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memorandum

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COMMUNICATION
FAA - FEB 9/15
ITEM - 1

DATE: January 28, 2015
TO: MAYOR AND MEMBERS OF COUNCIL
FROM: PAUL JANKOWSKI, COMMISSIONER OF PUBLIC WORKS
RE: STREET "A" – HIGHWAY 427 CROSSING (BLOCK 59)
WARD 2

Recommendation

The Commissioner of Public Works and the Director of Development Engineering & Infrastructure Planning in consultation with the Director of Development Finance & Investments and the Director of Financial Planning & Analytics recommend:

1. That Capital Project DE-7161-15, Street "A" – Highway 427 Crossing (Block 59) be added to the draft 2015 Capital Budget.

Economic Impact

The Street "A" – Highway 427 (Block 59) Crossing structure is estimated to cost approximately \$10.5M. This road infrastructure was included in the 2013 Development Charge Background Study as a city-wide growth related project. This structure will facilitate a mid-block collector road crossing of a 400 series highway; therefore, the Region of York will fund approximately 1/3 of the capital cost to construct the project. The balance of the funding will come from City-wide Development Charge funds.

Given that the implementation of this project was programmed to occur after 2021 in the Development Charge Background study, the Block 59 Landowner's Group has undertaken to front end finance up to \$4.0M of the project costs to facilitate the advanced timing of the project. The design and construction of this crossing structure is dependent on the Highway 427 Extension project as further detailed in this communication.

Should this crossing project come to fruition, then the Block 59 Landowner's Group has undertaken to execute an Infrastructure Financing Agreement that would contain the details of the front end financing arrangement. It is expected that the landowners will front end 1/3 of the costs, up to a maximum of \$4.0M and that the City would front end 2/3. As mentioned above, 1/3 of the City's front end portion would be recovered by the Region in the future. The City would also commit to the Block 59 Landowners to move the project to an earlier timeframe in the 2018 Development Charge Background Study to facilitate a reimbursement for their front ended portion within the 2018 to 2020 period depending on the state of the Engineering Development Charge reserve and Council budget approval. Currently, the reserve is not expected to be heavily impacted by the addition of this project.

Background

In 2014, the Ontario Municipal Board approved the West Vaughan Employment Secondary Plan (WVESP), which establishes the framework for employment growth on the lands generally west of Regional Road 27, including the City planning block 59.

The WVESP identifies a network of collector roads that are needed to support the planned employment growth, and to provide connectivity in the City's transportation system. This planned road network includes a proposed east-west collector road that extends from the existing intersection of Trade Valley Drive and Huntington Road through Block 59 to the intersection of Martin Grove Road and Regional Road 27. The preliminary alignment of this collector Road, referred to as Street "A", crosses two existing valley features (Rainbow Creek and Robinson Creek), a hydro corridor containing multiple high voltage lines, and the proposed Highway 427 extension as shown on Attachment No. 1.

Shortly after the WVESP was approved by the OMB, the landowners in Block 59 submitted a Block Plan/MESP application, which is currently under review by staff and external agencies. Given the potential social, environmental and economic effects related to the construction of Street "A", it was identified early in the Block Plan process that a Municipal Class Environmental Assessment (Class EA) was required to ascertain the preferred design and alignment of Street "A" through the block.

Class EA for Street "A" is being advanced in conjunction with Block 59 Plan

In June 2014, the City and the Block 59 Landowners Group as co-proponents initiated a Class EA for Street "A". The Class EA is being integrated as much as practically possible with the planning approval process associated with the Block Plan application. The completion of the Class EA is targeted for Q2-2015. Based on the progress of the Class EA to date, it is expected that Street "A" will need to cross under the future Highway 427 due to vertical clearance constraints associated with the existing hydro lines. Given this situation, there are significant financial and construction related advantages to building the Street "A" underpass in conjunction with the Highway 427 project.

