



Report to: Development Services Committee

Meeting Date: May 24, 2016

SUBJECT: Box Grove Community Infrastructure Improvements
PREPARED BY: Alan Brown, Director of Engineering, Ext. 7507
Linda Irvine, Manager, Parks and Open Space Development,
Ext. 2120

RECOMMENDATION:

- 1) That the report entitled "Box Grove Community Infrastructure Improvements" be received;
- 2) That staff proceed with the Phase 2 improvements to the parklands at the Box Grove Community Centre on Old Ninth Line for a maximum amount of \$480,000;
- 3) That a new 2016 capital budget be created for 'Box Grove Community Centre Parkland Improvements- Phase 2' with a budget of \$480,000 inclusive of HST impact;
- 4) That funds from project #6805 "Box Grove Developer's Group" with a remaining balance of \$357,858 be transferred to the new capital account;
- 5) That the remaining required balance of \$122,142 (\$480,000 - \$357,858) to be funded 90% Development Charges in the amount of \$109,927.80 and 10% from the Non-DC Capital Contingency in the amount \$12,214.20;
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution:

BACKGROUND:

The Box Grove Developers entered into a Memorandum of Understanding with the Town of Markham and the Region of York on June 13, 2002 outlining obligations of all three parties with regard to, among other things, transportation and servicing matters related to development in the Box Grove area. One of the items included in the Memorandum of Understanding was a commitment by the developers to contribute \$500,000 (the Box Grove Fund) to the Town for public infrastructure and community facilities. The funds were provided to the Town by the participating owners on a pro rata basis upon registration of the first phase of their respective plans of subdivisions.

In April 2008, the Box Grove Community Distribution Fund Sub-Committee recommended to Council that approximately \$44,000 be applied towards reimbursing property owners on 9th Line, north of 14th Avenue for their out of pocket expenditures for water connections, and that the balance of the fund be applied towards providing a sanitary sewer system in the Box Grove Hamlet with the balance of the overall cost being paid through a local improvement charge on their taxes subject to the community supporting the full servicing project with a minimum of 2/3 majority of all benefiting properties.

In the May 2014, Development Services Committee meeting the Ward Councillor advised that a community meeting was held regarding the distribution of the Box Grove Community Fund, and that local residents requested time to consider alternatives. There

was no consensus from the local residents for the proposed sewer improvements. Consequently, the Committee supported proceeding on a phased approach and requested that staff report back on the distribution of the funds for improvements. Past discussion with Councilors and the Box Grove Ratepayer Association lead to a list of potential projects which are listed in Attachment 'A'.

From the approved \$500,000 Box Grove Fund, to-date \$98,142 has been utilized for upgrades to the Cedar Grove Park and baseball diamond and \$44,000 for water connections, leaving a balance of \$357,858 available for further Box Grove improvements.

In 2014, a park master plan for the Box Grove Community Centre was prepared which included works costing about \$1,025,000 broken down in to three phases: Phase 1 in the amount of \$400,000; Phase 2 in the amount of \$200,000 and Phase 3 in the amount of \$425,000. .

In June 2011, Council approved funding in the amount of \$400,000 as part of the York Region Southeast Collector Sewer Enhancement Plan for park improvements to the Box Grove Community Centre parklands. Phase 1 works were tendered in October 2014 for approximately \$400,000. Construction was completed in July 2015, and included the installation of new play equipment, rubberized safety surfacing, concrete walkways, drainage improvements to the lawn area, and tree and shrub planting.

Staff has reassessed the former proposed Phase 2 and Phase 3 works, and have eliminated certain elements of the master plan that are no longer required based on community comments held during the design and community consultation process. Consequently, proposed Phase 2 design and construction works totaling \$480,000 will include:

- New curbing and asphalt surfacing for the existing parking lot;
- New walkways to access the building;
- Additional catch basins;
- Associated underground servicing;
- A shade structure / gazebo at the play area; and,
- Additional sodding and planting
- 10% contingency
- 9% capital administration fee
- HST Impact (1.76%)

Staff is requesting endorsement to designate the balance of funds (\$357,858) to Phase 2 improvements to the parklands at the Box Grove Community Centre on Old Ninth Line. and \$122,142 be funded from the Non-DC Capital Contingency for a total project of \$480,000.

Upon approval of additional funding, staff will re-engage the consultant to update the drawings and contract documents, and tender out construction of the Phase 2 works in September 2016. Some park works can commence in the fall, but the vast majority will be completed in 2017. Staff estimate that the project could be completed in the summer of 2017, weather depending.

In order to proceed, it is recommended that the Parks Development Section of Planning and Urban Design Departments' 2016 Capital Budget be amended to include the funding so that staff can commence the tendering and construction process of the Phase 2 works.

FINANCIAL CONSIDERATIONS:

The estimated cost of Phase 2 improvements is \$480,000. This budget amount includes for detailed design, external consulting, construction, contract administration, 10% contingency 9% capital admin fee and HST impact (1.76%).

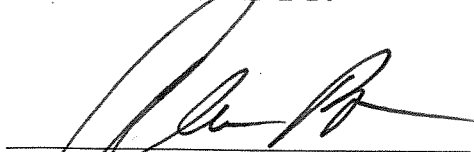
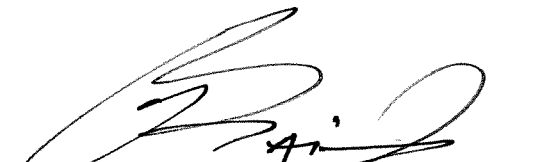
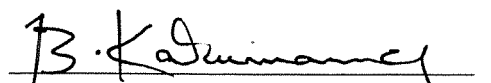
Staff is requesting that a new 2016 capital budget 'Box Grove Community Centre Parkland Improvements – Phase 2' be created to administer the project for a total budget of \$480,000.

This new project 'Box Grove Community Centre Parkland Improvements – Phase 2' will be funded in the amount of \$357,858 of available funds from project #6805 'Box Grove Developer's Group' and the remaining required balance of \$122,142 (\$480,000 - \$357,858) to be funded 90% Development Charges in the amount of \$109,927.80 and 10% from the Non-DC Capital Contingency in the amount \$12,214.20;

The Box Grove Community Park was not included in the City's 2013 Development Charges Background Study, therefore funding a portion of the cost from development charges will be done by substituting (or partial substituting) this project for one was included in the study. This will reduce the funding available for future parks by the amount of \$109,927.80.

Impacted Departments

Operations, Asset Management and Finance have been consulted and their comments incorporated.

RECOMMENDED BY:
Alan Brown, C.E.T.
Director of Engineering
Jim Baird, M.C.I.P., R.P.P.
Commissioner, Development Services
Biju Karumanchery, M.C.I.P., R.P.P.
Director, Planning and Urban Design

Att: 'A' – Box Grove Infrastructure Community Options List
'B' – Aerial Photos
'C' – Concept Plan

Attachment 'A'
Box Grove Community Infrastructure Options List

Project	Estimated cost
1) Urbanization of 9 th Line	± \$ 1.8M
2) Street lights on local streets	± \$500,000
3) Upgrade Parks (Rival Parkette)	± \$75,000
4) Box Grove Community Centre Improvements	± \$440,000
5) 9 th Streetscaping	± \$490,000

Attachment B



Attachment B



NOTES



PLANTING PLAN

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