



Report to: Development Services Committee

Meeting Date: June 10, 2025

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**SUBJECT:** 039-T-24 and 022-R-19 - Agreements with Property Owners for Construction and Funding of Services Relating to the Main Street Unionville Reconstruction Project and the Victoria Square Boulevard Reconstruction Project (Phase 1)

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**RECOMMENDATION:**

- 1) That the report entitled “039-T-24 and 022-R-19 - Agreements with Property Owners for Construction and Funding of Services Relating to the Main Street Unionville Reconstruction Project and the Victoria Square Boulevard Reconstruction Project (Phase 1)” be received;
- 2) That the Mayor and Clerk be authorized to execute agreements with property owners for the construction and funding of the Services approved by the Director of Engineering within the construction limits of Main Street Unionville Reconstruction Project and the Victoria Square Boulevard Reconstruction Project (Phase 1), provided the form of such agreements are satisfactory to the City Solicitor and the Commissioner of Development Services;
- 3) That the construction of the Services described in such agreements be included in the City’s construction contracts for the Main Street Unionville Reconstruction Project and the Victoria Square Boulevard Reconstruction Project (Phase 1); and
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

The purpose of this report is to obtain Council authorization to execute agreements with private property owners for the construction and funding of the Services within the Main Street Unionville Reconstruction Project limits and the Victoria Square Boulevard (VSB) Reconstruction Project (Phase 1) limits.

**BACKGROUND:**

The Main Street Unionville Reconstruction Project (Attachment “A” - Contract 039-T-24) includes the renewal and replacement of underground municipal infrastructure, including watermain, storm sewer, and sanitary sewer systems, as well as streetscape improvements within the project limits.

The VSB Reconstruction Project (Phase 1) (Attachment “B” - 022-R-19) includes corridor improvements from Woodbine Avenue south to Elgin Mills Road. The project’s scope is to transform the VSB corridor into a fully urbanized section complete with active transportation facilities for both pedestrian and cyclist use (in the form of a sidewalk and

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separate cycle track), and to construct municipal infrastructure including watermain, storm sewer, and sanitary sewer systems.

**Private Property Owner Service Requests:**

To accommodate proposed and potential future development within the Main Street Unionville Reconstruction Project and the VSB Reconstruction Project (Phase 1) limits, the City proactively engaged with private property owners to incorporate specific infrastructure improvements, referred to as the "**Services**" within this report, into the planned municipal infrastructure work.

With respect to the Main Street Unionville Reconstruction Project, private property owners have requested the City to construct new Services, that include:

- water and sanitary service connections,
- new watermain and sanitary sewers,
- and/or upgrades to existing services.

On the VSB Reconstruction Project (Phase 1), private property owners have requested the City to construct new Services, that include:

- service connections for watermain and sanitary sewers.

This report seeks authorization to enter into agreements with property owners for the City's construction and funding of such Services as part of these two separate construction projects.

**OPTIONS/ DISCUSSION:**

Including the Services requested by private property owners as part of the broader construction projects is a common and efficient practice. It may be beneficial for both the City and property owners for the following reasons:

- Minimizes future disturbances to newly constructed right-of-way and community;
- Minimizes the degradation of the recently constructed municipal infrastructure
- Enhances project coordination;
- Reduces potential long-term costs.

Staff propose that the City enter into agreements with property owners who request construction of the Services as part of the City's reconstruction of Main Street Unionville and the VSB Reconstruction Project (Phase 1). Such agreements would include the following terms:

- Property owner to pay for the full cost of the Services, with estimated costs to be paid in advance by the property owner;
- Property owner to provide the design of such Services, which shall be approved by the City;

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- City to include construction of the Service in its existing construction contract for the reconstruction of Main Street Unionville (039-T-24) and its future construction contract for the VSB Reconstruction Project (Phase 1);

**FINANCIAL CONSIDERATIONS**

Including the construction of the Services outlined in this report in the City's construction contracts will have minimal incremental impact on the City's Operating Budget and Life Cycle Reserve Study. The full cost of the Services outlined in these agreements will be funded by the respective property owners. To ensure financial prudence, the City will seek to secure executed agreements with advance payment of the estimated costs.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

This initiative aligns with the City's Strategic Plan goal of "Stewardship of Money and Resources" by maximizing coordination of infrastructure investments, reducing duplication of effort, and ensuring cost recovery for work benefiting private properties.

