

COMMITTEE OF THE WHOLE – JUNE 5, 2012

STEELES WEST SERVICING STRATEGY STUDY ADDITIONAL FEES FOR CONSULTING ENGINEERING SERVICES WARD 4 – VICINITY NORTH OF STEELES AVE. BETWEEN JANE ST. & KEELE ST.

Recommendation

The Commissioner of Engineering and Public Works, in consultation with the Director of Budgeting and Financial Planning and the Director of Purchasing Services, recommend:

THAT the contract amount for SSA09-481 with The Sernas Group Inc. be increased by \$35,000, to a total value of \$207,520, plus applicable taxes, to cover the expense associated with the increase in scope and additional work necessary to complete the Steeles West Servicing Strategy Class Environmental Assessment Study, to be funded from surplus funds available in Capital Project No. DT-7028-09.

Contribution to Sustainability

The objectives of the City's Community Sustainability and Environmental Master Plan (Green Directions Vaughan) will assist in guiding the completion of the Steeles West Servicing Strategy Study. The conclusions and recommendations of this study will have regard for:

- Supporting enhanced standards of storm water management and working with others to care for Vaughan's watersheds;
- Achieving sustainable growth and development;
- The creation of a City with sustainable built form; and
- Sharing sustainable best practices and ideas between and among municipal staff and the community.

Economic Impact

The approved Capital Budget Project DT-7028-09 allocated \$772,500 for the planning and design of municipal infrastructure required to support the planned growth in OPA620 including the Steeles West Subway Station, Regional Bus Terminal and commuter parking lot. Funding for this Capital Project is from City-Wide Development Charges.

The contract with The Sernas Group Inc. (SSA09-481) for professional engineering services related to the completion of the OPA 620 Steeles West Servicing Strategy Class Environmental Assessment Study is being expensed to this Capital Project. The increase in the contract amount of \$35,000 to cover the additional scope of work necessary to complete the OPA 620 Steeles West Servicing Strategy Class EA Study, will bring the total value of the contract to \$207,520, plus applicable taxes. Approximately \$310,000 of uncommitted funds will remain in this capital project after the additional work is expensed; accordingly, an overall budget increase is not required.

Communications Plan

Not applicable.

Purpose

The purpose of this report is to seek Council approval to increase the contract amount for SSA09-481 with The Sernas Group Inc. to address the additional scope of work necessary to complete the Steeles West Servicing Strategy Class Environmental Assessment Study as a result of

changes to the design of the York Region Rapid Transit Bus Terminal next to the Steeles West Subway Station.

Background - Analysis and Options

The Steeles West Secondary Plan, Official Plan Amendment (OPA) 620 was originally adopted by Council on June 26, 2006. The Plan was subsequently included as a component of the City's new Official Plan 2010 Volume Two document as approved by Council in September of 2010. The Secondary Plan Area is bounded by Steeles Avenue to the south, Hydro Corridor and Canadian National Railway right-of-way to the north, Jane Street to the west and Keele Street to the east as shown on Attachment No. 1.

Steeles West Plan to accommodate 5,500 residential units, 120,000 square metres of office/commercial space and subway station

At full build out, the Plan is expected to accommodate approximately 5,500 residential units and 120,000 square metres of office/commercial uses thereby generating a residential population of approximately 11,000 people and an estimated 5,000 employees. The area is currently comprised of vacant land with some existing low-rise employment uses including the United Parcel Service operations building east of Jane Street. There are significant public and private developments currently underway within the area, including the Toronto-York Spadina Subway Extension to the Vaughan Metropolitan Centre, the Steeles West Subway Station, and a Regional bus terminal and commuter parking lot. In addition, an active site development application for the vacant lands west of Keele Street is currently under review and consideration by staff.

Servicing Strategy to ensure infrastructure is comprehensively planned and delivered in a timely manner

In 2006, the City retained The Sernas Group to complete a conceptual storm water management strategy to inform the preliminary design of the Steeles West Subway station, York Region bus terminal and commuter parking lot. The strategy identified the opportunity to decommission the City's existing storm water management pond at the northeast corner of Jane Street and Steeles Avenue and replaced it with a new facility on the Black Creek Pioneer Village lands west of Jane Street and north of Steeles Avenue. The lands encompassing the existing pond would be used to facilitate a land swap arrangement between York Region, the City and affected landowners to provide for construction of the preferred design of the Steeles West Subway station and associated York Region Transit bus terminal.

