TO: Bert Meunier, Chief Administrative Officer
FROM: Terry Willing, Acting Commissioner, Planning & Development Services
PREPARED BY: Wendy Carman, Senior Policy Planner
DATE OF MEETING: April 6, 2004
SUBJECT: Urban Growth Strategy – Next Steps

RECOMMENDATION TO COUNCIL:
This report is for information purposes only.

ORIGIN/PURPOSE:
This is the eighth report provided to Council on the Urban Growth Strategy project. The purpose of this report is to provide members of Council with information on the next steps in the Urban Growth Strategy project activities.

The Urban Growth Strategy is being prepared for the City by a multi-disciplinary consulting team led by J.L. Richards & Associates Limited in accordance with Council Resolutions of January 29, 2002, (adopting the Terms of Reference); June 4, 2002 (selecting the consulting team) and on August 13, 2003 (expanding the scope of the Urban Growth Strategy project). The consulting team also includes representatives from the following firms: C.N. Watson, R.V. Anderson Associates, XCG Consultants Limited and Williamson Consulting.

The City’s Executive Management Team (EMT) is undertaking administrative direction of the study. A Technical Resource Group comprised of staff from Planning and Development Services, several other City departments, and Utilities Kingston has been established to assist the Executive Management Team, provide technical assistance, and provide access to City information. A Technical Advisory Group, comprised of representatives from City departments, appointees from Kingston Environmental Advisory Forum (KEAF) the Rural Affairs Committee, and outside agencies provide additional assistance as required.
OPTIONS/DISCUSSION:

The Urban Growth Strategy is a project that will guide the City's growth, infrastructure, services and capital investment for the next twenty-five years. It is a complex study involving planning, hard and soft service infrastructure, transportation, sanitary sewers, water servicing, and financial analysis. The study will form the framework for the new City of Kingston Official Plan.

The study will result in the preparation of five study products which include the Urban Growth Strategy Report, draft Official Plan Amendments, a Water Servicing Concept Plan, a Sanitary Sewer Servicing Concept Plan and a Financial Plan.

The Urban Growth Strategy project has and is being integrated with a number of studies including the Population and Economic Growth Model prepared by Stevens Associates, the Transportation Master Plan being undertaken by Dillon Consulting; the Sanitary Sewer Systems Model and the Water Distribution Model prepared for Utilities Kingston by R.V. Anderson and the Development Charges Study being undertaken by C.N. Watson. It has also considered a number of other studies that are presently ongoing.

The Urban Growth Strategy project process chart is shown on Appendix “A”. It shows the steps that have been undertaken in the project to date as well as the next steps.

As a result of consultation on Revised Draft Interim Report No. 2 dated April 2003, two major issues were raised by the public, Council and staff, and responded to:

1. Growth Alternative 1A (Collins Bay Penitentiary lands and CFB Kingston Married Quarters Area) was added for consideration and evaluation. (However, these Federal lands currently are not available).
2. The issue of how the transportation, sanitary sewer and water infrastructure was to be paid (i.e. by taxpayer, development charges, impost fees or costs directly borne by the developer) was an issue brought up on numerous occasions at staff, public and stakeholder meetings. In response, the project was expanded to include this additional analysis.

The additional analysis of the Growth Alternatives and the means of funding them has been completed by Dillon Consulting and J.L. Richards. (Cost is only one of the seven criteria being used to evaluate the proposed Growth Alternatives).

The next steps in the project include the completion of the five study reports in draft, followed by meetings with the Technical Resource Group and EMT. A Special Planning Committee working session with Council will be held to discuss the draft reports and authorize staff to make the draft reports available for public review and comment as well as to approve, in principle, the study’s general direction.

A final public open house will be scheduled. The purpose of the open house is to provide the public with an opportunity to obtain information, ask questions directly to the study consultants and make comments on the draft reports. The comments will be reviewed and evaluated and incorporated where possible into the final reports. The draft reports will then be finalized and a formal presentation made to Planning Committee (the occurrence of this meeting is to be discussed at the earlier Special Planning Committee Meeting). The final step in the process is a formal presentation by the consultants to Council of the final reports.
The following, more detailed schedule, has been created to identify tasks and dates necessary to complete the Urban Growth Strategy project. (It should be noted that the close integration of the Urban Growth Strategy with the Development Charges Study has had an impact on the tasks and timelines shown below).

