficial to developing innovative policies and standards to successfully integrate and limit the impacts of employment uses to the existing residential uses in the area.

Next Steps

Subject to the approval of the recommendations of this report, Planning Staff will meet with the successful candidate consulting team to commence Phase 1 of the project which includes preparing a project charter, finalizing a detailed work program and initiating public consultation (website and public notice).

Town Staff will also be working with the engineering and environmental consultants to initiate field work as soon as possible to utilize the current 2015 spring season.

RELATIONSHIP TO STRATEGIC PLAN:

Town of Halton Hills Strategic Plan

The Town's Strategic Plan sets out goals and strategic objectives to lead the Town's into the future. Relevant goals and objectives relating to the Integrated Planning Project include:

Strategic Direction and Goal C. Foster a Prosperous Economy

To maintain and enhance the economic vitality of the Town through the provision of a wide range of opportunities for economic development.

Strategic Objectives

C.1 To ensure an adequate supply of employment lands to provide flexibility and options for the business community and provide a range of job opportunities.

Strategic Actions:

C.1 (a) Undertake a Secondary Plan process for the Future Employment Area identified in OPA No. 10, and implement into Town Official Plan.

C.1 (c) Preserve 2031 employment lands through HPBATS Corridor Protection process, by re-location if necessary, to ensure 340 ha secured through ROPA 38.

Strategic Action Plan 2010-2014

A Strategic Action Plan was developed by the Town of Halton Hills Council identifying Council's top ten priorities for the 2010-2014 term.

Strategic Action #3 identified that a Secondary Plan should be prepared for the 401 Corridor (now known as the Halton Hills Premier Gateway) Future Employment Area.

FINANCIAL IMPACT:

\$650,000.00 is approved and allocated for the project in the Town's Capital Budget. The budget impact of this award will be in the amount of \$632,450.80 (including \$10,938.61 of non-refundable HST) which is \$17,549.20 under the budget approved by Council. Planning Staff note that the remaining \$17,549.20 will be used by the Town to cover meeting costs (room rentals etc.), advertisements (newspaper etc.), a part time student (as identified in the Terms of Reference) and for contingency.

COMMUNICATIONS IMPACT:

Public consultation will be an important component of the project and opportunities for public consultation and community engagement have been incorporated throughout the various phases of the project.

In order to initiate the community engagement process at the earliest opportunity, a web page is being developed, and a Notice of Project Commencement will be posted in the Independent & Free Press and mailed to all property owners in the study area.

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

The Town's Integrated Community Sustainability Plan sets out a vision for Halton Hills to 2060. This report and the proposed Terms of Reference for the Phase 1B Employment Area Integrated Planning Project are consistent with the Economic Prosperity, Environmental Health, and Cultural Vibrancy "pillars" and specific related goals of the Strategy. Relevant goals of the Strategy include:

- Goal: Maximize the industrial benefits from existing and future designated employment lands (such as the 401/407 Gateway)
- Goal: Achieve a stronger municipal tax assessment base through a substantial improvement in the ratio of non-residential to residential assessment.
- Goal: Ensure that future urban areas are developed as a complete community, with compact pedestrian friendly neighbourhoods, a mix of housing types, appropriate employment opportunities, community facilities and open spaces.

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

Excellent Very Good Good Fair N/A

CONSULTATION:

The Manager of Purchasing from the Corporate Services Department facilitated the RFP, consultant evaluation and selection process, and is in agreement with the recommendations of this report.

CONCLUSION:

Staff recommends awarding the Request for Proposal for a Project Consultant Team to complete the Premier Gateway Phase 1B Employment Area Integrated Planning Project, to Macaulay Shiomi Howson Ltd. in association with Amec Foster Wheeler, Brook McIlroy Inc. and other sub-consultants, for the work outlined in Proposal No. P-0019-15.

The Macaulay Shiomi Howson Ltd. proposal is well articulated and presents a sound understanding of the importance of the Natural Heritage System, integration of the Scoped Subwatershed Study and the secondary planning process, the importance of community engagement, sustainability and land use compatibility which should prove beneficial to the successful and timely completion of the Town's project.

Respectfully submitted,

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