Street "A" crossing must be coordinated with the design and construction of the Highway 427 Extension project

The Ministry of the Transportation (MTO) has commenced the design process for the extension of Highway 427 to Major Mackenzie Drive. MTO staff have advised that they could consider including the Street "A" crossing structure in the highway construction project if the city can secure all the necessary approvals, property and funding by early summer 2015.


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The scope and timing of the Street "A" project materialized after the initial 2015 Capital Budget submission deadline; accordingly, it is recommended that Capital Project DE-7161-15, Street "A" – Highway 427 Crossing (Block 59), as shown in Attachment 2, be added to the draft 2015 Capital Budget for Council's consideration.


Attachments

1. Location Map
2. Capital Project Sheet

Respectfully submitted,



Paul Jankowski,
Commissioner of Public Works

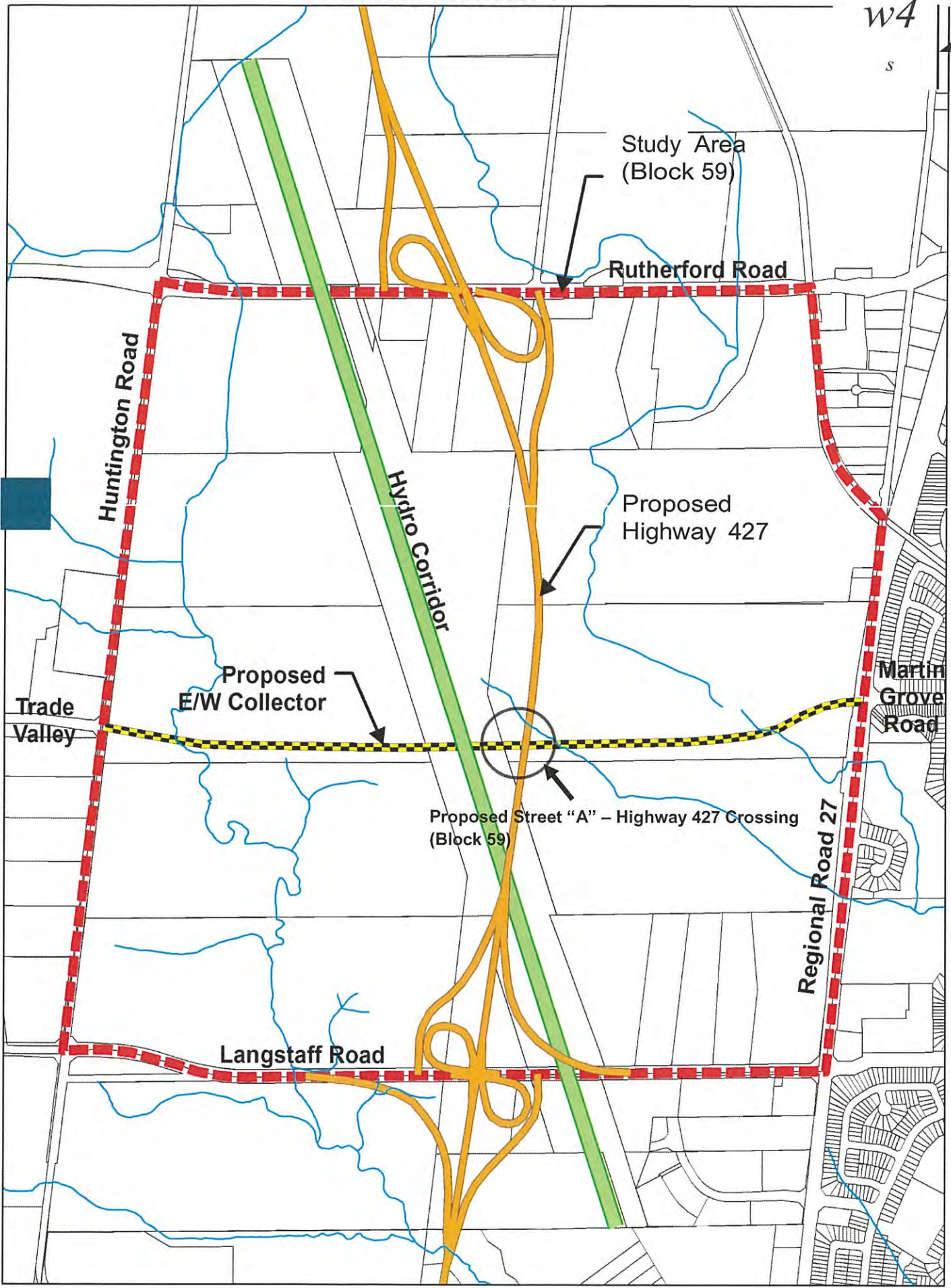


Andrew Pearce,
Director of Development
Engineering & Infrastructure
Planning

Copy to:

Barbara Cribbitt, Interim City Manager
John Henry, Commissioner of Finance, City Treasurer
MaryLee Farrugia, Commissioner of Legal and Administrative Services, City Solicitor
John Mackenzie, Commissioner of Planning
Joseph Pittari, Commissioner of Strategic and Corporate Services
Jeffery Abrams, City Clerk
Laura Mirabella-Siddall, Director, Financial Planning & Analytics
Zoran Postic, Director of Transportation Services and Parks & Forestry Operation
Selma Hubjer, Manager of Transportation Planning

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ATTACHMENT No. 1



ATTACHMENT No. 2



Project Summary

Project Summary

Project Number: DE-7161-15
Project Title: Street "A" - Highway 427 Crossing (Block 59)
Asset Type: DEV001 Development Services
Department: Develop. Eng & Infra. Planning Serv
Budget Year: 2015
Scenario Name: Main
Project Stage: Concept
Regions: Ward 2
Project Type: New Infrastructure
Approval Year: 2015
Scenario Active: Yes
TCA: No

Project Description				Project Timelines			
