



Report to: Development Services Committee

Date Report Authored: May 20, 2014

SUBJECT: Box Grove Community Infrastructure Improvements
PREPARED BY: Elizabeth Wimmer, OALA, CSLA ext. 2750
Binu Korah, P.Eng., ext.2849

RECOMMENDATION:

- 1) That the “Box Grove Community Infrastructure Improvements” report be received;
- 2) That the funding amount of \$200,000 from the Box Grove Community Fund (Account 620-101-5699-6805) be allocated to the Box Grove Community Centre Parkland Improvements (Account 80-6150-12429-005); and,
- 3) That a new Engineering capital project called “Box Grove Community Sanitary Sewer Improvements” be created in the amount of \$157,858, funded 100% from the remaining funds in the Box Grove Community Fund (Account 620-101-5699-6805); and,
- 4) That if the Box Grove residents do not proceed with the sanitary sewer improvements by July 2019, \$157,858 will be applied towards the phase 3 improvements at the Box Grove Community Centre Parkland (Account 80-6150-12429-005); and,
- 5) 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 seek Council approval for the disbursement of funds from the Box Grove Community Fund to the Box Grove Community Centre Parkland Improvement project and the Box Grove Community sanitary sewer improvements project. The report also updates Council on the status and overall funding requirements of both projects.

OPTIONS/ DISCUSSION:

BOX GROVE COMMUNITY CENTRE PARKLAND IMPROVEMENT PROJECT

There are a series of funding sources which would support the delivery of additional park amenities to the Box Grove Community Centre Park:

Southeast Collector Trunk Sewer Enhancement Plan

On June 28, 2011, Council reviewed the Southeast Collector Sewer Enhancement Plan and the recommendations of the Environmental Issues Committee for \$1,000,000 expenditure by the Region of York funds on six projects in Markham. The projects were required to meet the Region of York’s criteria for project location, ecological, recreational and infrastructure enhancements associated with the construction of the South East trunk sewer collector. The Box Grove Community Centre Parkland was identified as one of the six projects and was allocated a budget of \$400,000 through this process. Staff identified several potential

improvements to the park including: a new parking lot, site servicing, re-grading, lighting, park structures, enhancements to the playground, park furnishings, pathway connections and landscaping which were supported by the Box Grove Community Association.

Box Grove Community Fund

The Box Grove Community fund was collected through a “Memorandum of Understanding” negotiated with the major landowners at the time of the adoption of the Box Grove Secondary Plan. \$500,000 was paid to the City of Markham by the Box Grove participating owners on a pro rata basis by each Owner upon registration of their first plan of subdivision in the Box Grove area.

The fund was established to upgrade community assets and to provide community benefits in the Box Grove Hamlet area (Figure 1). The Finance Department has confirmed that funds were used for a “Box Grove Trees for Tomorrow project” which was paid out of the \$500,000 contribution leaving \$357,858 remaining in the fund.

Staff is seeking direction relative to the use of the remaining \$357,858 from the Box Grove Community Fund. Staff is recommending that \$200,000 be directed to the Box Grove Community Centre Parkland Improvements project (Account 80-6150-12429-005) and that the balance funds (\$157,858) be directed towards the implementation of sanitary sewer improvements in the Box Grove community (Figure 1).

Community Consultation for Box Grove Community Centre Parkland Improvements

An initial meeting was held with the residents of the Box Grove community at the Box Grove Community Centre in the fall of 2013 to discuss the potential redevelopment of the park area surrounding the community centre. At this meeting the community established priorities and staff received input as to the park assets that the community was interested in seeing included in a park redevelopment.

In January 2013, Basterfield and Associates was hired to prepare a Master Plan and working drawing documents for selected improvements. This project will be tendered in the fall of 2014 to an upset amount which will reflect the funding available from the South East Collector Trunk Sewer Enhancement Plan project. This Master Planning process included community consultation to ensure that the preferred design approach meets the needs of the surrounding residents – both new and old -- and the users of the Box Grove Community Centre. The delivery of all park features identified through the community consultation process would significantly increase the budget of the overall park project.

A second community meeting was held on April 15, 2014 to review two proposed alternative Master Plan concepts (Concepts A and B) which were prepared to identify the full extent of all requested parkland improvements. The cost to fully implement the Master Plan is estimated at \$1,200,000. The cost does not include any improvements to the existing tennis courts.

Phasing

A condition of the South East Collector Trunk Sewer Enhancement Plan agreement is that the Region requires that all projects be completed by the end of 2015. In this regard, we recommend that the proposed Box Grove Community Centre Parkland Improvements be implemented in a phased approach in order to achieve this deadline.

Phase 1:

The intent at the April 15th meeting was to work with the community to identify preferred concept/elements, and then determine, with community input, a phased priority ranking for the improvements identified in the Master Plan that can be developed within the current funding envelope. It was noted that the remaining improvements identified in the Master Plan could only occur as funding became available. The meeting was well attended by 35+ residents and they unanimously supported that the South East Collector Enhancement funding be used for the improvement of play facilities for children.

PHASE 1 – PRELIMINARY ESTIMATE OF WORK	
Element	Cost
Site preparation (Demolition, tree removal, grading and site works)	\$40,000
Play equipment (rubberized safety surface)	\$120,000
Soft Landscape elements (Planting and sodding)	\$40,000
Hard Landscape elements (Pavilion and sidewalk)	\$135,000
Fees and contingency	\$65,000
TOTAL COST	\$400,000

Phase 2:

In order to complete further parkland improvements, staff is seeking Council endorsement for the allocation of \$200,000 from the Box Grove Community Funds Account (620-101-5699-6805) to the Box Grove Community Centre Parkland Improvements Account (80-6150-12429-005) in order to complete the Phase 2 park enhancements.

PHASE 2 – PRELIMINARY ESTIMATE OF WORK	
Element	Cost
Site preparation/Parking lot	\$190,000
Fees and contingency	\$10,000
TOTAL	\$200,000

Phase 3:

The following phase 3 improvements will require future approval.

PHASE 3 – PRELIMINARY ESTIMATE OF WORK	
Element	Cost
Site preparation	\$80,000
Basketball Court	\$40,000
Soft Landscape elements (Planting and sodding)	\$75,000
Hard Landscape elements (Trellis, fencing and sidewalk)	\$200,000
Fees and contingency	\$30,000
TOTAL	\$425,000

TOTAL ESTIMATED COST – PHASEs 1, 2 AND 3	
Phase 1	\$400,000
Phase 2	\$200,000
Phase 3	\$425,000
TOTAL	\$1,025,000

SANITARY SEWER IMPROVEMENTS PROJECT

In February of 2008, a report titled “Box Grove Sanitary Sewer System” was prepared by Asset Management staff to address the Sanitary Service options including a large scale project to service all property owners (99 lots) in the Box Grove Hamlet that are not connected to Municipal sanitary services. The cost associated with that project in 2008 dollars was approximately \$38,095 per household. The cost estimate was based on preliminary designs and cost estimates prepared by an Engineering Consulting firm on behalf of the City. Alternatively, a second design option incorporating individual grinder pumps for each property to pump sewage would have cost approximately \$32,000 per household.

In accordance with the Local Improvement Process, a minimum 67% of the residents have to support the project in order to proceed. The City did not receive the required support to proceed with this project. As such, Council did not agree, at that time, to provide a subsidy for any portion of this local improvement.

On May 7, 2013, Council adopted a City-wide policy on Construction of Municipal Services to permit minor extension of municipal services for private individual landowners. This policy allows property owners to enter into a Construction Agreement with the City to design and construct municipal sanitary sewers, at no cost to the City. The cost will vary for each property depending, in large part, on the distance between the property and the existing infrastructure. In accordance with this Council policy, the Property owner of 6810 - 14th Avenue extended the sewer to service their lot at their own cost.

At the February 4, 2014, Development Services Committee meeting the Planning Department report related to Plan B Homes Inc. application was deferred to February 25, 2014 to provide an opportunity for staff and the Ward Councilor to meet with the 14th Avenue property owners in Box Grove to discuss sanitary sewer servicing of their lots.

On February 18, 2014, Councilor Kanapathi arranged a meeting with staff and 9 property owners to discuss the sanitary servicing options. During the meeting the residents of 14th Avenue requested to use the “Box Grove Community Fund” to pay the full cost of their sanitary sewer connections.

On March 25, 2014 draft plan application for the Plan B homes Inc. & 2381423 Ontario Inc. was approved by the Council. As a condition of this draft plan, the applicant has to extend the sanitary sewer along 14th Avenue from B to C, as per Figure 2 to service a portion of their lots.

In accordance with March 25, 2014 Council resolution, "staff has to report back to June, 2014 Development Services Committee with the final cost of the sanitary sewer installation along 14th Avenue including residents funding commitment to this project". In order to establish the cost, Council direction is required as to whether 14th Avenue residents can utilize a portion of the Box Grove Community Fund to support the sanitary sewer extension project.

The Box Grove Community Fund has a total of \$357,858 as noted above. Staff recommends that \$157,858 be allocated to assist in funding a portion of the sanitary sewer improvements for 93 lots (\$1697 per lot). Initially there were 99 lots identified for sanitary sewer improvements and subsequently Plan B Homes Inc. and Bellport Homes purchased 6 lots to develop as residential subdivisions (6805, 6827, 6845, 6853, 6869 and 6889 14th Avenue). These lots will not receive Box Grove funding for sanitary sewer improvements.

Plan B homes will extend the sewer from B to C (Part 1, as per Figure 2) as part of their development and the residents of 6814, 6828 and 6832, 14th Avenue have an opportunity to connect into the sewer. The cost of the sewer extension and service connection to the property line for each property owner is about \$14,000 excluding applicable taxes and proposed subsidiary from Box Grove community funds. If the property owners are not interested to pay, the Plan B homes will not provide a service connection to the property line.

Sanitary sewer extension from C to D (Part 2, as per Figure 2) is the responsibility of the property owners of 6840, 6848, 6856, 6864, 6872 and 6882, 14th Avenue. However, Plan B homes agreed to extend the sewer and provide a services connection to the property line if the property owners fund the cost. The cost of the sewer extension and service connection from C to D is about \$24,000/lot excluding applicable taxes and proposed subsidy from Box Grove community funds. If these property owners are not interested to pay, Plan B homes will not extend the sewer and the existing residents can pursue sanitary servicing when the Bellport homes application on the south side of 14th Avenue is processed.

Engineering staff will forward a formal questionnaire to the 9 property owners that will front onto the proposed sanitary sewers (B-C and C to D) constructed on 14th Avenue. The residents will be requested to respond by May 30, 2014 so that staff can submit a report to committee on June 17, 2014.

It is recommended that should the broader community of Box Grove residents not proceed with the sanitary sewer improvements by July 2019 that any remaining funds be returned back to the Box Grove Community Centre Parkland Improvements (Account 80-6150-12429-005) for further improvements.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**Recommended Funding for Park Development:**

In order to fully implement the Box Grove Community Centre Parkland Master Plan (Phase 1, 2 and 3- Park Concept A or B), \$1,025,000 is required. Staff recommends that the Phase 1 works commence at this time. The phase 2 works may commence upon the transfer of the \$200,000 from the Box Grove Community Fund Account (620-101-5699-6805) into the Box Grove Community Centre Parkland Improvements Account (80-6150-12429-005). The phase 3 improvements will be implemented at a future date.

FINANCIAL SUMMARY for Parkland Improvements

Funding Source	Total fund amount	Funding amount to be allocated to Park Development	Comments
Phase 1 - SE Collector Trunk Sewer Enhancement	\$400,000	\$400,000	Approved by Council on June 28, 2011.
Phase 2 - Box Grove Community Fund	\$357,858	\$200,000	Remaining funding of \$157,858 to help offset costs that residents would incur for their sanitary sewer connections (\$1697/lot).
Phase 3	\$425,000	\$425,000	Funding to be determined at a future date.
Total Required Park Budget		\$1,025,000	Anticipated Cost of Park Development

Recommended Funding for Sanitary Sewer Improvements:

A new Engineering capital project called, "Box Grove Community Sanitary Sewer Improvements" be created in the amount of \$157,858, funded 100% from the remaining funds in the Box Grove Community Fund (Account 620-101-5699-6805). This would serve to assist in funding a portion of the sanitary sewer improvements for 93 lots (\$1697 per lot) which currently do not have municipal sanitary sewer.

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:**Parks, Recreation, Culture and Library Masterplan**

The proposed park redevelopment will support growth in the Box Grove Community and align with the strategic priority to ensure that our green spaces fit the needs of the local community.

Municipal Services Action Plan

The proposed recommendation to access funding from the Box Grove Community Fund will support the goals of the municipal services action plan by reducing the cost of service delivery while maintaining or improving services and service levels.

