

## **FINANCE AND ADMINISTRATION COMMITTEE - JANUARY 16, 2012**

### **DRAFT 2012 CAPITAL BUDGET THE ISLINGTON AVENUE STREETScape PHASING OPTIONS AND ADDITIONAL SOURCES OF FUNDING FILE 21.36 WARD 1**

#### **Recommendation**

The Commissioner of Planning and Commissioner of Engineering and Public Works in consultation with the Commissioner of Finance and City Treasurer, and the Commissioner of Community Services recommend:

1. THAT the Detailed Design Development for Phase 1A, 1B and 1C (3 Gateways) of the Islington Avenue Streetscape Plan shown on Attachment #1, be undertaken in 2012; subject to overall direction on the item "Final 2012 Draft Operating Budget" included in the January 16, 2012 Financial and Administration Committee Agenda.
2. THAT the City's issuance of a Request for Proposal for professional design services for the Detailed Design Development be subject to:
  - a) a commitment from the Kleinburg Business Improvement Association to pay 50% of the actual cost to be incurred by the City; and
  - b) the prior receipt of 50% of the cost of these services, currently estimated to be \$48,713.40, from the Kleinburg Business Improvement Association.
3. THAT Staff be directed to establish an "Islington Avenue Streetscape Working Group" for the duration of the Detailed Design Development for Phase 1 (3 Gateways) of the Islington Avenue Streetscape Plan, comprised of members from the Kleinburg Business Improvement Association, the Kleinburg Area Ratepayers Association, York Region staff, and City of Vaughan staff.

#### **Contribution to Sustainability**

The proposed Phase 1 of the "Islington Avenue Streetscape Plan Study – Village of Kleinburg" is consistent with "Green Directions Vaughan", the City's "Sustainability and Environmental Master Plan", specifically:

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive.

*Objective 4.1 "To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage"*

*Objective 4.2 "To ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base, and continuing prosperity into the 21<sup>st</sup> century"*

This goal will be supported by the strengthening and improvement of the public realm, by integrating environmentally local and sustainable materials and sustainable features into the streetscape design, utilize hardy and native plant species to the maximum possible extent while minimizing long-term maintenance requirements, encourage recycling within the area, and use energy-efficient pedestrian scale lighting.

## **Economic Impact**

The total estimated budget of \$3.9 million for the future Design Development and Construction associated with the *"Islington Avenue Streetscape Plan Study – Village of Kleinburg"* can only be partially funded through Development Charges; this will result in a substantial amount of the total budget being funded through other sources, which is further detailed under the Background – Analysis and Options section of this report and in the chart shown on Attachment #2.

It should be noted that the significant funding shortfall in the amount of \$2.3 million will result in City staff seeking other sources of funding from agencies/stakeholders to lessen the financial impacts.

The recommendations of this report reflect the recent successful identification of private sector funding, proposed by the Kleinburg Business Improvement Association to the Detailed Design Development of Phases 1A, 1B, 1C. This proposed contribution will limit the City of Vaughan's initial financial impact to an estimated \$48,713.40 for this phase, of which \$21,823.60 is proposed to be funded from the City's Development Charges Reserves, and \$26,889.80 is proposed to be tax-levy funded, subject to confirmation of the 2012 Operating Budget.

## **Communications Plan**

The Vaughan Development Planning Department has posted an electronic version of the *"Islington Avenue Streetscape Plan Study – Village of Kleinburg"*, on the Development Planning Department page of the City of Vaughan website. As the implementation of the project takes place, further updates will be posted on the website.

## **Purpose**

This report has been prepared in response to the following Finance and Administration Committee direction on November 28, 2011, as adopted by Vaughan Council on December 13, 2011, respecting Item #1 – "Draft 2012 Capital Budget and 2013 Capital Budget Plan", Recommendation #7:

"That staff investigate moving the funding of the Islington Avenue Streetscape, Phase 1B (Major Mackenzie and Islington Gateway), to the 2012 Budget (to align with the Region's ongoing design of the Major Mackenzie Drive expansion), and investigate with stakeholders, if possible, the feasibility of funding from other sources, and that this be undertaken prior to the meeting of January 16, 2012."

## **Background - Analysis and Options**

### **Stakeholders Meeting**

On December 18, 2011, staff from Development Planning Department, Engineering Services Department and Economic Development Department met with the respective representatives from the KBIA, and Kleinburg Area Ratepayers Association (KARA), to discuss funding for Phase 1B (Major Mackenzie and Islington Gateway).

