

REPORT

REPORT TO: Chair and Members of the Planning, Public Works and Transportation Committee

REPORT FROM: Jeff Jelsma, Manager of Development Engineering

DATE: June 11, 2018

REPORT NO.: TPW-2018-0024

RE: Left Turn Lane at Guelph St. and Mill St. - Sole Sourcing of the Design and Construction

RECOMMENDATION:

THAT Council Report No. TPW-2018-0024, dated June 11, 2018, regarding Left Turn Lane at Guelph St. and Mill St. - Single Sourcing of the Design and Construction, be received;

AND FURTHER THAT Council authorizes staff to enter into an agreement with GM BluePlan Engineering Ltd. 330 Trillium Drive, Unit D, Kitchener Ontario to create an engineering design package to enable the construction of a new left hand turn lane and other improvements on Mill St. for southbound traffic;

AND FURTHER THAT The Manager of Purchasing be authorized to issue a single source purchase order to GM BluePlan Engineering Ltd 330 Trillium Drive, Unit D, Kitchener Ontario for engineering design services to an upset limit of \$54,000.00 plus HST;

AND FURTHER THAT funding be considered as part of the 2019 Capital budget for the construction works.

BACKGROUND:

AMICO Properties (AMICO) purchased the former Memorial Arena lands from the Town in October 2016, through a request for proposal process. They subsequently purchased, through private negotiations, all of the abutting single-detached houses, which amassed all properties at the corner of Mill St. and Dayfoot Dr. into one developable project. Their vision for the amassed property includes three separate buildings which they planned to develop in separate phases.

AMICO subsequently applied for an Official Plan Amendment (OPA) and a Zoning By-law Amendment (ZBA) to support their proposal for all three buildings. Building one of

their proposal required a ZBA, which was approved July 2017. Through this ZBA, AMICO will be providing the Town with a community benefit (Section 37 of the Planning Act) for the additional building height. They are currently moving towards Site Plan Approval (SPA) which is anticipated in the summer of 2018.

As part of their ZBA application process, AMICO provided several documents and drawings to support their proposal which included a Traffic Impact Study (TIS). The TIS identified traffic queuing concerns for the southbound traffic at the intersection of Guelph St. and Mill St. The queuing of traffic was confirmed by the local residents in the Mill St. and Dayfoot Dr. area during the public consultation meeting for the ZBA.

COMMENTS:

Subject to final SPA, lifting of the Holding Provision and issuance of their Building Permit, AMICO intends to commence construction for building one of their development early summer of 2018. They first intend to start foundation works for the building and then on-site servicing. Their current project schedule shows that they plan to commence the external servicing works on Mill St in the spring of 2019.

Region of Halton (Region) had plans to reconstruct the sanitary sewer and associated service connections on Mill St. directly in front this development. This project is funded through the Regions capital program and is not tied to any Town capital projects. It was agreed that the Region would single source the reconstruction project to AMICO in an attempt to avoid multiple construction project on Mill St. and to reduce restoration costs along with construction impact to the adjacent neighbours.

GM BluePlan Engineering (GMBP) Ltd has been AMICO's civil design consultant throughout their project. They have been the lead engineering consultant on the zoning and site plan applications for building one. In addition they are the Region's consultant for the design for their Mill St. sanitary sewer replacement project.

The Town and AMICO have reached an agreement under Section 37 of the Planning Act for additional heights for building one. In lieu of a financial contribution, AMICO has agreed to complete roadway improvements on Mill St.

AMICO's external servicing project (spring of 2019) includes their water, sanitary, storm connections and their driveway works for phase one of their development. It also includes reconstructing the sanitary sewer on Mill St. on behalf of the Region and at the same time completing the required roadway improvements on Mill St. related to the Section 37 agreement.

Our intention is to single source the design of the Guelph St and Mill St. left turn lanes to GMBP to take advantage of their knowledge of this area and existing data collected on Mill St. as a result of AMICO development and through the Region's capital project. This will provide for significant design efficiencies and cost savings for the Town. Once they complete the design to our satisfaction, staff will explore single sourcing the

construction work through AMICO so this roadwork's project can be incorporated into their Spring 2019 Mill St. construction project for their development.

RELATIONSHIP TO STRATEGIC PLAN:

The recommendations of this report directly support the following Strategic Directions, Goals and Objectives of the Town of Halton Hills Strategic Plan:

H. Provide Sustainable Infrastructure & Services:

H.1 To provide infrastructure and services that meets the needs of our community in an efficient, effective and environmentally sustainable manner.

FINANCIAL IMPACT:

As part of 2018 Capital Budget, Staff received approval for \$75,000.00 (Line 58 of the 2018 Capital Budget) for retaining a consultant to design and estimate cost for the new left turn lane and related improvements for southbound traffic at the Guelph St. and Mill St. intersection. GMPB has provide us with a quotation to perform the necessary task to create a design package and cost estimate for the works which includes sub-consultants for traffic signal design, geotechnical investigation, retaining wall design and legal surveying.

Their quotation plus contingencies total \$54,000.00 plus HST.

The 2019 Capital Budget will need to consider monies to support the construction works.

CONSULTATION:

We have consulted with the Manager of Purchasing and she is in agreement with this award. We also consulted with the Manager of Planning Review related to the community benefits under Section 37 of the Planning Act.

PUBLIC ENGAGEMENT:

There was no direct public engagement for this report as it is considered an operational matter. There will be public notices to local residence associated with the construction.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report is not applicable to the Strategy's implementation.

COMMUNICATIONS:

There is no communications impact associated with this report.

CONCLUSION:

Staff are recommending that design works for the proposed left turn lane and other improvements for south bound traffic at the intersection of Guelph St. and Mill St. be single sourced to GM BluePlan Engineering Ltd.

Reviewed and Approved by,



Bill Andrews, Director of Engineering



Chris Mills, Commissioner of Transportation and Public Works



Brent Marshall, CAO