BUSINESS UNITS CONSULTED AND AFFECTED:

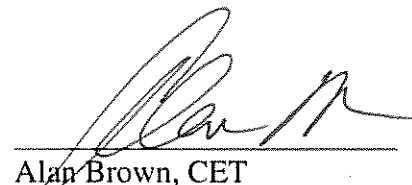
Finance, Operations, Urban Design, Asset Management and Recreation have reviewed this report and concur with the recommendations.

RECOMMENDED

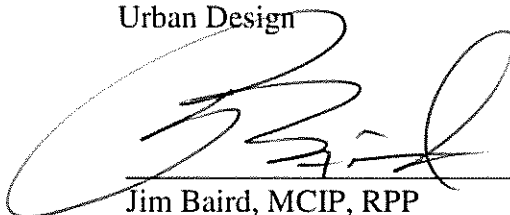
BY:



Rino Mostacci, MCIP, RPP
Director of Planning &
Urban Design



Alan Brown, CET
Director of Engineering



Jim Baird, MCIP, RPP
Commissioner of Development Services

ATTACHMENTS:

Figure 1: Box Grove Servicing Area

Figure 2: 14th Avenue Sanitary Sewer Concept

Concept A-Park concept

Concept B-Park concept

Q:\Development\Planning\MISC\MI529 South East Collector Enhancement Projects\SEC ENHANCEMENT
PLAN\LIZ - SOUTHEAST COLLECTOR PROJECTS\Project Information\Box Grove Community Centre Parkland
Improvements\Report\Boxgrove Park Development (4).docx

