



Report to: Development Services Committee

Meeting Date: September 16, 2025

SUBJECT: 022-R-19 - Agreements with Property Owners for Design, Construction and Funding of Services Relating to the Victoria Square Boulevard Reconstruction Project

PREPARED BY: Kyle Saulnier, Capital Works Engineer, Ext. 2316
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RECOMMENDATION:

- 1) That the report entitled “022-R-19 - Agreements with Property Owners for Design, Construction and Funding of Services Relating to the Victoria Square Boulevard Reconstruction Project” be received;
- 2) That the Mayor and Clerk be authorized to execute agreements with property owners for the funding of design and construction of private services approved by the Director of Engineering within the construction limits of Victoria Square Boulevard Reconstruction Project, provided the form of such agreements are satisfactory to the City Solicitor and the Commissioner of Development Services;
- 3) That the design and construction of services described in such agreements be included in the City’s design and construction contracts for the Victoria Square Boulevard Reconstruction Project (Phase 1 and Phase 2); 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 funding of design and construction of private services within Victoria Square Boulevard (VSB) Reconstruction Project limits.

BACKGROUND:

The VSB Reconstruction Project (Attachment “A” - 022-R-19) includes corridor improvements from Woodbine Avenue south to Woodbine Avenue north. The project 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 separate cycle track), and to construct municipal infrastructure including watermain, storm sewer, and sanitary sewer systems.

To accommodate potential future development within the VSB Reconstruction Project limits, the City will proactively engage with private property owners regarding the inclusion of new private services as part of the planned municipal infrastructure work.

This report seeks authorization to enter into agreements with property owners to privately fund the City’s design and construction of such services as part of this construction project.

OPTIONS/ DISCUSSION:

Including services requested by private property owners as part of the broader construction project is a common and efficient practice. The potential benefits for both the City and property owners are as follows:

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

Staff propose that the City enter into agreements with property owners who request design and/or construction of services within the VSB Reconstruction Project limits. 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, unless otherwise agreed to, which shall be approved by the City;
- City to include construction of service connections in its future construction contract for the VSB Reconstruction Project;
- Property owner to assume future maintenance of and responsibility for any private services;
- Indemnify the City for any claims relating to the services, including damage and failure to operate as designed.

FINANCIAL CONSIDERATIONS

The execution of agreements with property owners for the construction and funding of services outlined in this report 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, including contingencies.

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

RECOMMENDED BY:

Frank Clarizio, P.Eng.
Director, Engineering

Trinela Cane
Commissioner, Development Services

ATTACHMENTS:

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

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