In October of 2009, Council authorized the undertaking of a comprehensive water, wastewater and storm water management strategy for the OPA 620 area. The Sernas Group was retained by the City to complete this comprehensive servicing strategy in accordance with the Municipal Class Environmental Assessment process. The conclusions of the 2006 conceptual storm water management strategy were carried forward in this study.

The comprehensive servicing study was carried out and a preferred servicing strategy was presented to the public at a Public Information Centre held at Black Creek Pioneer Village on August 17, 2010.

Land arrangement agreement not finalized resulting in need to change servicing strategy

After completion of the study, York Region advised the land swap proposal was no longer being pursued. As a result, there was a need to revisit the preferred servicing strategy and evaluate other storm water management alternatives. This additional work needed to be completed quickly in order to avoid delaying the detailed design of the Steeles West Subway Station and York Regional Bus Terminal.

Amendment to consulting contract required to reflect additional scope and fee

The Sernas Group provided a proposal for the additional engineering work necessary to revise the preferred OPA620 servicing strategy, which included:

- Identifying alternative storm water servicing options
- Modeling, assessing and evaluating new options
- Updating maps and report
- Consulting with stakeholders and agencies
- Undertaking an additional public information center to present a revised servicing strategy

Given the urgency to complete the additional work, The Sernas Group was authorized to proceed. The additional work was completed and the revised strategy was presented to the public at a third Public Information Centre held at Black Creek Pioneer Village on May 17, 2011. The final draft of the study has been produced and circulated to the TRCA, York Region and other agencies for review before it is finalized. The Steeles West Subway station and associated York Region Transit bus terminal is currently being designed in accordance with the recommendations of the revised OPA620 servicing strategy.

The professional engineering fee to complete the additional scope of work was \$35,000. Funding for the additional fee is available in the approved Capital Budget Project DT-7028-09.

A total amount of \$772,500 was approved for Capital Budget Project DT-7028-09 with funding from City-Wide Development Charges. A current financial summary of the approved Capital Budget DT-7028-09 is provided below:

CAPITAL PROJECT DT-7028-09 OPA 620 INFRASTRUCTURE DESIGN	
Approved Capital Budget	\$772,500.00
Less: Expenses/ Commitments to Date (Contract SSA09-481)	\$184,057.27
Less: Expenses committed to TRCA for the Black Creek Pioneer Village North Master Plan	\$225,000.00
Less: Approved Contingency*	\$15,721.92
Current Funds Remaining	\$346,835.35
Additional Fees Request	
Additional Fees	\$35,000.00
Add: HST (1.76%)	\$616.00
Sub-total	\$35,616.00
Administration Recovery (3%)	\$1,068.48
Total Additional Costs	- \$36,684.48
Balance Remaining in Capital Budget	\$310,150.87

* Contingency of \$15,000 plus applicable taxes and administration recovery was approved on October 13, 2009 as per Committee of the Whole Report 42 Item 7.

Accordingly, there are sufficient uncommitted funds in Capital Budget Project DT-7028-09 to expense the professional engineering fee associated with the additional scope of work necessary to revise the OPA620 Steeles West Servicing Strategy.

Relationship to Vaughan Vision 2020 / Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the recommendations of this report will assist in:

- The pursuit of excellence in service delivery;
- Ensuring and enhancing community safety, health and wellness;
- Planning and managing growth and economic vitality;
- Ensuring financial stability; and
- The demonstration of leadership and promotion of effective governance.

This report is therefore consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

As a major stakeholder, Regional staff has participated in this study as it is needed to inform the infrastructure requirements for the Steeles West Regional Bus Terminal and transit-oriented development planned for the area.

Conclusion

The Steeles West Servicing Strategy will ensure infrastructure is comprehensively planned and delivered in a timely manner to support the Toronto-York Spadina Subway Extension, Steeles West Subway Station, Regional Bus Terminal and the planned transit-oriented development for the area.

It is recommended that the contract amount for SSA09-481 with The Sernas Group Inc. be increased by \$35,000, to a total value of \$207,520, plus applicable taxes, to cover the increase in project scope that was necessary to complete the Steeles West Servicing Strategy Class Environmental Assessment Study in a timely manner. The additional engineering fee associated with this work will come from surplus funds available in Capital Project No. DT-7028-09.

Attachments

1. Steeles West Secondary Plan - Location Map

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Respectfully submitted,

Paul Jankowski, P. Eng.
Commissioner of Engineering and
Public Works

Andrew Pearce, C.E.T.
Director of Development /
Transportation Engineering

ATTACHMENT No. 1



STEELES WEST SECONDARY PLAN LOCATION MAP

LEGEND

 STUDY AREA



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