

Item:



Committee of the Whole Report

DATE: Monday, September 17, 2018

WARD(S): 2

**TITLE: CAPITAL BUDGET AMENDMENT – ROAD IMPROVEMENTS
NEW HUNTINGTON ROAD AND VAUGHAN VALLEY BLVD.
HIGHWAY 427 EXPANSION PROJECT
VAUGHAN WEST BUSINESS PARK I AND II SUBDIVISIONS**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management
Stephen Collins, Deputy City Manager, Public Works

ACTION: DECISION

Purpose

To seek Council approval to create a new 2018 Capital Project and to enter into the necessary agreements with the Vaughan West II Limited, Seven 427 Developments Inc., Roybridge Holdings Limited and the Ministry of Transportation of Ontario to facilitate road improvements to New Huntington Road and Vaughan Valley Boulevard in support of the Highway 427 Expansion project.

Report Highlights

- Traffic volumes are expected to increase on New Huntington Road and Vaughan Valley Boulevard during the construction of the Highway 427 Expansion Project.
- New Huntington Road and Vaughan Valley Boulevard are in the Vaughan West Business Park I and II Subdivisions.
- ZZEN is currently completing the outstanding works in Vaughan West Business Park I and II Subdivisions with the objective of having the subdivisions assumed by the City in December 2019. The works include the repaving of New Huntington Road and Vaughan Valley Boulevard.
- The Ministry of Transportation of Ontario (MTO) has committed to provide funds to the City to cover the incremental cost of increasing the pavement thickness on New Huntington Road and Vaughan Valley Boulevard to mitigate the risk of impacts to the pavement structure due to the additional traffic during the construction period.
- Agreements between the City, MTO and Vaughan West II Limited, Seven 427 Developments Inc., and Roybridge Holdings Limited are required to facilitate these additional asphalt works.

Recommendations

1. That a new 2018 capital project be created in the amount of \$565,000 inclusive of applicable taxes and administration recovery for the incremental cost associated with the placement of a stronger pavement structure on New Huntington Road and Vaughan Valley Boulevard in the Vaughan West Business Park I and II Subdivisions, and the portion of New Huntington Road within Vaughan West II Limited and Seven 427 Developments Inc. joint venture development, fully funded from a contribution from the Ministry of Transportation of Ontario;
2. That a By-law be enacted authorizing the Mayor and Clerk to execute the necessary Agreements with Vaughan West II Limited, Seven 427 Developments Inc., Roybridge Holdings Limited and the Ministry of Transportation of Ontario to facilitate the road improvements to New Huntington Road and Vaughan Valley Boulevard; and
3. That the inclusion of this matter on a Public Committee or Council agenda with respect to amending the Capital Budget identified as “Capital Budget Amendment-Road Pavement Structure Improvements to New Huntington Road and Vaughan Valley Boulevard - Highway 427 Expansion Project” is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-200, as amended.

Background

The Highway 427 Expansion bisects the West Vaughan Employment Area

The 6.6 kilometre expansion of Highway 427 Extension from Highway 7 to Major Mackenzie Drive bisects the West Vaughan Employment Area as shown on Attachment 1.

Construction of the Highway is underway by the consortium of LINK427 and is expected to be completed by 2021. City staff are working with The Ministry of Transportation of Ontario (MTO) and LINK427 to facilitate the project and address construction related issues impacting city roads and infrastructure.

Previous Reports/Authority

There are no previous reports on this matter.

Analysis and Options

Travel options in the West Vaughan Employment Area will change during the various construction stages of the Highway 427 Expansion Project

The construction of the Highway 427 Expansion project is expected to take the next three years to complete. During this time, the travel options within the West Vaughan Employment Area will change because of the phasing of construction, road closures and delays on the existing road network as interchanges and grade separations are constructed. MTO has undertaken an initial traffic impact assessment which concludes that the traffic volumes on New Huntington Road and Vaughan Valley Boulevard will notably increase during the construction of the Highway 427 Expansion.

ZZEN is currently completing the municipal services in Vaughan West Business Park I and II Subdivisions with the objective of having the subdivisions assumed by the City in December 2019

The Vaughan West Business Park I and II Subdivisions are essentially built out and ZZEN is in the process of completing all the remaining works so the subdivisions can be assumed by the City in January 2019. As part of the finishing works, Vaughan West II Limited and Roybridge Holdings Limited will be removing and replacing the asphalt on the sections of New Huntington Road and Vaughan Valley Boulevard within the subdivisions. In addition, the section of New Huntington Road north of Highway 7 in the Vaughan West II Limited and Seven 427 Developments Inc., joint venture development is also planned to be completed at the same time. These roads have been constructed in accordance with City standards for industrial collector roads. Given the existing asphalt on these roads will be removed, it presents an opportunity to increase the thickness of the existing pavement structure to accommodate the expected additional traffic volumes on the roads during the Highway 427 construction. Increasing the strength of the pavement now will reduce the risk of any future road damage from the higher traffic volumes. Accordingly, MTO has provided a commitment to the City to fund

the incremental cost associated with increasing the thickness of the pavement structure.

Agreements amongst the parties are required to facilitate the pavement works

To facilitate these additional road works, an agreement between the City and MTO will be required to secure the necessary funds. In turn, agreements between the City and Vaughan West II Limited, Seven 427 Developments Inc., and Roybridge Holdings Limited are required to reimburse them for the cost of increasing the thickness of the pavement structure.

In addition, the existing subdivision agreements with Vaughan West II Limited and Roybridge Holdings Limited will be amended to provide for the conveyance of a servicing easement to the City, at no cost to the City, over the properties at 300 and 350 Zenway Boulevard to facilitate the relocation of the existing municipal services on Zenway Boulevard that cross Highway 427 by MTO.

Financial Impact

The Ministry of Transportation has made a commitment to fully fund the incremental cost associated with the placement of a stronger pavement structure on New Huntington Road and Vaughan Valley Boulevard in the Vaughan West Business Park I and II Subdivisions, which is estimated at \$565,000 inclusive of applicable taxes and administration recovery.

A 2018 capital project budget of \$565,000 is requested for these road works, with funding from MTO. The necessary agreements will need to be executed between the City and MTO, and between the City and Vaughan West II Limited, Seven 427 Developments Inc., and Roybridge Holdings Limited to facilitate the road works and cost recovery.

Broader Regional Impacts/Considerations

These proposed local road works will facilitate the construction of the Highway 427 Expansion Project, which is a critical link in the Provincial Highway network that will service the West Vaughan Employment Area and beyond.

Conclusion

MTO is prepared to fund the incremental cost associated with increasing the thickness of the pavement structure on New Huntington Road and Vaughan Valley Boulevard as a means of reducing the risk of damage to the roads due to the expected higher traffic volumes during the Highway 427 construction. A 2018 capital project budget of \$565,000 is requested for these road works, with funding from MTO. The necessary agreements will need to be executed between the City and MTO, and between the City

and Vaughan West II Limited, Seven 427 Developments Inc., and Roybridge Holdings Limited to facilitate the road works and cost recovery.

This report has been prepared in consultation with Vince Musacchio, Director, Infrastructure Planning and Corporate Asset Management, and Rita Selvaggi, Interim Director, Financial Planning & Development Finance.

Attachments

1. Location Plan

Prepared by

Andrew Pearce, Director, Development Engineering, Ext 8255