

## **COMMITTEE OF THE WHOLE – WORKING SESSION – NOVEMBER 9, 2004**

### **JOINT YARD LEASE AGREEMENT WITH THE TRCA**

#### **Recommendation**

The Commissioner of Community Services in consultation with the Commissioner of Engineering and Public Works and the Director of Reserves and Investments recommends:

1. That Council provide direction on entering into a joint yard partnership with the Toronto Region Conservation Authority (TRCA) for a Joint Operations Yard; and,

#### **Purpose**

The purpose of this report is to receive direction from Council regarding formalization of a joint use / funding agreement with the TRCA, regarding a joint operations yard that would be shared by the City of Vaughan Parks (West) and Forestry Division and the Toronto Region Conservation Authority.

#### **Background**

In the Council item of April 27, 2004, staff advised Council of the TRCA's invitation to The City of Vaughan to enter into an agreement to share a yard with the Parks and Forestry Division. Council directed that staff meet with the TRCA to discuss the next steps.

The Parks and Forestry Division have a demonstrated need for an operational yard in the west end of the City of Vaughan. The proposed location is adjacent to the Boyd Field Centre, located off of Canada Company Avenue, south of Major Mackenzie on the east side on TRCA land, (refer to Attachment 'A').

The Parks and Forestry Department has an immediate need for relocating 35 Parks operational and seasonal staff and storage of summer equipment during the winter months, as the present locations will no longer be available. Specifically, the MNR lands have been used as a temporary storage facility for this equipment; however, within the next several weeks, the Quonset huts and asphalt will be removed completely and storage will no longer be permitted. Additionally, the warehouse space at the Woodbridge yard is required by the Public Works Department for winter plowing operations.

The TRCA is proposing a partnership with the Parks Forestry Division rather than Public Works for two reasons. The Public Works Department requires 10 acres of land for their operation, including salt domes, which could not be accommodated at this site. Additionally, the Public Works operations is not compatible due to the environmentally sensitive river valley and wildlife habitat adjacent to this site.

The TRCA will realize many advantages to a partnership with the City of Vaughan including; shared costs of design and construction, shared training facility, cost savings for utilities, strengthened partnership for future endeavors.

The partnership will also benefit the City of Vaughan, as outlined below:

- Ideal location for the expansion in north Woodbridge.
- Improved communication for discussion on forestry related issues such as ALHB and trail systems.
- Need for tree nursery and tree storage capabilities.

- Storage area for off-season equipment such as grass cutting equipment during the winter months, of which the TRCA is aware.
- Efficient designed facility to meet the growing needs of the department;
- Shared building and servicing costs.
- To accommodate current pressures related to space restrictions involving staff and equipment.

Staff also recognizes that the partnership have some disadvantages, specifically:

- Allocation of funds for a Parks and Forestry yard separate from Public Works.
- Partnering with an external agency rather than sharing a facility internally with Public Works, (i.e.: not able to share telephone systems, wash bays, equipment and staff resources).
- Increased design and construction costs due to mandate by TRCA to have facility meet LEED Gold standard.

At the Council meeting of April 27, 2004, staff received direction to enter into discussions with the TRCA. The meeting took place in July 2004 and the following was discussed:

1. City of Vaughan staff shared a proposed site plan with the TRCA including: cost estimates and shared use of the property including the interior and exterior of proposed building.
2. The TRCA advised that they would begin construction on an Operations Yard by the spring of 2005 regardless of the City of Vaughan's involvement.
3. Cost estimates of approx. \$5 million for a Joint Operations Yard utilizing 4 acres of land, (refer to Attachment 'B') was discussed of which \$3 million would represent the City of Vaughan's contribution. This was based on 8,422 square feet of office building, 5,000 square feet of equipment storage and asphalt paving to include parking for 100 vehicles.
4. The 100-acre parcel of land, on which the Joint Yard will be located, is not available to be purchased by the City of Vaughan. The land would therefore be a proposed long term lease (details to be determined).
5. The TRCA is requesting a firm funding commitment by the City of Vaughan in the amount of 10% consulting fees in 2005 with a firm commitment to construction funding as part of the 2006 Capital Budget, (refer to chart).

Item	TRCA	City of Vaughan	Total
Design fees	\$240,000	\$300,000	\$500,000
Construction Estimate	2 Million	3 Million	5 Million

Design fees based on an estimated construction budget of \$5 million. TRCA fees represent 12% of total estimated construction budget and City of Vaughan fees represent 10% of total estimated construction budget.

### **Relationship to Vaughan Vision 2007**

In keeping with the Vaughan Vision, a shared yard with the TRCA will provide service excellence through efficiencies and partnerships. The TRCA, as well as the City of Vaughan, share the same vision to meet with the Environment Sustainability Standards.

