

TO:	CHAIR AND MEMBERS - INVESTMENT & ECONOMIC PROSPERITY COMMITTEE
FROM:	JIM YANCHULA MANAGER OF COMMUNITY PLANNING AND DESIGN
SUBJECT:	SOUTH STREET CAMPUS LANDS REDEVELOPMENT PROCESS: MASTER DEVELOPMENT AND SECONDARY PLANS MEETING ON SEPTEMBER 25, 2012
RECOMMENDATIONS	

That, on the recommendation of the Managing Director of Land Use Planning and the City Planner:

- A. The attached interim report prepared by Michael Downie, Community Development Consultant, which provides information relating to the South Street Campus Lands Redevelopment process **BE RECEIVED** for information.
- B. A source of funding **BE IDENTIFIED** for the completion of the necessary servicing and planning studies to complete the Master Development and Secondary Plans. The studies which still require full or partial-funding include:
 - Hydro-geotechnical
 - Transportation Impacts
 - Environmental Impacts
 - Cultural Heritage (North side of South Street)
 - Secondary Plan

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

June 2011	SOHO Community Improvement Plan
January 2012	Developing a Strategic Investment and Economic Prosperity Plan, City Planner & City Treasurer
July 2012	Information Report – Processes Underway Relating to the South Street Campus Lands, City Planner

BACKGROUND

SOHO Community Improvement Plan (CIP)

The SOHO Community Improvement Plan (CIP) was approved by Municipal Council in June, 2011. Redevelopment of the South Street Campus Lands is a main focus of that plan, which makes twelve recommendations for redevelopment of the area focused on economic, social, and environmental concerns. Specifically, Economic Recommendations 1, 3, and 4 (p. 21) call for the City to:

- Establish Flexible Zoning for the Victoria Hospital Lands
- Create a Secondary Plan for the Victoria Hospital Lands, including:
- Design Guidelines and Development & Phasing Strategy
- Explore Opportunities for the City to develop the Old Victoria Hospital Lands

IEPC & Council Direction on South Street Campus Lands

At its session held January 23rd, 2012, the Investment and Economic Prosperity Committee directed staff to:

“initiate a process for the redevelopment of the South Street Campus lands, beginning with a report to the Investment and Economic Prosperity Committee that identifies the approach, proposed process, timeline, required consulting resources, and an identified source of financing for securing these resources...”

And on January 31st, 2012, the Municipal Council resolved that the South Streets Campus Lands strategy be completed with respect to the development of Strategic Investment and Economic Prosperity Plan.

DISCUSSION

1. South Street Campus Lands Redevelopment Process

Master Development and Secondary Plan

The Planning Division initiated the Master Development Plan in July. Consultant Michael Downie continues to work with an interdisciplinary team of Planning, Engineering, Development Services, Realty Services, Finance, Corporate Investments and Partnerships and Purchasing Staff to complete the plan by December 2012. Attached is the Consultant's interim report (see Appendix 1) that updates the City on the process and his findings and progress to date. The report also discusses how the Master Development Plan informs the creation and adoption of a Secondary Plan for the area around the old Victoria Hospital lands.

Internal Project Management Team

The City established a Master Development Plan Project Team that meets regularly to coordinate the redevelopment activities for the South Street Campus Lands. The interdisciplinary team is led by the City Planner and is comprised of key departments in the City, including Engineering, Transportation, Planning, Finance and Realty. The team has held three

meetings to date and has made significant progress, including coordination of completion and funding of the various servicing studies and completion of the draft development concept.

2. Redevelopment Activities & Costs

Projected costs to complete the Master Development Plan, the associated Servicing Studies and the Secondary Plan are approximately \$362,000. The majority of these works are expected to be completed in final or draft form by December 2012, with the Secondary Plan due to be completed by March 2012 to ensure appropriate public consultation. Of the \$362,000, \$127,000 has been allocated, while the remaining \$235,000 must still be allocated. The Internal Project Management team is working closely with the Planning Division and the Finance Division to secure the remaining funds.

Activity	Responsible Department	Completion Date	Total Funding Required	Funding Allocated	Funding Still to be Secured
Servicing Studies	Transportation, Engineering, Planning, Finance, Realty	Dec 2012	\$312,000	\$127,000	\$185,000
Secondary Plan	Planning	Mar 2012	\$50,000		\$50,000
		Total	\$362,000	\$127,000	\$235,000

Conclusion

This report provides an overview of the approach, process, timeline and required resources necessary to complete the South Street Campus Lands Master Development and Secondary Plans. These plans will be completed by December 2012 and March 2013 respectively and require \$362,000 in funding, of which \$127,000 has already been allocated. The Planning Division and the Finance Division are working closely to secure the remaining funds.

PREPARED BY:
JIM YANCHULA, MCIP, RPP MANAGER OF COMMUNITY PLANNING AND DESIGN
SUBMITTED BY:
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER