

Committee of the Whole (2) Report

DATE: Tuesday, June 6, 2023 **WARD(S):** 3

TITLE: **BLOCK 32 VELLORE WOODS COMMUNITY IMPROVEMENTS**

FROM:

Vince Musacchio, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To receive Council approval to establish a capital budget and program for Block 32 Vellore Woods Community improvements and a contract project management position to lead this initiative.

Report Highlights

- In June 2022 Council provided direction that tree removal compensation funding be directed to the Vellore Woods Community in Block 32 and that funds be spent as determined by community outreach.
- A plan for community improvements is to be developed with the guidance of a Restoration Plan Committee comprised of the Ward 3 Councillor, staff and the executive of the Vellore Woods Ratepayers' Association.
- Council approval is required to create a new 2023 capital project, funded from compensation received, and to approve a temporary staff position to manage this project to completion by 2027.
- A total of \$3.5M of compensation funding has been received by the City and is available in the Subdivider Contribution Reserve earmarked for this project.
- The Restoration Plan Committee will help identify community improvement projects for design and implementation by the City utilizing the compensation funds that have been allocated for this work.

Recommendations

1. THAT a new 2023 Capital Project “Vellore Woods Community Improvements (Block 32)” be created in the amount of \$3,500,000 (inclusive of applicable taxes and administration recovery), funded from the Subdivider Contribution Reserve;
2. THAT a 4-year temporary contract position be approved to implement this program, funded from the approved Capital Project “Vellore Woods Community Improvements (Block 32);” and
3. THAT the inclusion of this matter on a Public Committee or Council agenda with respect to the Capital Budget request identified as “Vellore Woods Community Improvements (Block 32)” is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002, as amended.

Background

In 2021 Council provided direction that tree removal compensation funding be directed to the Vellore Woods Community in Block 32 and that funds be spent as determined through community outreach

At Committee of the Whole (Public Meeting) on June 14, 2021, Council considered and received a Public Meeting report and related Communications for Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Files OP.21.011, Z.21.018, and 19T-21V004 (9465 Weston Limited). The report identified that the unauthorized removal of approximately 1.5ha of protected woodlot had occurred on the Subject Lands and that York Region had resolved the matter under the Forest Conservation By-law. As a result of Council’s consideration of the report and Communications, including interest raised by the Vellore Woods Ratepayers Association, a recommendation was approved to direct any negotiated tree compensation funding to the Vellore Woods Community in Block 32.

Council further supported establishing a Restoration Plan Committee to guide planning and implementation of community improvements in Block 32 and approved an ecological restoration plan for TRCA owned lands in Block 33

On June 28, 2022 Council approved a recommendation that a Restoration Plan Committee be formed that is made up of the local Ward Councillor, staff and the Vellore Woods Ratepayers’ Association executive. The purpose of this committee is to ensure that all monies identified in the woodlot compensation strategy be placed into the Block 32 West Vellore Woods community, and that a plan be created, executed and completed within 5 years.

In March 2023 Council approved directing money collected from York Region for the unauthorized tree removals to TRCA owned land in Block 33 as the areas identified within Block 32 were not large enough to meet requirements of the York Region Forestry Conservation By-law 2013-68. The approved plans for this work include a restoration project of 1750 trees, 3500 shrubs and 5250 woody stems to be planted throughout an area of approx. 1.75ha.

Previous Reports/Authority

[March 8, 2023 Committee of the Whole Report, Item 6, Report No. 14, approved by Council on March 21, 2023](#)

[June 21, 2022 Committee of the Whole \(2\) Report, Item 10, Report No. 30, approved by Council on June 28, 2022](#)

[June 14, 2021 Committee of the Whole \(Public Meeting\) Report, Item 5, Report No. 36, approved by Council on June 22, 2021](#)

Analysis and Options

Staff from the Parks Infrastructure Planning and Development Department (PIPD) will lead community engagement and overall project management for the proposed Vellore Woods Community improvements

Through consultations with the Local Councillor and senior staff, PIPD was requested to oversee the coordination of this project which will involve development of a Project Charter, scope of work and multi-year design and construction program. Details of the project are to be determined through collaboration with the Restoration Plan Committee and all funds are to be used within the Block 32 area to support community improvements. Scope work is anticipated to include, but not be limited to, parks and open space improvements, trail development, park facility renewal and enhancements, tree and landscape planting, and additional areas of ecological restoration and enhancement within open spaces and natural areas as appropriate.

An additional contract project manager position is needed to support this multi-year program

A 4-year temporary contract Project Manager position is required to support implementation of this multi-year program. The role of the Project Manager will be to lead the Restoration Plan Committee meetings, coordinate community engagements, and provide overall project management services for the planning, design and construction of proposed community improvements. The position will report to the appropriate division within the Parks Infrastructure Planning & Development department.

Following Council approval staff have identified the following estimated key milestones associated with delivery of this project, subject to amendment by the Restoration Plan Committee.

Q2 2023	<ul style="list-style-type: none"> • Council Approval
Q3 2023	<ul style="list-style-type: none"> • Project Manager Recruitment • Establish the Restoration Plan Committee
Q4 2023 to Q4 2024	<ul style="list-style-type: none"> • Project Planning • Community Outreach • Conceptual Design • Design Development for Phase 1 projects
Q1 2025 to Q4 2025	<ul style="list-style-type: none"> • Phase 1 Construction Tender(s) • Phase 1 Construction Start • Design Development for Phase 2 projects • Project Communications
Q1 2026 to Q4 2026	<ul style="list-style-type: none"> • Phase 2 Construction Tender(s) • Phase 2 Construction Start • Project Communications
Q1 2027 to Q2 2027	<ul style="list-style-type: none"> • Project Completion

Financial Impact

A new 2023 capital project is required for the implementation of Vellore Woods Community improvements, with funding from the Subdivider Contribution Reserve. The total budget amount of \$3,500,000 is inclusive of applicable taxes and administration recovery.

The four-year Project Manager position required to support this project implementation is estimated to be \$567,000 and will be funded from the new capital project “Vellore Woods Community Improvements (Block 32).”

Operational Impact

The operational impact of proposed capital development items (living and fixed assets) will be determined through the design development phases of this project. Communication and collaboration with affected operating departments will occur regularly throughout this project and financial implications will be identified as required for consideration in future budget submissions.

Broader Regional Impacts/Considerations

There are no identified regional implications associated with the recommendations of this report. York Region and TRCA consultation and/or approval may be required for various aspects of community improvement initiatives, however the scope of which is not yet determined. The appropriate agencies will be contacted as needed during implementation of the works.

Conclusion

In June 2022 Council provided direction that tree removal compensation funding be directed to the Vellore Woods Community in Block 32 and that funds be spent as determined by community outreach. A plan for community improvements is to be developed with the guidance of a Restoration Plan Committee comprised of the Ward 3 Councillor, staff and the executive of the Vellore Woods Ratepayers' Association. Council approval is required to create a new 2023 capital project, funded from compensation received, and to approve a temporary staff position to manage this project to completion in 2027.

For more information, please contact: Jamie Bronsema, Director, Parks Infrastructure Planning and Development, ext. 8858

Attachments

None.

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Approved by



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