EXECUTIVE SUMMARY:

The implementation of a new two lane road in the Cataraqui West Neighbourhood to extend Cataraqui Woods Drive from Bayridge Drive to Princess Street is currently scheduled for construction in 2012 as stated in the approved Development Charges By-Law. However, prior to construction, the City must complete a detailed engineering design for this road extension.

The onset of residential development in Cataraqui West Neighbourhood (now known as Woodhaven) has prompted staff to consider the benefits of accelerating the design of Cataraqui Woods Drive extension ahead of the currently scheduled 2012 timeline. Specifically, the City becomes Project Coordinator which ensures that the road design will match abutting residential developments; the conveyance of lands to the City for the road allowance, and for the City to be in a position to procure and place fill material on the road allowance.

The City has prepared a draft agreement between the City and the Cataraqui West Owner’s Group that obligates the Group to convey road allowance lands, at no cost, to the City; authorize the City as Project Coordinator of detailed design and contract administration during construction; provide landscape drawings for inclusion into the City’s detailed design; and that the City’s detailed design will be completed by the end of 2010.

RECOMMENDATION:

THAT the Mayor and Clerk be authorized to enter into an agreement, and other auxiliary agreements, with the Cataraqui West Owners Group for the conveyance of lands to the City, at no cost, for the future Cataraqui Woods Drive extension from Bayridge Drive to Princess Street, and that such agreements be in a form satisfactory to the Director of Legal Services,

THAT Council approves a capital budget amendment in the amount of $600,000 to be funded from the Development Charges Reserve Fund for the purpose of carrying out the detailed design of the Cataraqui Woods Drive extension from Bayridge Drive to Princess Street.
THAT the Mayor and Clerk be authorized to enter into agreements with vendors such as land developers and agencies for the procurement of materials that are offered to the City at a reasonable price that are suitable for use in road base construction for the purpose of infilling the extension of Cataraqui Woods Drive from Bayridge Drive to Princess Street, and that such agreements be in a form satisfactory to the Director of Legal Services.

THAT Council approves a capital budget amendment in the amount of $825,000 to be funded from the Development Charges Reserve Fund for the purpose of procuring fill materials that are suitable for use in road base construction for the purpose of infilling the Cataraqui Woods Drive extension from Bayridge Drive to Princess Street.

AUTHORIZING SIGNATURES:

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<tr>
<th>ORIGINAL SIGNED BY PRESIDENT &amp; CEO, UTILITIES KINGSTON</th>
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<tr>
<td>Jim Keech, President &amp; CEO Utilities Kingston</td>
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<th>ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER</th>
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<td>Gerard Hunt, Chief Administrative Officer</td>
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CONSULTATION WITH THE FOLLOWING COMMISSIONERS:

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<tr>
<th>Commissioner</th>
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<tr>
<td>Cynthia Beach, Sustainability &amp; Growth</td>
<td>N/R</td>
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<tr>
<td>Terry Willing, Community Services</td>
<td>N/R</td>
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<tr>
<td>Denis Leger, Transportation, Properties &amp; Emergency Services</td>
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<td>Jim Keech, President and CEO, Utilities Kingston</td>
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*(N/R indicates consultation not required)*
OPTIONS/DISCUSSION:

As required by the Development Charges Act, the City of Kingston recently prepared a Development Charges Background Study to update the previous Development Charges By-Law that expired in September 2009. The current Background Study calculates costs that are recoverable under the provisions of the Development Charges Act, based on the City's capital spending plans which fall under the requirements of this legislation. The Background Study provides information regarding roads and related infrastructure including road improvements required, project costs, and suggested year of implementation. The construction of a new 2 lane road through Cataraqui West Neighbourhood, specifically the extension of Cataraqui Woods Drive from Bayridge Drive to Princess Street (CWD extension) is listed as one of the road projects and is scheduled for 2012 (Please See Exhibit A: Key Plan - CWD).

The requirements in the Cataraqui West Secondary Plan obligate developers within Cataraqui West Neighbourhood to design and pay for landscaping enhancements along CWD extension that are above and beyond a typical 2 lane urban road, as well as, the oversizing of underground services. These enhancements are geared towards providing a “gateway” feel by the inclusion of planted medians in rights-of-way; gate-like structures or ornamental walls on either side of the roadways; special plantings; pavement treatments; and lighting. A Cataraqui West Owner's Group (CWOG) has been formed and consists of several land owners within the Cataraqui West Neighbourhood that would share responsibilities and costs associated with the enhancement of Cataraqui Woods Drive extension.

The onset of residential development in Cataraqui West Neighbourhood (now known as Woodhaven) has prompted staff to consider the benefits of accelerating the design of CWD extension ahead of 2012 with the following advantages in the City's favour:

1. The City becomes the Project Coordinator, ensuring that the design of CWD extension matches with the abutting residential developments that have or will be designed on both the north and south side of CWD;
2. The City receives ownership of the required lands for the CWD extension right-of-way sooner than 2012, which provides the City with a precise road alignment upon which detailed design works can be based;
3. The CWD extension will require substantial fill material to raise the road to acceptable elevations. With the ownership of CWD extension road allowance, the City is positioned and able to receive acceptable surplus fill material from current and future City construction projects. The City is also able to procure surplus fill material at reasonable pricing from other major construction projects occurring within the local area (e.g. Ministry of Transportation’s Highway 401 Widening).

The advantage offered to the CWOG to enter into an agreement with the City is the completion of a detailed design of CWD extension by the end of 2010. This provides an opportunity for the CWOG to front end the road construction of CWD extension if their residential developments require the implementation of the CWD extension ahead of the 2012 timeline provided in the Development Charges Background Study.

Subsequently, the City has prepared a draft agreement between the City and the CWOG. The main principles of this agreement will obligate the CWOG to:

1. Agree to convey land to the City as needed for the CWD extension, at no cost to the City;
2. Agree to have the City become Project Coordinators for both design and contract administration during construction;
3. Agree that the City accelerate the design works to occur in 2010;
4. Provide enhanced landscape drawings to the City for inclusion into the City’s detailed design.
EXISTING POLICY/BY LAW:

2009 Development Charges/Impost Fee Background Study

NOTICE PROVISIONS:

Not Applicable

ACCESSIBILITY CONSIDERATIONS:

The detailed design will consider the current accessibility design criteria for the public right of way in the City of Kingston.

FINANCIAL CONSIDERATIONS:

The 2009 Development Charges Background Study lists an amount of $5,534,000 for the construction of a new 2 lane road extension of Cataraqui Woods Drive from Bayridge Drive to Princess Street to be available in the year 2012. Common practices for estimating engineering design consulting fees are using a percentage range of 8% to 15% of the construction cost estimate.

Therefore, staff recommends that a budget of $600,000 be established from the Development Charges to complete the necessary design works for the CWD extension.

Approximately 120,000 cubic meters of fill material is required to elevate CWD extension to acceptable design elevations. Therefore, staff recommends that a budget of $825,000 be established from the Development Charges to procure materials that are suitable for use in road base construction for the purpose of infilling the CWD extension.

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OTHER CITY OF KINGSTON STAFF CONSULTED:

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Lana Foulds, Financial Planning Coordinator, Financial Services, 613-546-4291, Ext. 2209

EXHIBITS ATTACHED:

Exhibit A: Key Plan – CWD