

Committee of the Whole (2) Report

DATE: Tuesday, June 17, 2025

WARD(S): 4, 5

TITLE: CONCORD GO CENTRE PLANNING STUDY – SINGLE SOURCE AWARD

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: DECISION

Purpose

To seek approval to issue a Single Source Award for the planning work related to the Concord GO Centre to Dillon Consulting Ltd. and provide authority to negotiate and execute any resulting agreements.

Report Highlights

- The planning work for the Concord GO Centre is required to determine the appropriate land uses for two Deferral Areas (Attachment 1).
- The project responds to Provincial and private sector development activity in the Concord GO Study Area and will allow staff to integrate new inputs regarding station infrastructure and potential new development.
- Staff are seeking Council approval to commence planning work for the Concord GO Centre through a Single Source Award to Dillon Consulting Ltd., who were previously assessed to be qualified and have the necessary experience to complete the work for the reasons provided in this report.

Recommendations

1. THAT staff be directed to proceed with a Single Source Award to Dillon Consulting Ltd. for the planning work for the Concord GO Centre at a cost of \$300,000; and
2. THAT the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery or designate, and the Director of Procurement Services be authorized to negotiate, execute, amend, terminate and administer any resulting related agreements and/or documents in a form satisfactory to the Office of the City Solicitor.

Background

History of the Concord GO Centre Area

The main objective of the Mobility Hub Study was to facilitate higher density mixed-use developments (Transit-Oriented Communities) in the Deferral Areas (as shown on Attachment 1) to support the proposed Concord GO Station.

At the time the Mobility Hub Study was initiated, the City concurrently undertook a Transportation Master Plan and Schedule 'C' Class Environmental Assessment Study for a minor collector road between Highway 7 and Rivermede Road.

Through a competitive procurement process, Request for Proposal RFP17-006 Concord Go Centre Secondary Plan Mobility Hub was issued in 2017. Dillon Consulting Ltd. (Dillon) was awarded the \$255,944 contract (including change orders) with a contract end date of Dec. 31, 2022.

Both the Mobility Hub Study and Transportation Master Plan were put on hold in 2021.

On Sept. 1, 2024, one-time Single Source Award SI24-336 was issued to Dillon in the amount of \$69,655 for background technical work related to growth estimates in the Concord GO Study Area.

Recent changes support the need for the planning work for the Concord GO Centre.

Several recent changes in the area have prompted the City to proceed with the planning work for the Concord GO Centre. It is vital that the City undertake a comprehensive planning approach to the development of the Concord GO Centre area. Several City departments will be involved in the process including Development Engineering, Infrastructure Planning & Corporate Asset Management and Policy Planning and Special Programs. A number of other studies will also be undertaken at the same time such as a Transportation Master Plan and Flood Analysis for the area.

Minister's Zoning Orders & Recent Development Proposals/Approvals

A Minister's Zoning Order approval (O. Reg. 170/21) was issued in 2021 both within and outside of the Concord GO Study Area north of Highway 7, west of Keele Street. The Minister's Zoning Order approval is composed of four different development sites permitting high-density mixed-use developments with a maximum permitted height of 40 storeys.

There have also been a number of recent development approvals/Council endorsements in the area including five Employment Land Conversions and a large mixed-use development, which contains eight towers (Avenue 7) at the southwest corner of Keele Street and Highway 7. The development which was appealed to the Ontario Land Tribunal (and endorsed by Council in May of 2024) will contain 3,000 new residential units with an overall height of 60 storeys.

Furthermore, Phase 1 (Block A) of the Rose Garden Master Plan (1890 Highway 7) situated on the north side of Highway 7, east of the Barrie GO line was approved at the Ontario Land Tribunal for three mixed-use towers with a height of 37 storeys.

The Concord GO Centre Area will experience a number of high-density developments and a large population increase and therefore needs to be properly planned.

Metrolinx – Initial Business Case

In March of 2023, Metrolinx released an update to the Highway 7/Concord GO Station Initial Business Case as the first step towards advancing the proposed Concord GO Station. The original Initial Business Case was completed in 2016 and updated in 2018 for the station site assumed to be south of Highway 7 at the time.

The updated 2023 Initial Business Case evaluates a station site that is proposed to be situated north of Highway 7 and east of the tracks. The delivery of this station was explored through the Ontario government's Transit-Oriented Communities Program and would support connections between GO rail and local and regional bus services. The proposed site would provide residents with access to jobs, housing and attractions and is planned to be located within a Major Transit Station Area with existing and planned transit services such as the Barrie GO line.

Previous Reports/Authority

N/A

Analysis and Options

Dillon was the successful bidder for this project originally, but due to the project being put on hold by the City their contract expired. To expedite the process and reduce costs, staff are seeking Council approval for a Single Source Award to retain the same consultant who originally prepared the first draft of the Concord GO Mobility Hub Study rather than proceeding with a brand-new Request for Proposal process. Utilizing Dillon would allow for a continuation of their previous work and capitalize on their knowledge of the project and Study Area.

Dillon is a multi-disciplinary consulting firm with the full capacity and expertise to undertake comprehensive land use planning, transit, urban design and public realm, and land use compatibility studies. Dillon's expertise and familiarity with the scope of work would reduce the project's timeline to allow the City to move forward with the required planning work immediately, therefore cutting down on the overall time of the project.

Retaining Dillon as recommended in this report, would streamline the process and would reduce the timeline to approximately 18 months. Staff are committed to provide Council updates at the 6 month and 12month milestones in order to track progress of the Study.

A Single Source Procurement is one where other suppliers are available, however, there are valid and justified reasons for selecting one supplier. The City's Procurement Policy provides criteria which must be met to procure via Single Source Award, such as where the supplier has the ability to deliver the services within a specific timeframe, and where the supplier has special knowledge, skills and expertise. Given the scope of the project and required deliverables, and the risk of delaying the project, the Director of Procurement Services was consulted and is of the view that a Single Source Award is justified.

Financial Impact

The capital cost associated with the Single Source Award is in the amount of \$300,000. There is sufficient funding available for this project and this Award would not change the existing budget.

Operational Impacts

This report has been prepared in consultation with Procurement Services and the Office of the City Solicitor.

Broader Regional Impacts/Considerations

N/A

Conclusion

Council approval of the recommendations in this report will improve the administration, financial responsibility and timely implementation of the project through a Single Source Award to Dillon Consulting Ltd.

For more information, please contact Christina Ciccone, Senior Planner, at extension 8773.

Attachments

1. Concord GO Centre Planning Study – Schedule B – Land Use

Prepared by

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