This project involves the design and construction of a collector road (Street A) grade separated crossing of the proposed Highway 427 extension in Block 59. The structure will need to cross under Highway 427 given the limited vertical clearance between the highway and the existing high voltage hydro lines. The City is currently undertaking the necessary Class EA for the crossing.				It is imperative and cost effective to incorporate the construction of the Street "A"/Highway 427 crossing in conjunction with the highway 427 project. The design of the Highway 427 extension is underway and construction is anticipated to start in 2016/17.			
Scenario Description				Other Dept Impact			
The crossing structure is to be constructed in conjunction with the Highway 427 Extension project. The structure is included in the City's 2013 DC Background Study as a growth related project. The Region is prepared to fund approximately 1/3 of the construction cost up to \$3.2 M. The Block 59 East developers group has committed to up front finance 1/3 of the cost of the structure.				Street "A" is located in Block 59, which is the subject of an application for block plan approval and several site specific development applications.			
Project Forecast				Project Detailed 2015			
Budget Year	Total Expense	Total Revenue	Difference	Object	Description	Total Amount	
2015	7,000,000	7,000,000	0	Expense			
2016	0	0	0	01001 - 8801	Contractors	4,700,000	
2017	0	0	0	01001 - 8802	Consultant	1,200,000	
2018	0	0	0	01001 - 8805	3% Administration Cost	204,000	
2019 & Beyond	3,500,000	3,500,000	0	01001 - 8812	Contingency	896,000	
	10,500,000	10,500,000	0	Revenue		Total Expense:	7,000,000
				41010 - 8820	City Wide DC - Engineering	3,800,000	
				50000 - 8838	Municipal Contribution	3,200,000	
						Total Revenue:	7,000,000
Related Projects				Operating Budget Impact			
Budget Year	FTE Impact		Total Expense	Total Revenue	Difference		
2015	0.0	0	0	0	0		
2016	0.0	0	0	0	0		
2017	0.0	0	0	0	0		
2018	0.0	0	0	0	0		
2019 & Beyond	0.0	0	0	0	0		
ARR:							
Year Identified	Start Date	Project Owner		Project Sponsor		Completion Date	
2015	Apr 1, 2015	Andrew Pearce		Andrew Pearce		Dec 31, 2017	

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