

Item:



## Committee of the Whole Committee Report

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**DATE:** Monday, September 17, 2018

**WARD(S):** 1

**TITLE: CAPITAL BUDGET AMENDMENT FOR ISLINGTON AVENUE  
STREETSCAPE PHASE 1 CONSTRUCTION  
PROJECT DP-9542-15**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management  
Michael Coroneos, Chief Financial Officer and City Treasurer

**ACTION:** DECISION

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**Purpose**

To seek Council approval for a budget amendment to Capital Project DP-9542-15 for the Islington Avenue Streetscape Phase 1 construction.

**Report Highlights**

- The Phase 1 design and construction budget for Islington Avenue Streetscape was approved by Council as part of the City's 2015 Budget.
- The Islington Avenue Streetscape - Phase 1 design is complete and construction is ready to commence.
- Based on the detailed construction documents, the project is estimated to cost \$835,596, which exceeds the current budget.
- A capital budget amendment is required to provide sufficient funds to complete the Phase 1 works.

**Recommendations**

1. That a capital amendment to Capital Project DP-9542-15 "Islington Streetscape Phase 1" in the amount of \$296,902 inclusive of applicable taxes and administrative recovery be approved;

2. That the funding allocation for the total revised budget of \$835,596 in Capital Development Project DP-9542-15 be amended to \$721,013 (86%) from City-Wide Engineering Development Charges and \$114,583 (14%) from the Capital from Taxation Reserve; and
3. That the inclusion of this matter on a Public Committee or Council agenda with respect to increasing the Capital Budget identified as “Capital Budget Amendment, Islington Avenue Streetscape Phase 1 Construction” is deemed sufficient notice pursuant to Section 2(1)(c) of By-law 394-2002, as amended.

## **Background**

***The Village of Kleinburg Islington Avenue Streetscape Master Plan Study was approved by Vaughan City Council in 2011***

The Islington Avenue Streetscape – Phase 1 is based upon the Village of Kleinburg Islington Avenue Streetscape Master Plan Study (2011 concept) (Attachment 1). The objectives of the Islington Avenue Streetscape Master Plan Study are to create a strong community image by enhancing the character of the built environment including building design, signage, planting and streetscapes. The Plan aims to promote high quality streetscape design to create a comfortable, sustainable and memorable main street for the Village of Kleinburg.

***The first phase of this project will occur in the “Natural Landscape Area” segment of Islington Avenue between Major Mackenzie Drive and Pennon Road, including the Village Gateway at Islington Avenue and Major Mackenzie Drive***

The Islington Avenue Streetscape – Phase 1 subject area is located in a main street area on Islington Avenue between Major Mackenzie Drive and Pennon Road (Attachment 3), as identified in the existing municipal land use planning policy (the Kleinburg-Nashville Heritage Conservation District Plan).

The City of Vaughan, with support from the Kleinburg community, Kleinburg Business Improvement Association (KBIA), and Kleinburg Area Ratepayers Association (KARA) has prepared a Streetscape Implementation Plan for the “Natural Landscape Area” segment of Islington Avenue between Major Mackenzie Drive and Pennon Road, including the Village Gateway at Islington Avenue and Major Mackenzie Drive within the Kleinburg-Nashville Heritage Conservation District. This implementation plan is referred to as Islington Avenue Streetscape – Phase 1. Future Phases will be prepared for Village Core and remaining gateway features at Nashville Road and Highway 27, and Islington Avenue and Highway 27.

The Islington Avenue Streetscape – Phase 1 is based upon the Village of Kleinburg Islington Avenue Streetscape Master Plan Study (2011 concept) and was reviewed to coordinate with City of Vaughan Islington Avenue sidewalk capital projects, York Region Major Mackenzie Drive capital projects, recent community streetscape-related initiatives and the Vaughan City-Wide Streetscape Implementation Manual & Financial Strategy (2014).

### **Previous Reports/Authority**

City of Vaughan Special Council Report – April 1, 2015:

[https://www.v Vaughan.ca/council/minutes\\_agendas/AgendaItems/SPCLA0401\\_1\\_15.pdf](https://www.v Vaughan.ca/council/minutes_agendas/AgendaItems/SPCLA0401_1_15.pdf)

### **Analysis and Options**

***City staff and the professional consultant team have undergone extensive public consultation for Phase 1***

The City of Vaughan has retained Stantec Consulting Ltd. as the lead consultant to develop the detailed design for this streetscape and facilitate public and stakeholder input. The project commenced with the design and consultation process taking place from spring 2017 to winter 2018. Two public consultation meetings were held on March 2, 2018 and February 8, 2018 to receive feedback from the public on the proposed design.