As a result of this meeting, staff have considered advancing the Detailed Design Development timeline for all 3 Gateways (1A, 1B and 1C) to 2012, with the KBIA contributing 50% of the total required funding (with the other 50% from Development Charges and Taxation as discussed in this report). In addition, it was suggested at the meeting that an Islington Avenue Streetscape Implementation Working Group be initiated, consisting of representatives from the KBIA, KARA and City staff, to refine the detailed designs of the various phases reflecting funding realities, identify other possible sources of funding, and to provide direction on the possibility of delaying the construction of certain expensive gateway and streetscape elements such as; water wheel,

village clock and rock sculptures, until such time as the funding of these expensive features becomes available.

#### Design for Gateways and Funding Considerations

Currently the KBIA is only proposed to commit to 50% of the necessary funding for the Detail Design Development of Phase 1, with \$25,000.00 available immediately, and the remaining \$23,713.40 being raised by the KBIA prior to final Council approval of a Request for Proposal (RFP).

The total estimated cost for Phase 1 is \$97,426.80, which includes the Detailed Design Development, 3% administration fee, and 1.76% non-rebate HST for the three Gateways shown on Attachment #1. Phase 1 of the project will qualify for funding allocation from the Regional Municipality of York for all 3 Gateways, under their "Municipal Streetscape Partnership Program". This program provides 33% funding for streetscape projects separate from a Region of York Capital project, or 50% funding for streetscape projects included as a component of a Region of York Capital infrastructure project, subject to an application by the City. Due to the complexity of engineering work required for Phase 1, and the required co-ordination of construction with Regional Capital improvement works timelines for Major Mackenzie Drive and Islington Avenue, Staff has determined the proposed Detailed Design Development timeline advance for all 3 Gateways could be undertaken subject to Council approval, in 2012. Construction for the gateways could be considered as follows:

Phase 1A: Gateway at the intersection of Highway No. 27 and Nashville Road has a total construction cost of \$502,848, which qualifies for the Region's 33% cost-share partnership funding, subject to an application by the City. Construction timing would be determined as part of future budget deliberations.

Phase 1B: Gateway at the Intersection of Major Mackenzie Drive and Islington Avenue has a total construction cost of \$439,992. Currently, the Region of York is commencing detailed design to convert Major Mackenzie Drive to a major transit corridor, and the reconstruction of the Islington Avenue and Major Mackenzie Drive intersection is included in the scope of work, with construction scheduled to start in 2014. A portion of this gateway is within the Major Mackenzie Drive right-of-way and qualifies for the Region's 50% cost-share funding under their "Municipal Streetscape Partnership Program" subject to an application by the City. To maximize the Region's contributions, staff proposes that construction be timed with the Region's capital construction schedule, and that the City portion of these implementation costs, once confirmed through Detailed Design Development, be brought forward as part of the future 2014 Capital Budget deliberations.

Phase 1C: Gateway at the intersection of Highway No. 27 and Islington Avenue has a total construction cost of \$226,282 which qualifies for the Region's 33% cost-share funding under their "Municipal Streetscape Partnership Program" subject to an application by the City. Construction timing would be determined as part of future budget deliberations.

#### Summary of Proposed Funding for 2012 Detailed Design Development for Phase 1 Gateways

Phase 1A	\$40,000.00
Phase 1B	\$35,000.00
Phase 1C	\$18,000.00

<b>Total</b>	<b>\$93,000.00</b>
3% administration	\$ 2,790.00
1.76% HST non-rebate	\$ 1,636.80
<b>Total</b>	<b><u>\$97,426.80</u></b>
Funding from Development Charges	\$21,823.60
Funding from KBIA	\$48,713.40
Funding from Taxation	\$26,889.80
<b>Total</b>	<b><u>\$97,426.80</u></b>

#### Additional Sources of Funding and Implementation Strategies for Future Phases

The estimated total budget of \$3,951,177 for the implementation of the *"Islington Avenue Streetscape Plan Study – Village of Kleinburg"* is based on preliminary cost estimates. The final cost for each phase of the project will be determined through future detailed design development stages. Staff has proposed for consideration, the Islington Avenue Streetscape Implementation Plan and Schedule shown on Attachment #2.

A number of variables that will affect the implementation of the remainder of the plan. Many of these variables are interdependent and mutually supportive including:

- Streetscape recommendations concerning capital design, construction and maintenance between the City and KBIA, which has been outlined in the approved "Kleinburg Economic Development Strategy";
- The Region of York phasing strategy for Capital infrastructure and road improvements for the Major Mackenzie Drive corridor;
- Current and proposed development approvals, processes, and timing requirements;
- Long term funding strategies for capital and operational costs between the City, Region of York and KBIA; and,
- City of Vaughan being successful in seeking additional funding from the Region of York under their "Municipal Streetscape Partnership Program".