It also supports the goal of "Safe & Sustainable Community" by ensuring long-term reliability of underground infrastructure and minimizing the need for future road disruption.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Legal Services, Environmental Services, and Operations Departments have been consulted in the preparation of this report.

**RECOMMENDED BY:**

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Frank Clarizio, P.Eng.  
Director, Engineering

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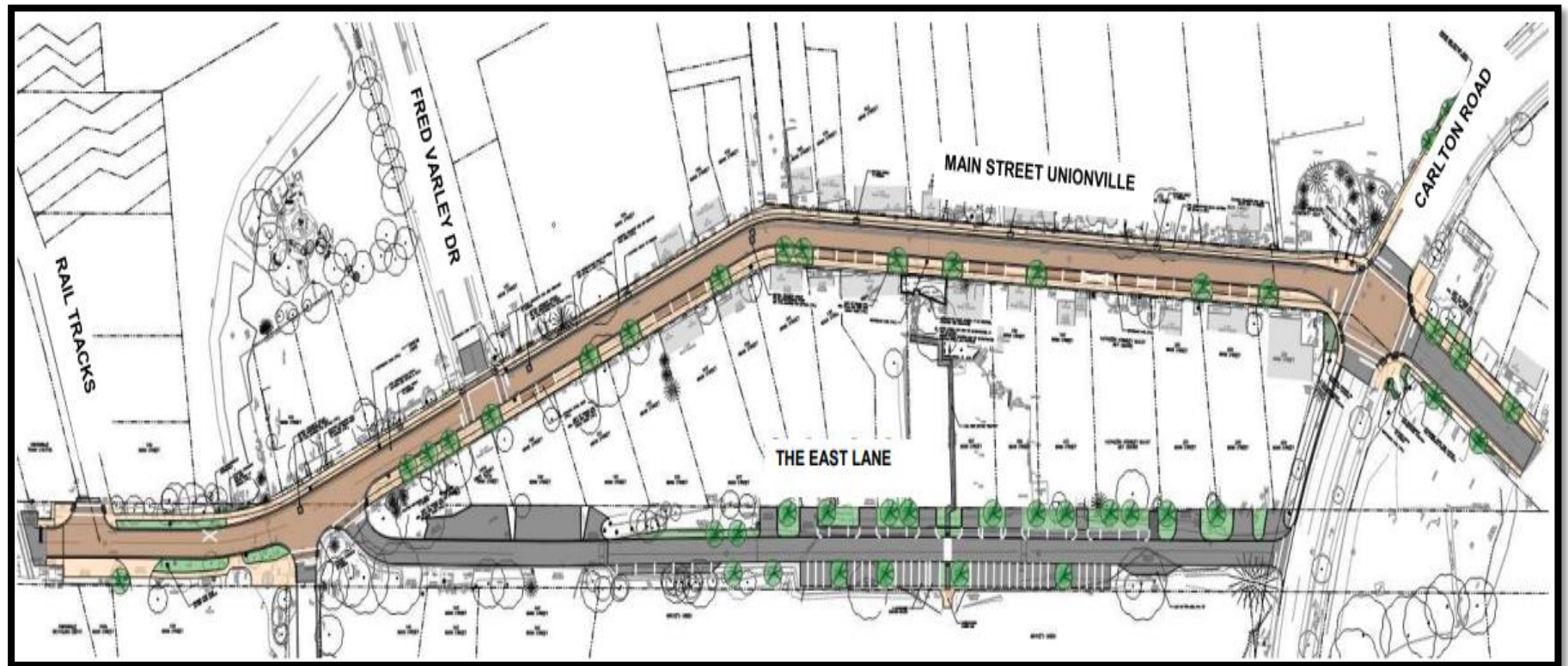
Arvin Prasad, MPA, RPP, MCIP  
Commissioner, Development Services

**ATTACHMENTS:**

Attachment 'A' – Project Location Map for Mainstreet Unionville

Attachment 'B' – Project Location Map for Victoria Square Boulevard

Attachment 'A' – Project Location Map for Mainstreet Unionville



Attachment 'B' – Project Location Map for Victoria Square Boulevard

