



Town of East Gwillimbury

COMMUNITY INFRASTRUCTURE & ENVIRONMENTAL SERVICES REPORT CIES2020-006

To: Council

Date: April 21, 2020

Subject: Mount Albert - Centre Street Revitalization Project
Transfer Payment Agreement

Origin: Community Infrastructure & Environmental Services
Capital Programs and Traffic Engineering Branch
Legal & Council Support Services

RECOMMENDATIONS

1. **THAT** Community Infrastructure & Environmental Services report CIES2020-006, dated April 21, 2020, regarding the “Mount Albert - Centre Street Revitalization Project, Transfer Payment Agreement” be received; and
2. **THAT** a By-law be enacted, authorizing the Mayor and Clerk to execute the Transfer Payment Agreement with the Province of Ontario including any other agreements or documents necessary to support the subject project.

PURPOSE

The purpose of this report is to enact a By-law that authorizes the Mayor and Clerk to execute the Transfer Payment Agreement with the Province of Ontario to secure grant funding in support of the Mount Albert - Centre Street Revitalization Project.

BACKGROUND

This report was originally scheduled for the Committee of the Whole Council on March 24, 2020 but was deferred due to the onset of the COVID-19 state of emergency. Subsequent to this, Staff contacted the Province for a status update on this program. The Province has informally advised that the program is unaffected and that timing for approval of the agreement by Council on April 21, 2020 is sufficient for the Town to fulfill its obligation to execute the agreement and ultimately proceed with the project. The Investing in Canada Infrastructure Program (ICIP) is a Federal program (managed by the Province) designed to create long-term economic growth, build inclusive, sustainable and resilient communities and support a low-carbon economy. The program

is a cost-shared infrastructure funding program between the federal government, provinces and territories and ultimate recipients. This program will see more than \$30 billion in combined federal, provincial and other partner funding be made available under four application streams:

- Rural and Northern Communities
- Green Infrastructure
- Public Transit
- Community, Culture and Recreation

On March 12th, 2019, the Ontario Government announced the first stream of funding for Ontario municipalities through the Rural and Northern Communities Funding Stream. This stream supports municipalities with populations of 100,000 or less for projects that improve the quality of life. The Ministry of Agriculture, Food and Rural Affairs is managing implementation of this stream on behalf of the Province.

Town staff recognized this program as an opportunity to advance Council's strategic priorities, specifically that of the Mount Albert Downtown Revitalization Strategy and Community Improvement Plan. This Plan articulates a vision for Downtown Mount Albert and establishes a strategy for revitalization and economic development, of which it's implementation was unfunded.

Through CIES Report CIES-2019-012, Council endorsed staff's recommendation to submit improvements to Centre Street from Mount Albert Road to King Street, including improvements to adjacent roads, as the primary project for the grant application. The overall limits are shown in Attachment No. 1.

ANALYSIS

Execution of the Transfer Payment Agreement is a necessity and an administrative mechanism that enables the Town to recover eligible project costs upon their incurrence, in a controlled and prescriptive manner.

The agreement establishes and clarifies several key elements including:

- Roles:
 - The Province is the "Financial Contributor" to the project
 - The Town as the "Recipient" of said financial contributions and "Undertaker" of the project
- Approval date of September 1, 2019 and end date of October 31, 2026
- Contract related insurance requirements
- Reporting requirements for project progress and payment claims
- Communications protocol for Town and joint communications including media relations

- Aboriginal consultation protocol (not required for Centre Street Revitalization)
- Dispute and resolution protocol

The Town's Solicitor and a cross section of staff representing interests from all Departments that are directly involved in the delivery of this project have reviewed the agreement, which is in a satisfactory form for execution.

Concurrently, staff are developing a detailed delivery strategy and have organized a formal Project Steering Committee that will govern and direct the project. The Project Steering Committee includes representation from all Town Departments to ensure Planning, Economic Development, Engineering, Communications, Finance, Legal and Parks and Recreation resources are available and applied as necessary to successfully implement the project.