<table>
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<tr>
<th>Date</th>
<th>Event</th>
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<tr>
<td>March 26, 2004</td>
<td>Provide new members of Council with information packages including the two reports prepared to date.</td>
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<td>April 28, 2004</td>
<td>Circulate deliverables to Technical Resource Group, Executive Management Team, Planning Committee and Council for their review.</td>
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<td>- The deliverables are the five study products which are the Urban Growth Strategy Study, the draft Official Plan Amendments, the Sanitary Sewer Concept Plan, the Water Servicing Concept Plan, and the Financial Plan.</td>
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<td>- At the special meeting of Planning Committee there will be a recommendation before the Planning Committee to approve in principle, the study’s general direction and that a Public Open House be held to present the five study products.</td>
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<td>May 14 – 28, 2004</td>
<td>Consulting team to revise study products based on discussions and the May 13 meetings and prepare for Public Open House.</td>
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<tr>
<td>June 3, 2004</td>
<td>Public Open House</td>
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<tr>
<td>June 4 – 30, 2004</td>
<td>Public input and comments</td>
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<tr>
<td><strong>First available meeting in June</strong></td>
<td>Council considers the recommendation of the special May 13 Planning Committee meeting.</td>
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<tr>
<td>July 5 – 9, 2004</td>
<td>Consulting Team Reviews public input</td>
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<tr>
<td>July 12 – 23, 2004</td>
<td>Consulting Team Finalizes deliverables (five study products)</td>
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<td>July 23, 2004</td>
<td>Consulting Team delivers the five study products to the City</td>
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<td><strong>First available meeting in July/August</strong></td>
<td>Formal presentation of the Urban Growth Strategy project and the five study products to Council by Consulting Team at the first available meeting.</td>
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**EXISTING POLICY/BY-LAW:**

The Official Plans for the three former municipalities contain policies on growth, services and utilities, transportation, public works, and land use that were prepared by the three former municipalities within the boundaries of their individual jurisdictions. The City has current by-laws with respect to Development Charges and Impost Fees which detail requirements for new development. A Development Charges/Impost Fees study is presently being undertaken by the City.
LINK TO THE STRATEGIC PLAN:

The Urban Growth Strategy is to be a multi-disciplinary study which will have planning considerations, hard/soft service infrastructure, sanitary, storm and water servicing components and financial considerations. Therefore, it will link to a number of initiatives of the Community Strategic Plan, adopted by Council on October 24, 2000, including the Official Plan Initiative, and the Long Range Infrastructure Plan Initiative. Also, there will be links to the Transportation Master Plan, the Culture, Heritage, Parks and Recreation Strategy, as well as the Economic Prosperity Initiative.

FINANCIAL CONSIDERATIONS:

No financial implications are to be considered with this information report.

CONTACTS:

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Wendy Carman, Senior Policy Planner, Land Use Policy, Planning Division, 384-1770, ext. 3186

DEPARTMENTS/OTHERS CONSULTED AND AFFECTED:

Affected by this project
- All City Departments
- Utilities Kingston

NOTICE PROVISIONS:

Notice requirements are not a consideration for this information report.

APPENDICES:

Appendix “A” – Revised Approach to Urban Growth Strategy.
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REVISED APPROACH TO URBAN GROWTH STRATEGY

Combined Planning / Engineering Study and Public Consultation Program

GKA 2041 Demographic/Economic Model

Further Analysis, Evaluation, Data Collection (if necessary)

Data reconciliation between GIS & Utilities

Planning Analysis & Evaluation, Data Collection, Hard/Soft Infrastructure Analysis

Additional projections GKA 2041 Population Model

Scenario Development and Select Location(s) for Growth

Development Area #1

Growth Alt. #1 + 2

Growth Alt. #1 + 3

Growth Alt. #1 + 4

Growth Alt. #1 + 5

SCENARIO COMPARISON

Combined Planning, Environmental, Engineering & Financial Analysis

Further Public Consultation

Sewer/Water Analysis of Alternatives 1, 1a plus 2, 3, 4 & 5 – Financial analysis, growth/non-growth, sources of funding

Preferred Development Concept

Urban Growth Strategy Report

Further public consultation (Open House & comments) Planning Committee & Council meetings

Products

Official Plan Amendments

Sanitary Servicing Concept Plan

Water Servicing Concept Plan

Financial Plan

Transportation financial analysis – Growth alternatives 1, 1A plus 2, 3, 4 & 5, Growth/non-growth sources of funding to transportation infrastructure