



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Jeff Jelsma, Manager of Development Engineering

DATE: November 5, 2020

REPORT NO.: TPW-2020-0034

RE: Halton Hills Drive and Area Development – Construction Cost Sharing Agreement

RECOMMENDATION:

THAT Report No. TPW-2020-0034, dated November 5, 2020, regarding Halton Hills Drive and Area Development – Construction Cost Sharing Agreement be received;

AND FURTHER THAT Council authorizes staff to complete a cost sharing agreement with Worthington Homes (Humberstone) Inc., 2 Autumn Circle, Limehouse, Ontario, L0P 1H0, for the construction of the Halton Hills Drive extension and associated infrastructure;

AND FURTHER THAT Council authorizes the Mayor and Clerk to execute a cost sharing agreement with an upset limit not to exceed \$5,400,000 (inclusive of HST) and any other contract documents required for this project.

BACKGROUND:

In 2016, a Comprehensive Development Plan (CDP) for the Town's Town Hall lands and a Municipal Class Environmental Assessment Study (EA) for the extension of Halton Hills Drive (Maple Avenue to Princess Anne Drive) were both completed. The CDP aligns with the Town's Official Plan amendment to address intensification targets in the Town Hall District. In 2017, a subdivision application from Worthington Homes (Humberstone) Inc. (Worthington) within the CDP area and adjacent to the EA study area was approved by Council.

Through the Draft Plan of Subdivision review for the Humberstone Subdivision (Subdivision), staff identified the opportunity to partner with Worthington for the design and construction of both projects. The design for each project required modification or accommodation to ensure both could be executed efficiently. Council approved Report

TPW-2017-0008, dated October 2, 2017, which authorized this approach and permitted staff to issue a purchase order to Worthington to complete the engineering design work for the extension of Halton Hills Drive and to develop a cost sharing agreement for the construction phase of the project.

Staff are currently working with Worthington, Halton Region and Credit Valley Conservation (CVC) to finalize the design for the Halton Hills Drive extension and the adjacent Subdivision. The detailed design has advanced sufficiently that the major components for grading, drainage, storm sewers, sanitary sewers, watermain and roads have been completed with remaining issues focusing on the minor details.

The design concept for the overall project has evolved over time to incorporate the requirements of Halton Region's new trunk sanitary sewer. The original intent was for Halton Region to construct a new trunk sanitary sewer along the entire length of Halton Hills Drive (Princess Anne Drive to Maple Avenue) and the existing trunk sewer under the pathway would be abandoned. Due to budget constraints, Halton Region revised the scope to include approximately 2/3 of the proposed trunk sanitary sewer on Halton Hills Drive with it terminating (temporarily) just south of The Gallery Bennett Village and the existing trunk sewer remaining in service (temporarily). Construction of the remaining sections of the new trunk sewer will be completed as a separate project by Halton Region in the future.

Through the detailed design of the Halton Hills Drive extension, it was confirmed that the existing temporary stormwater management facility for The Gallery Bennett Village, located within a temporary easement on Town lands, conflicted with the proposed storm sewer outlet. As a result, the detailed design for the Halton Hill Drive extension includes the creation of a permanent LID stormwater feature on The Gallery Bennet Village lands to replace the water quality function of the existing temporary stormwater management facility. The site plan agreement for The Gallery Bennett Village acknowledged that this stormwater management facility was temporary and that, at the appropriate time, they would be required to financially contribute to an ultimate stormwater management solution. Although a Town owned facility is not being established, the proposed LID feature will provide The Gallery Bennett Village site with the stormwater quality control and ground water recharge functionality to satisfy Ontario Ministry of the Environment, Conservation & Parks (MOECP) requirements.

COMMENTS:

Staff have worked with Worthington to establish a cost sharing agreement framework that provides an equitable and appropriate allocation of costs between the Town and Worthington. Worthington is also working with Halton Region to establish a separate cost sharing agreement for Halton Region's portion of the project.