HAMLET OF BOX GROVE COMMUNITY PROPOSED SANITARY SEWER LAYOUT

GRAVITY SEWER + FORCE MAIN AND GRINDER PUMPS
ALONG RIDGEVALE ROAD / ROUGE RIVER CIRCEL AND
4 PROPERTIES ON 9TH LINE

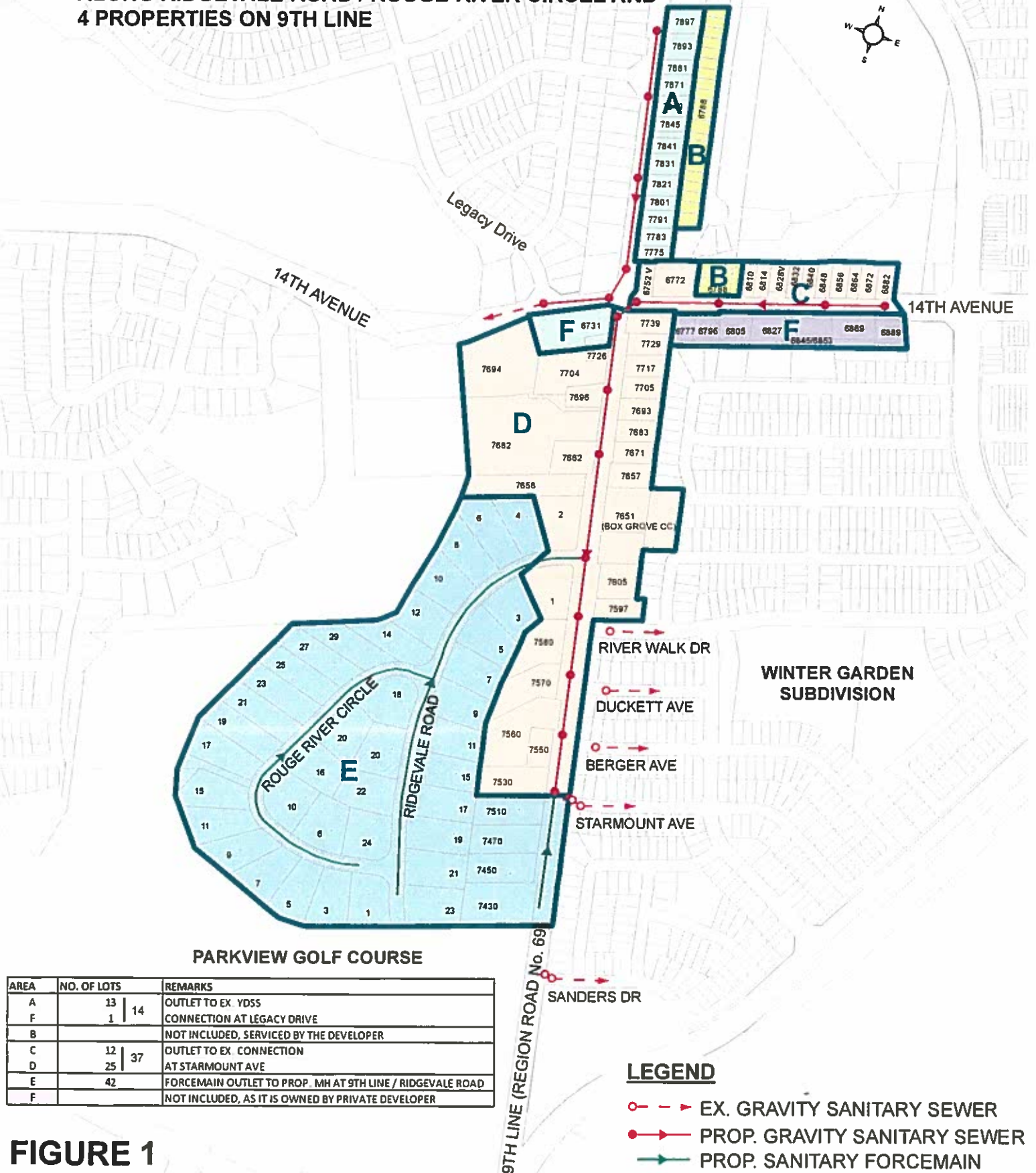
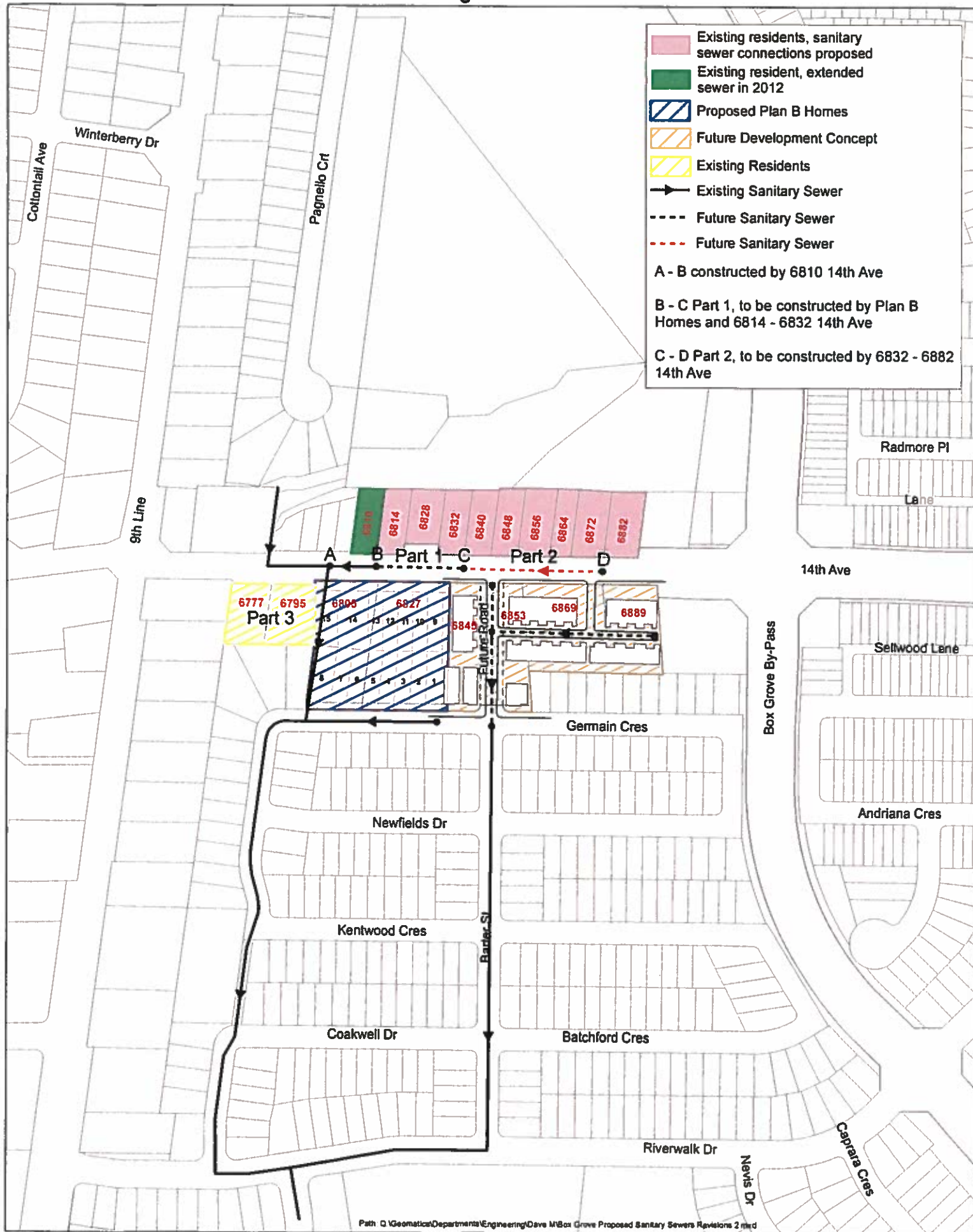
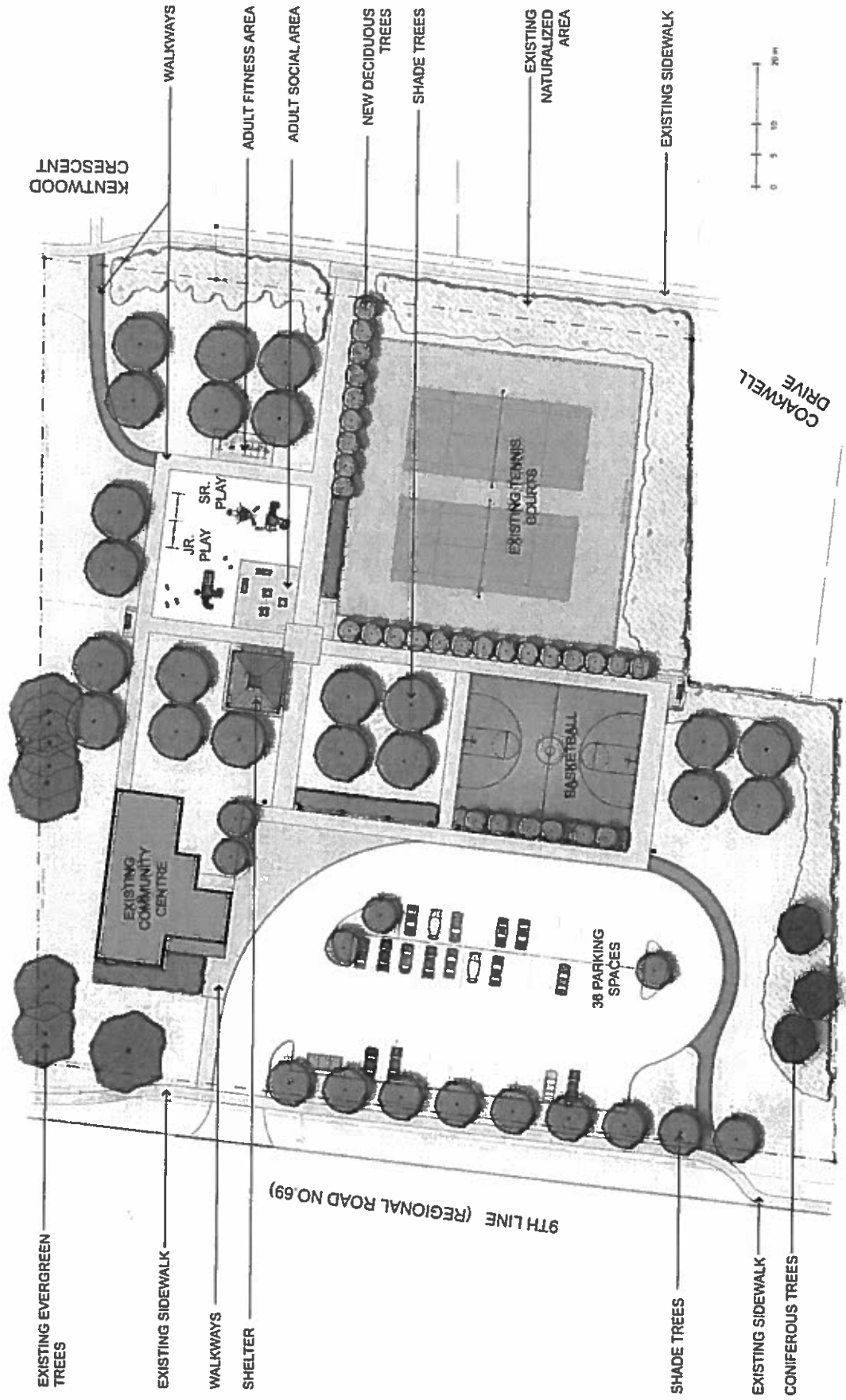