This report recommends a change from the priorities previously set by Council and the necessary resources have not been allocated.

### **Conclusion**

This proposed Joint Yard would provide a practical solution to the Departments needs. Located centrally in the expanding Woodbridge development, this yard would reduce travel time thereby improving efficiencies. A Joint Yard would strengthen relationships with the Toronto Region Conservation Authority (TRCA), provide an excellent training center and improve communications on forestry related issues.

If Council wishes to proceed with the TRCA partnership then staff will report back on the lease terms and any joint use agreements. Also approval of \$300,000.00 in the 2005 Capital Budget is required to initiate the design of a Joint Operations Yard, and a commitment for additional funding in the amount of \$3,000,000.00 to be included in the 2006 Capital Budget for the construction of the facility.

### **Attachments**

Attachment 'A' - Location Map

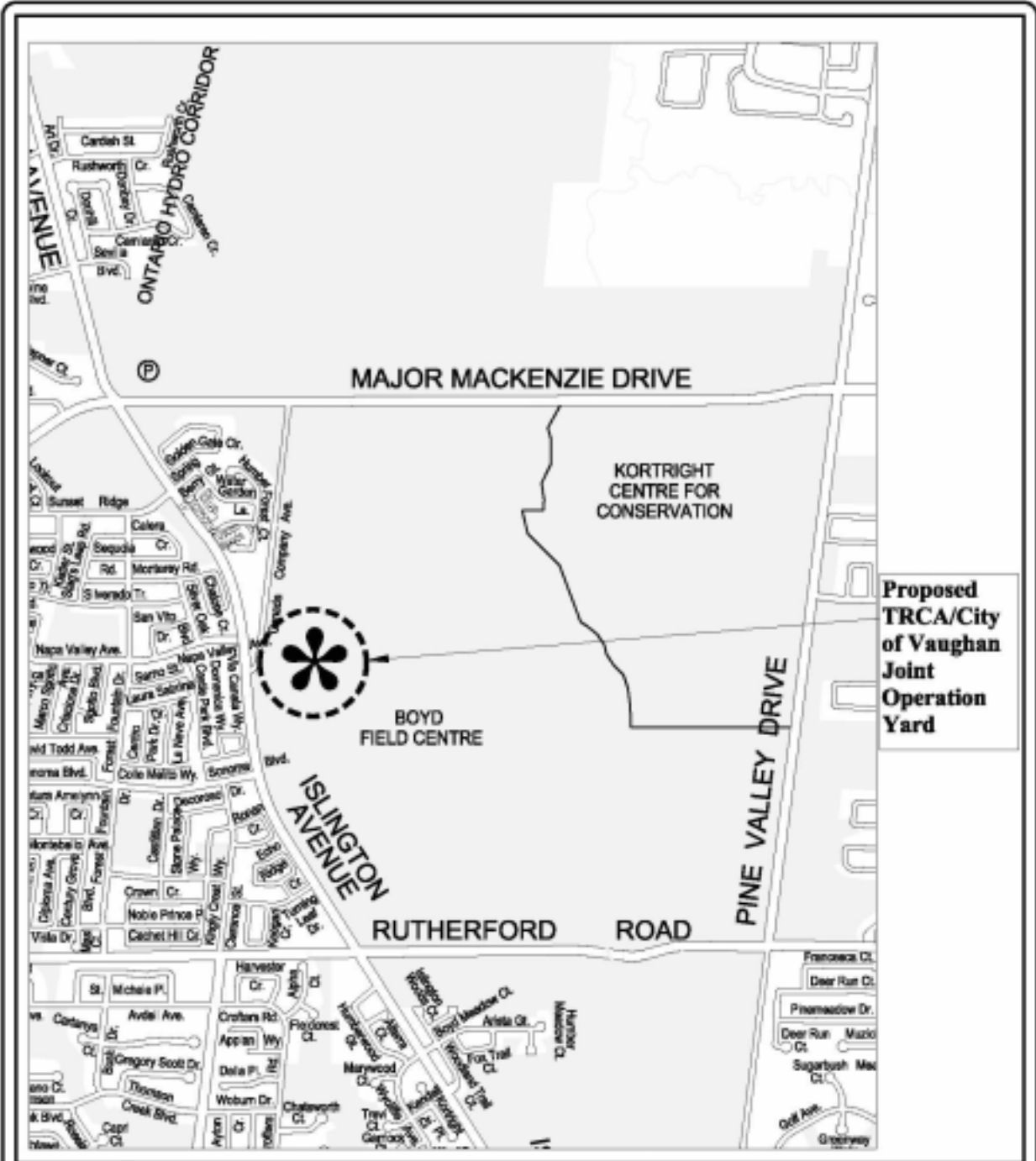
Attachment 'B' - Site Plan

### **Report prepared by:**

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Respectfully submitted,

**Marlon Kallideen**  
Commissioner of Community Services



**Proposed  
TRCA/City  
of Vaughan  
Joint  
Operation  
Yard**

**City of Vaughan**  
*The City Above Toronto*

*Location Map,  
Boyd Field Centre  
Proposed TRCA/ City of Vaughan Joint Operations Yard  
Islington Ave/Canada Company Ave.,  
Woodbridge*