Through the cost sharing agreement, the Town will be responsible for the construction costs associated with the new section of Halton Hills Drive and a portion of Windtree Way from Halton Hills Drive to the new subdivision. These works include new storm sewers, LID stormwater management features, road surface to base asphalt, sidewalks,

streetlights, utilities and other related works to complete a functional and serviced roadway. The Town will also be responsible for the costs associated with a portion of the watermain and sanitary sewer works to provide services to the adjacent Town owned lands. Halton Region will be responsible for cost associated with their trunk sanitary sewer construction and related restoration works which includes reconstruction of the southern section of the existing Halton Hills Drive from Maple Avenue north to the end. Worthington will be responsible for their subdivision works, a portion of the storm sewers within Halton Hills Drive and the section of Humberstone Drive in front of Town Hall access road.

The completion or final restoration of Halton Hills Drive, which includes final top asphalt, some landscaping and final line marking (bike lanes and traffic line work), will be completed on a later date to allow for the completion of the development(s). These works will be undertaken by the Town under a separate project.

To expedite this project, the Town and Worthington have agreed that Worthington will tender and award this project in two phases. The first phase includes the general site preparation, the erection and establishment of the erosion and sediment control features, top soil stripping and removal, earthwork to grade the site, importing of fill and other miscellaneous items required to prepare the work area for the next phase of construction. The second phase will include the remainder of the works for Halton Hills Drive including Halton Region's trunk sewer. Both the CVC (Permitting) and Halton Region have confirmed support for this phased approach.

RELATIONSHIP TO STRATEGIC PLAN:

This Report directly aligns with the following values in the Strategic Plan 2019-2022 and includes the following priority and focus areas:

- Shaping Growth – Residential Greenfield Growth and Intensification
- Climate Change and Environment – Resilient Infrastructure

FINANCIAL IMPACT:

In the 2018 and 2019 Capital Budgets for the Halton Hills Drive Extension project, a total amount of \$4,900,000 was approved for construction. In addition, approximately \$600,000 is available from the approved 2011 and 2012 Capital Budgets for this project. A total of \$5,400,000 (approximately) is currently allocated (available) for this project.

Based on the recently tendered prices received by Worthington for the Phase 1 works and the detailed cost estimates prepared by the consulting engineer (servicing and roadway works) and Halton Hills Hydro, it is expected that there are sufficient funds in this account (\$5,400,000) for the Town's share of the construction works. The executed cost sharing agreement shall not exceed the currently available allocation for this project.

Approval of Phase 1 by the Town shall be subject to the execution of the cost sharing agreement to the satisfaction of the Commissioner of Transportation and Public Works and the Senior Manager of Purchasing and Risk Management. Approval of Phase 2 by the Town shall be subject to final approval of the detailed design, issuance of all required permits, execution of the Subdivision Agreement with Worthington and an update to the cost sharing agreement representing awarded tendered prices to the satisfaction of the Commissioner of Transportation and Public Works and the Senior Manager of Purchasing and Risk Management.

CONSULTATION:

The Acting CAO, Commissioner of Transportation and Public Works, Town Treasurer and Director of Accounting, Senior Manager of Purchasing, Legal Coordinator, and Development Engineering Coordinator were consulted and are in agreement with this Report.

PUBLIC ENGAGEMENT:

There was no public engagement for this Report.

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 advances the Strategy's implementation.

This Report supports two pillars of sustainability by providing economic prosperity through infrastructure renewal and provides social well-being by providing relievable transportation. The alignment of this Report with the Community Sustainability Strategy is good.

COMMUNICATIONS:

Worthington Homes (Humberstone) Inc. will be notified following Council's decision on this Report.

CONCLUSION:

To facilitate the construction of the Halton Hills Drive and the servicing of the Town Hall lands, it is recommended that staff be authorized to complete a cost sharing agreement with Worthington Homes (Humberstone) Inc., for the construction of the Halton Hills Drive extension and associated infrastructure for the execution of Mayor and Clerk.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "M. J. Leighton".

Moya Jane Leighton, Town Treasurer and Director of Accounting

A handwritten signature in black ink, appearing to read "W. Andrews".

Bill Andrews, Commissioner of Transportation and Public Works

A handwritten signature in black ink, appearing to read "C. Mills".

Chris Mills, Acting Chief Administrative Officer