Based upon the original grant application submission, the following is a preliminary high-level timeline of expected major activities:

- 2020 (Q1/Q2) Project scoping and framework preparation
- 2020 (Q3/Q4) Acquisition of project management and design consultants
- 2020-2021 Preliminary design, public consultation and reporting as necessary, detailed design
- 2022 Advanced utility relocations
- 2023-2024 Construction

Staff envision a robust public consultation process that may consist of a number of techniques to solicit input including Public Information Centres, dedicated social media and website/webpage interactions as well as other public facing opportunities including the Town's Annual Open Houses and community events such as Mount Albert Sports Day and Spring Fair.

Staff will report back to Council with updates as the plan matures. A design will be completed and costed incorporating public and agency feedback and any proposed project scope refinements. This design, once approved, is proposed to be tendered and constructed.

FINANCIAL IMPLICATIONS

The Town's grant application consists of the following:

- | | |
|---|-----------------------|
| • Total Eligible Project Costs | \$2,726,264.88 |
| • Town's Portion - Mandatory Contribution | \$454,051.71 |
| • Provincial/Federal Grant Amount | \$2,272,213.17 |

By executing the Transfer Payment Agreement, the Town would be responsible for \$454,051.71 in eligible costs over the term of the project starting in 2020 through to 2024. Through the 2020 Capital Budget process, staff submitted and Council approved Project No. 20-041, Downtown Mount Albert - Centre Street Revitalization to pay for costs anticipated to be incurred in 2020.

Staff note that the province has identified a number of cost categories that are ineligible for grant funding. As the project scope matures and if the Town wishes to implement ineligible project items, the Town would be solely responsible for funding these ineligible items. Some examples of ineligible costs include street furniture, trails, sewers, watermain etc.

Where these ineligible costs are determined to be advantageous and practical to deliver as part of this project, capital budget requests will be brought forward for Council's consideration.

NEED FOR PUBLIC CONSULTATION

No public consultation is required for the execution of the Transfer Payment Agreement as this is a housekeeping matter in order to start the project and receive funds granted through the ICIP program.

There will be significant Council, public and stakeholder consultation to take place as part of the project's overall delivery strategy starting in approximately late 2020 through to the end of construction in 2024. Further details of this will form part of a future staff report.

ALIGNMENT TO STRATEGIC PLAN

The recommendations of this report align with the following Strategic Priorities:



Responsible
Growth &
Environmental
Protection

Ensure development occurs in a sustainable fashion, with a focus on preserving the Town's cultural heritage and environmental features

Attract and support business development and job creation in East Gwillimbury



Build Complete Communities

Ensure that communities are built in a respectful manner, with resident and business quality of life protected

Enhance the Town's core infrastructure network including roads, sidewalks, water, sewer, and broadband

Create infrastructure to support healthy and active lifestyles and connect residents with nature

Effectively manage new and existing assets to deliver exceptional services to residents while ensuring a sustainable community

Revitalization and rejuvenation of key downtown areas to provide a sense of place for the community



Quality Programs & Services

Continue to develop high quality programs that promote healthy and active living that encompass the diverse interests of our residents

Continue to advocate for a safe and livable community for our residents while leveraging opportunities and partnerships



Culture of Municipal Excellence

Build an engaged and strategically aligned staff team to deliver high quality programs

Ensure strong fiscal responsibility and program delivery

Continue to create an inclusive community that celebrates diversity

Foster an environment of innovation and flexibility

CONCLUSION

The \$2.27M in grant funding along with the Town's mandatory contribution of \$454,051.71 provides a significant means to implement a project that will provide positive change for the Community of Mount Albert, aligns with many of the Town's priorities outlined in the 2019-2022 Strategic Plan and directly supports the Mount Albert Downtown Revitalization Strategy and Community Improvement Plan.

Executing the Transfer Payment Agreement will establish the funding to administratively enable the project to proceed.

APPENDICES

Attachment No. 1 – Mount Albert Project Location

Prepared By:
<i>Original Signed By</i>
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Reviewed and Recommended by:
<i>Original Signed By</i>
Mike Molinari, P. Eng., General Manager, CIES

Approved for Submission by:
<i>Original Signed By</i>
Thomas R. Webster Chief Administrative Officer

Attachment No. 1