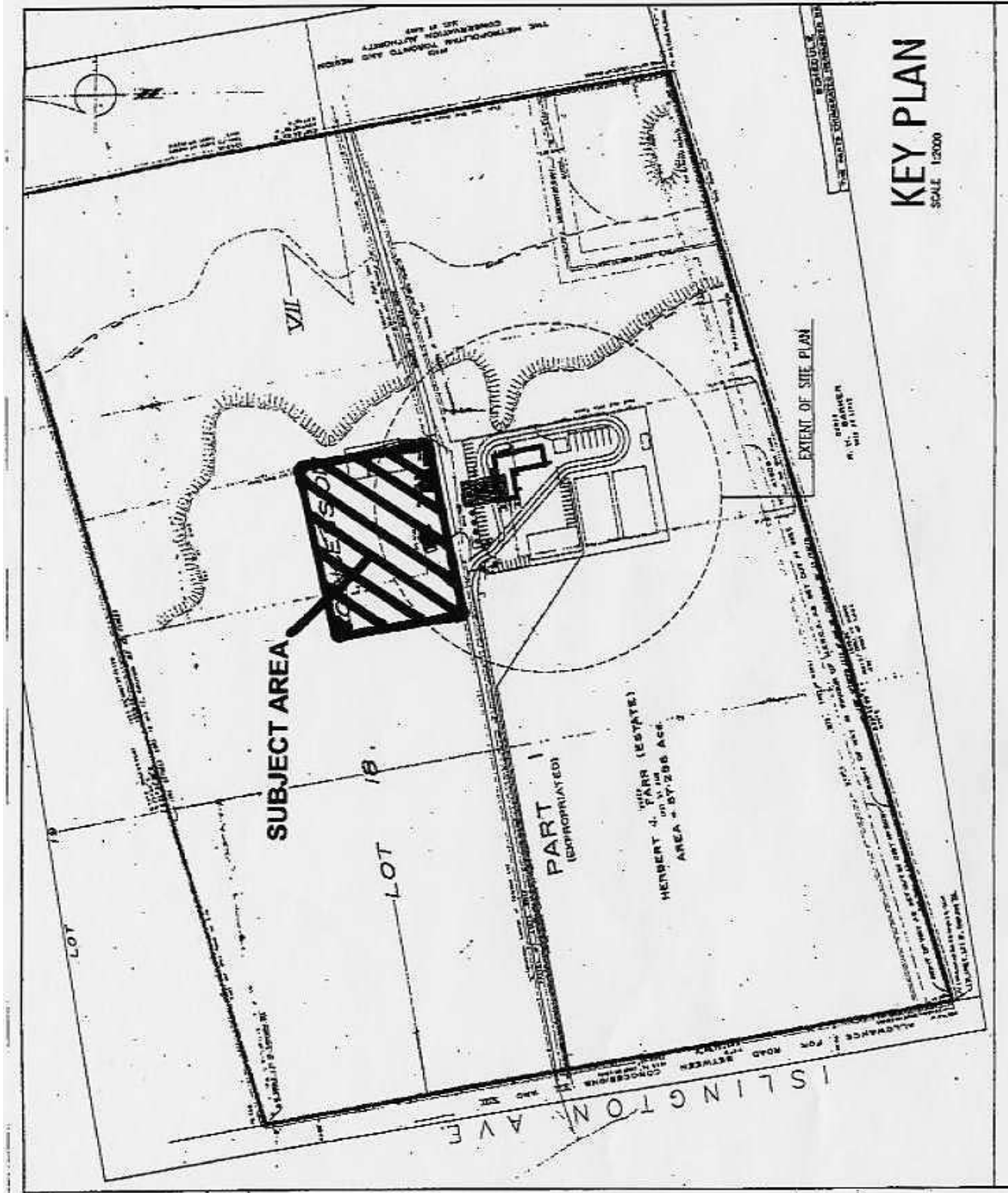


DRAWN: M.T. APPROVED: P.G.  
SCALE: N.A. DATE: 09/09/04

**ATTACHMENT "A"**

**Parks Development Division**  
—DEPARTMENT of PARKS—





# KEY PLAN

SCALE 1:2000