FIGURE 1

"Figure 2"



Concept A

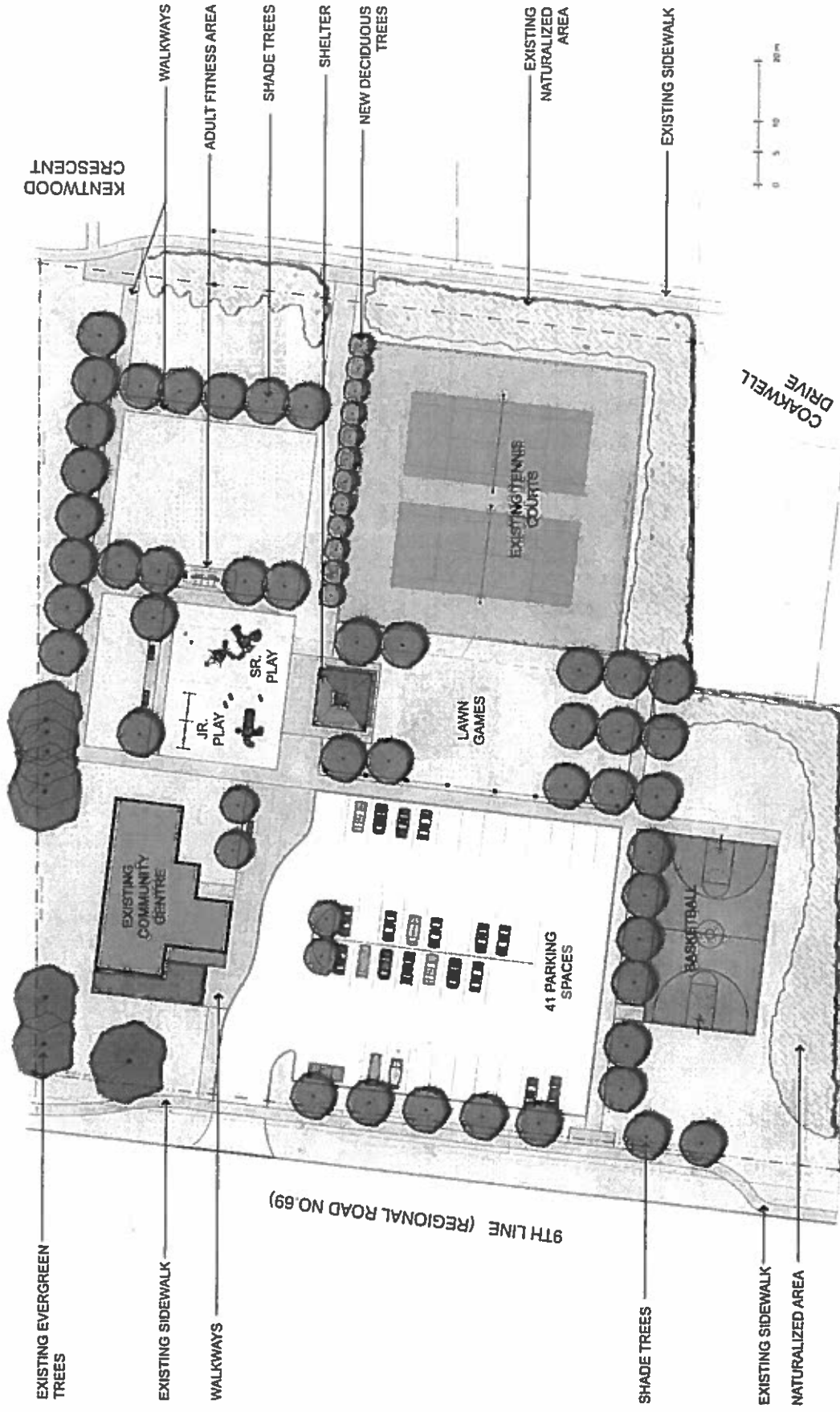


Box Grove Community Centre: Masterplan Concept A

Markham, Ontario
April 2014



Concept B



Box Grove Community Centre: Masterplan Concept B

Markham Ontario
April 2014