City staff will continue to explore and investigate alternative funding sources and strategies, which may be available to fully implement the Streetscape Plan and minimize the impact on the City's tax resources.

#### Long Term Annual Operating and Maintenance

The enhanced streetscape works associated with the *"Islington Avenue Streetscape Plan Study – Village of Kleinburg"* will have a long term impact on future City resources due to the increased annual operating cost (maintenance program), and the replacement/life cycle cost associated with these enhanced streetscape elements. The cost of the annual maintenance and life cycle replacement associated with grass cutting, surface paving, tree planting, benches, garbage pick-up, lighting, snow removal, parking lay-bys, gateway hardscapes and all special streetscape character materials such as water wheels, clocks, kiosks, etc., will need to be budgeted for in the City's long term Operating and Capital forecasts.

Staff from the Vaughan Public Works Department and Vaughan Parks and Forestry Department have provided a preliminary comprehensive cost analysis shown on Attachment #2 for the long term annual maintenance of the proposed streetscape works in the *"Islington Avenue Streetscape Plan – Village of Kleinburg"*.

This annual maintenance cost analysis will be used as input into the decision-making process for City Council and staff with respect to appropriate detailed streetscape design, and provide the necessary annual maintenance cost, and life cycle replacement cost for use by staff to budget for future resources. Operational costs are based on the first five years and does include replacement of furnishings based on future budget requests.

### **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the priorities set forth in Vaughan Vision 2020/Strategic Plan, through the following initiatives, specifically:

#### **Service Excellence:**

- Lead & Promote Environmental Sustainability
- Preserve Our Heritage & Support Diversity, Arts & Culture

#### **Management Excellence:**

- Ensure Financial Sustainability
- Manage Corporate Assets
- Manage Growth and Economic Well-being

### **Regional Implications**

The Region of York has participated in the *"Islington Avenue Streetscape Plan Study – Village of Kleinburg"*. The Study supports key elements of the Region of York Official Plan, adopted by Regional Council on December 16, 2009. Specifically, the implementation of the plan's following objectives stated in Section 7.2, Moving People and Goods:

*"To ensure streets support all modes of transportation including walking, cycling, transit, automobile use, and the efficient movement of goods."*

*"To plan and protect future urban and rural streets to accommodate transportation demands."*

In addition, staff from the Region of York has participated in the development of the proposed Funding and Implementation Strategy shown on Attachment #2, for the *"Islington Avenue Streetscape Plan Study – Village of Kleinburg"*.

### **Conclusion**

This proposed advancement of the detailed design work for the 3 Village Gateways shown in Attachment #1, could work as a catalyst to encourage Kleinburg business community involvement in subsequent phases of the project. It would better position the Phase 1 project(s) to capitalize on potential future implementation funding opportunities by developing cost effective "shovel-ready" project(s) with realistic construction cost estimates. Most immediately, this strategy would position Phase 1B to be implemented in conjunction with York Region's upcoming reconstruction of Major Mackenzie Drive, thus maximizing potential financial contribution from the Region of York.

Furthermore, in order to ensure that the Detailed Design Development of the project maximizes opportunities for successful implementations, staff recommends that an Islington Avenue Streetscape Implementation Working Group, consisting of City staff, York Region staff and

representatives from the KBIA and KARA be established. It is proposed that this Committee would meet every 2 months, to assist the Project Team in the refinement of the detailed designs, continue to explore alternative implementation strategies for the project(s), and identify other potential funding sources.

**Attachments**

1. Project Phasing Map
2. Project Capital Design, Construction and Annual City Operational Costing Schedule

**Report prepared by:**

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Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

PAUL JANKOWSKI  
Commissioner of Engineering and Public Works

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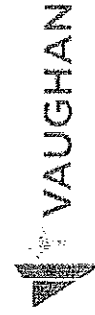
# **Project Phasing Map** **The Islington Avenue Streetscape Plan Study** **Village of Kleinburg**

