



The Corporation of the TOWN OF MILTON

Report To: Council

From: Barbara Koopmans, Commissioner, Planning and Development
Linda Leeds, Deputy CAO/CFO

Date: June 26, 2017

Report No: PD-030-17

Subject: Milton Education Village Secondary Plan

Recommendation: **THAT Council approve an increase to the MEV Secondary Planning capital project (C90017012) in the amount of \$673,115 to further the Milton Education Village Secondary Plan program and implementation strategy, to be funded from Development Charges, Capital Provision and the Ontario Lottery Corporation Reserve Fund as outlined in the Financial Impact section of this report;**

AND THAT Council approve a contract extension for Macaulay Shiomi Howson Ltd. to update the Milton Education Village (MEV) Secondary Plan, in the total amount of \$385,911 (exclusive of taxes);

AND THAT Council approve a contract extension for Amec Foster Wheeler Environment & Infrastructure to update the environmental and storm water support work, in the total amount of \$109,985 (exclusive of taxes);

AND THAT the Manager, Purchasing and Risk Services be authorized to execute the contract(s), as outlined by the purchasing bylaw and the Mayor and Clerk be authorized to sign any other required paperwork.

EXECUTIVE SUMMARY

This report seeks Council direction to approve an increase to the MEV Secondary Planning capital project to further the Milton Education Village Secondary Plan program and implementation strategy. In the fall of 2016, the Ministry of Advanced Education and Skills Development announced plans to create a new university-led post-secondary site in Milton. It is critical to now advance the secondary planning program for the MEV to ensure a comprehensive planning framework is in place to provide context for the future university campus.



REPORT

Background

The Town of Milton and Wilfrid Laurier University established a memorandum of understanding in 2008 (renewed in 2014), with the intent of developing a university campus within the Milton Education Village. The 400-acre integrated neighbourhood is bounded by the Niagara Escarpment Plan Area to the north, Tremaine Road to the east, Britannia Road to the south and the Greenbelt Plan Area to the west.

In 2012, the Town initiated the preparation of a Secondary Plan and Implementation Strategy for the Milton Education Village (MEV), and retained the services of a team of consultants led by Macaulay Shiomi Howson Ltd. to undertake the project.

The background and options assessment work was completed and a Public Open House was held to discuss draft Land Use Options for the Secondary Plan Area in September 2012. Shortly thereafter, in the absence of an announcement of provincial funding, the planning for the Secondary Plan was put on hold.

In October 2016, the Ministry of Advanced Education and Skills Development announced plans to create a new university-led post-secondary site in Milton focused on science, technology, engineering, arts and mathematics (STEAM). Expressions of interest from Ontario universities were called, encouraging Universities to work in partnership with the local community, businesses and other institutions to develop innovative proposals for this new site.

Wilfrid Laurier University, in partnership with Conestoga College, submitted an expression of interest to the Ministry in March 2017. The Town has committed to work closely with Wilfrid Laurier and Conestoga to fully develop their proposal. To ensure that Milton has a comprehensive and coherent land use planning framework in place to provide context for the future university campus, it is important to now advance the secondary planning program for the MEV

Discussion

Although background work was carried out on the MEV Secondary Plan in 2012, it was completed more than five years ago and will require significant review and updating to consider:

- Current environmental field data;
- Works in the area since 2012 (i.e. Tremaine Road widening, Union Gas works, Velodrome, additional development within Sherwood Survey Area, potential influence of CN Intermodal); and
- Updated practices to meet environmental legislation.



Updates to the various technical studies to address parks, recreation and open space needs; changes in water and wastewater design standards; existing and proposed infrastructure; confirmation of scope of the water resources and natural environment related studies, as well as the execution of supplemental field work and assessment are required. Regional and local transportation policies and guidelines must also be reviewed, in addition to an evaluation of current trends with respect to economic factors, retail market and the planned employment profile of the Town.

Specific supporting studies which need to be revised/updated include:

- Retail Market Analysis;
- Servicing (Water/Wastewater);
- Water Resources/Environment;
- Transportation;
- Parks, Recreation, Open Space/Greenlands and Trails; and
- Economic Review.

Further, as a result of amendments to the Provincial Growth Plan, Greenbelt Plan, Niagara Escarpment Plan and final approval by the Ontario Municipal Board of Halton Region's Official Plan (ROPA 38), a comprehensive review of applicable policy is required.

The following must also be prepared as part of the MEV Secondary Plan Implementation Strategy:

- Urban Design Guidelines;
- Zoning or Development Permit Standards;
- Engineering Standards related to transportation;
- Servicing Master Plan;
- Parks, Recreation, Open Space/Greenlands and Trails Strategy;
- Transportation/Transit Master Plan; and
- Functional Stormwater and Environmental Management Strategy.

To reinstate the Secondary Plan program, a proposal including a revised work plan has been prepared by Macaulay Shiomi Howson and Amec Foster Wheeler (AFW) Environment & Infrastructure, to address the necessary updates, additional technical analysis, public consultation program and the Secondary Plan Implementation Strategy. An updated budget and project schedule/timeframe for completion of the Secondary Plan has also been undertaken. It should be noted that costs relating to the majority of the previous environmental work carried out by AFW was not included in the original 2012 MEV Secondary Plan Work Plan as it was sourced through a related contract at the time.



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Provided the work commences immediately, it is anticipated that a draft will be brought forward for Council's approval in principle in the fall of 2018. A Fiscal Impact Study will be required, the costs of which will also be included in the 2018 budget.

Financial Impact

The MEV Secondary Plan project (C90017012) was approved in 2012 with an existing budget of \$537,696. The current unspent budget in this project is \$103,989 which includes Other Professional Fees of \$51,109 and Project Management Recovery of \$52,880.

As outlined in the following table, the additional budget required to complete the MEV Secondary Plan is \$673,115. Consistent with the funding allocation approved for this project through the 2012 budget, this increase is recommended to be funded through the Capital Provision Reserve (\$30,161), Ontario Lottery Corporation (OLG) Proceeds Reserve Fund (\$30,161) and Administrative Development Charges Reserve Fund (\$612,794).

Although drawing from the Administrative Development Charge Reserve Fund will further increase the reserve fund deficit, the Town's combined Development Charge reserve funds (excluding services related to a highway) are in a positive position. The shortfall in the Administrative Development Charge Reserve Fund will be included in the next Development Charge Background Study and will be funded through future development charge collections.

Expenses (inclusive of tax)	Approved Budget	Revised Budget	Difference
Other Professional Fees	\$ 346,576	\$ 800,091	\$453,515 *
Contingency	-	50,500	50,500
Advertising	1,217	5,217	4,000
Public Meetings	931	5,931	5,000
Printing & Reproduction	10,535	21,035	10,500
Legal	40	2,040	2,000
Project Management Recovery	172,272	319,872	147,600
Capital Surcharge	6,125	-	-
Total Expenses	\$ 537,696	\$ 1,204,686	\$ 673,115

* Includes AMEC of \$111,921, Macaulay Shiomi Howson Ltd. of \$392,703 less remaining budget in project of \$51,109

A separate capital project will also be included in the 2018 capital budget for the fiscal impact study and financial plan for this secondary plan area.



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Respectfully submitted,
Barbara Koopmans, BES, MCIP, RPP, CMO
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Attachments
None

CAO Approval
William Mann, MCIP, RPP, OALA, CSLA, MCIF, RPF
Chief Administrative Officer