The main goal of the project is to prepare construction tender documents for the Islington Avenue streetscape between Major Mackenzie Drive and Pennon Road, prescribing the layout and detailed design of the streetscape and village gateway feature, and accompanying construction phasing and maintenance plans. A detailed discussion of the budget request is included in the Financial Impact section of the report.

***The Islington Avenue Streetscape – Phase 1 is ready to be put out for tender for construction***

The construction tender documents for Phase 1 are currently being finalized by staff and are scheduled to be put out for tender immediately following Council approval of the capital budget amendment request, (refer to Attachment 2). This timely release of the tender documents will allow the Phase 1 construction works to commence in early 2019.

## **Financial Impact**

The total estimated cost of the Phase 1 construction is \$835,596, inclusive of applicable taxes and administrative recovery. This represents an increase of \$296,902 from what is currently approved in capital project DP-9542-15. The increased costs are associated with the meandering pedestrian concrete walkway and the additional required streetscape elements for the Major Mackenzie Drive and Islington Avenue Gateway in support of Region of York standards.

The Islington Avenue Streetscape Project was included in the recent Council approved 2018 City-Wide Development Charges Background Study, and the City-Wide Engineering Reserve can absorb the costs associated with the project. An amendment to the budget funding allocation DP-9542-15 is required to align it to the DC Background Study, which reflects funding from City-Wide Engineering DCs (86%) and from the Capital from Taxation Reserve (14%).

A breakdown of the Phase 1 estimated costs is illustrated in Table 1 below:

<b>Table 1: TOTAL ESTIMATED PROJECT COSTS</b>	
	<b>\$<sup>1</sup></b>
Total Estimated Construction Costs:	
Contractors	738,670
Consultant	20,963
Contingency	75,963
Subtotal	835,596

<sup>1</sup>All amounts are inclusive of 1.76% non-recoverable HST and 3% Administrative Recovery

The capital budget amendment is summarized in Table 2 below:

<b>Table 2: Capital Project Summary DP-9542-15</b>	
Approved Budget in Capital Project DP-9542-15	\$538,694
Less: Total Estimated Project Costs	(\$835,596)
Capital budget amendment required	\$296,902
Total revised budget DP-9542-15	\$835,596
Funding:	
City-Wide Engineering Development Charges (86%)	\$721,013
Capital from Taxation Reserve (14%)	\$114,583

The following table summarizes the anticipated future Operating Budget impact based on the preliminary costed streetscape works for Islington Avenue. Funds for annual repair, maintenance and operating costs are included in the total cost, and are

consistent with the Operations and Maintenance Assumptions Matrix within the Council approved City-Wide Streetscape Implementation Manual and Financial Strategy document:

<b>Annual Operating Budget Impact (\$)</b>	<b>Phase 1 Total</b>
Operating and Maintenance Costs	
Based on \$108/LM. Standard Urban Streetscape Level of Service in accordance with the City-Wide Streetscape Implementation Manual and Financial Strategy	\$176,796
Annual contribution for Lifecycle Renewal Costs	\$41,780
<b>Total Operating and Maintenance Costs</b>	<b>\$218,576</b>

Funding for annual operating and maintenance costs will be included TSPFO's departmental operating budget as part of the annual budget process, after completion of Phase 1 works.

### **Broader Regional Impacts/Considerations**

The Islington Avenue Streetscape Phase 1 construction supports the Region of York Official Plan vision of building sustainable communities where the natural environment is protected and enhanced, while promoting the health and well-being of residents in accessible and safe communities.

Furthermore, City staff has applied for partnership funding under the Region of York Municipal Streetscape Partnership Program (MSPP), for the costs associated with the design and construction of the gateway located at Major Mackenzie Drive and Islington Avenue as part of the Islington Avenue Streetscape Phase 1 works.

### **Conclusion**

It is recommended that a Capital Project DP-9542-15 be increased by \$296,902 for the funding of the meandering pedestrian concrete walkway, and the additional required streetscape elements for the Major Mackenzie Drive and Islington Avenue Gateway in support of Region of York standards. The capital budget amendment will support the timely construction of the Islington Avenue Streetscape Phase 1 works.

**For more information**, please contact: Rob Bayley, Manager, Urban Design and Cultural Heritage, ext. 8254, or Brianne Clace, Project Manager - Finance Sustainability, Financial Planning and Development Finance, ext. 8284

**Attachments**

1. Islington Avenue Streetscape Master Plan (Final Draft Report – June 2011)
2. Islington Ave Streetscape Phase 1 – Design Development Drawings
3. Location Map – Islington Avenue Streetscape Phase 1

**Prepared by**

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