N:\DFT\1 ATTACHMENTS\Wsc\Islington Streetscape

# **Attachment** **1**

Not to Scale

Nov 21, 2011



Development Planning Department

**CITY OF VAUGHAN - DEVELOPMENT PLANNING - URBAN DESIGN**

URBAN DESIGN  
December 1991

CAPITAL DESIGN, CONSTRUCTION DOCUMENTATION, TENDER PREPARATION, & CONSTRUCTION										FUNDING SOURCE			SCHEDULING	
Project	Description	Location	Sub-Total 'A'	Contingency 10%	Design Fees 10%	Sub-Total 'B'	Adminstr. 3%	HST differ. 1.76%	PHASE TOTAL	Development Charges	York Region Partnership Program	Funding req'd from other sources	Design	Construction
Phase 1A	Water Wheel Entry Feature Plaza Parkette Entry Feature	Nashville & Highway #27 Gateway	\$400,000	\$40,000	\$40,000	\$480,000	\$14,400	\$8,448	\$502,848	\$112,637	\$165,940	\$224,271	2012	2015
Phase 1B	Major Mackenzie / Islington Gateway	Major Mackenzie & Islington Gateway	\$350,000	\$35,000	\$35,000	\$420,000	\$12,600	\$7,392	\$439,992	\$98,558	\$219,996	\$121,438	2012	2014
Phase 1C	Sculptural Rock Garden Entry	Islington & Highway #27 Gateway	\$180,000	\$18,000	\$18,000	\$216,000	\$6,480	\$3,802	\$226,282	\$50,687	\$74,673	\$100,922	2012	2015
Phase 2	Greenway Planting, Fine Grading, Stockpile, & Topsoil Asphalt Paving Site Furnishing Allowance	Islington Avenue from Major Mackenzie Dr. Gateway to South of Kleinburg Public School	\$798,500	\$79,850	\$79,850	\$958,200	\$28,748	\$16,864	\$1,003,810	\$395,604	not applicable	\$608,206	2015	2016
Phase 3	Greenway Planting, Fine Grading, Stockpile, & Topsoil Asphalt Paving Site Furnishing Allowance	Islington Avenue from Highway No. 27 Gateway South to South Limit of Lester B. Pearson Street	\$345,250	\$34,525	\$34,525	\$414,300	\$12,429	\$7,292	\$434,020	\$183,740	not applicable	\$250,280	2017	2018
Phase 4	Village Clock Core Gateways Kiosk Site Furnishing Allowance Shrubs & Perennials Allowance	Village Core Islington Avenue from Kleinburg Public School North to Lester B. Pearson Street	\$839,250	\$83,925	\$83,925	\$1,007,100	\$30,213	\$17,725	\$1,055,038	\$236,329	not applicable	\$818,709	2019	2020
Phase 5	Greenway Planting, Fine Grading, Stockpile, & Topsoil Asphalt Paving Site Furnishing Allowance	Nashville Road from Highway No. 27 Gateway East to Doctor's House Driveway	\$230,040	\$23,004	\$23,004	\$276,048	\$8,281	\$4,858	\$289,187	\$64,778	not applicable	\$224,409	2021	2022
TOTAL			\$3,143,040	\$314,304	\$314,304	\$3,771,648	\$113,149	\$66,381	\$3,951,177	\$1,142,333	\$460,609	\$2,348,235		
ANNUAL CITY OPERATIONAL COSTING										PHASE TOTAL				
Project	Description	Location												
Phase 1A	Planting Bed Maintenance Water Wheel Feature Concrete with Special Banding Crosswalks Signage & Banners	Nashville & Highway #27 Gateway	\$17,500											
Phase 1B	Planting Bed Maintenance Dry-stack Stone Wall Concrete with Special Banding Crosswalks Signage & Banners	Major Mackenzie & Islington Gateway	\$19,500											
Phase 1C	Planting Bed Maintenance Woodland Stone Sculptures Garden Concrete with Special Banding Monument Signage	Islington & Highway #27 Gateway	\$8,500											
Phase 2	Streetscape Maintenance Crosswalks Concrete with Special Banding Signage & Banners Storm Sewer Maintenance	Islington Avenue from Major Mackenzie Gateway to South of Kleinburg Public School	\$22,500											
Phase 3	Streetscape Maintenance Crosswalks Concrete with Special Banding Signage & Banners Storm Sewer Maintenance	Islington Avenue from Highway No. 27 Gateway to South Limit of Lester B. Pearson Street	\$7,500											
Phase 4	Streetscape Maintenance Crosswalks Lay-by Parking Concrete with Special Banding Signage & Banners Storm Sewer Maintenance	Village Core Islington Avenue from Kleinburg Public School North to Lester B. Pearson Street	\$15,500											
Phase 5	Streetscape Maintenance Crosswalks Lay-by Parking Concrete with Special Banding Signage & Banners Storm Sewer Maintenance	Nashville Road from Highway No. 27 Gateway East to Doctor's House Driveway	\$8,500											
TOTAL			\$99,500											