



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: July 18, 2022

Report No: DS-085-22

Subject: Agreement With Metrolinx for Improvements to Nipissing Road and Childs Drive - Milton Go Station Redevelopment

Recommendation: THAT Council authorize the Mayor and Clerk to execute an agreement between The Town of Milton and Metrolinx for infrastructure improvements needed on Nipissing Road and Childs Drive as a result of the proposed Milton GO Station improvements;

AND THAT the Commissioner of Development Services be given delegated authority to negotiate and make changes to this agreement, in consultation with Legal Counsel and the Chief Financial Officer/Treasurer, prior to execution.

EXECUTIVE SUMMARY

Metrolinx plans to redevelop the existing GO station in Milton to provide access from the south side of the CP Rail line. Ultimately, it is anticipated that the project will result in the addition of approximately 850 parking spaces on the south side of the rail line (to potentially be delivered in phases, to be determined by Metrolinx) and a pedestrian connection across the tracks to provide access to the existing platform.

This development necessitates improvements to the Town's infrastructure to accommodate the increased peak period traffic demands that will be generated in the vicinity of the GO Station and the new parking lot proposed on Nipissing Road.

In order to support the Metrolinx project and improvement to the Town's infrastructure, staff has been in discussions with Metrolinx regarding the potential for the Town to take over the detailed design, and ultimately the construction of the works required on the Town's roadways, with costs to be shared with Metrolinx.

Staff presented a report to council in 2020 (ref: report DS-018-2020), regarding negotiating and entering into an agreement with Metrolinx regarding the infrastructure improvements

EXECUTIVE SUMMARY

required as a result of proposed Milton GO Station improvements at the time. This report provided authority for the Commissioner of Development Services to negotiate the final terms of that agreement, and for the Mayor and Clerk to execute the agreement. It is anticipated that this form of agreement will change, and given the role reversal (the Town taking over as lead on this portion of the project), this report seeks delegated authority to negotiate and execute a new form of agreement.

The remaining capital budget for project C33014618/19 - Nipissing Road Reconstruction is \$3,954,295. Budget amendments are anticipated to be required however are unknown at this point pending an updated cost estimate. Any budget amendments would be managed in accordance with the Town's Budget Management policy or through delegated authority, should Council be in a restricted acts situation at the time of award.

REPORT

Background

Staff presented a report to Council in 2020 (ref: report DS-018-2020), regarding negotiating and entering into an agreement with Metrolinx regarding the infrastructure improvements required as a result of proposed Milton GO Station improvements at the time. These discussions started in 2018 with Metrolinx, when Metrolinx had commenced a procurement process regarding this scope of work. As a result of that process, "financial close" was never reached between Metrolinx (the project proponent at the time). Metrolinx has since informed the Town that they are looking at different procurement options for this work, including separating out the project into different, smaller projects. One of these projects would be the infrastructure improvements required to the Town's roadways (i.e. Nipissing Road, Childs Drive, and surrounding intersections).

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This development necessitates improvements in the Town's infrastructure to accommodate the increased peak period traffic demands that will be generated in the vicinity of the GO Station and the new parking lot proposed on Nipissing Road.

In order to support the Metrolinx project and improvement to the Town's infrastructure, staff has been in discussions with Metrolinx regarding the potential for the Town to take over the detailed design, and ultimately the construction of the works required on the

Background

Town's roadways, with costs to be shared with Metrolinx. As this is essentially a reversal of the arrangement previously contemplated in report DS-018-2020, staff is seeking approval from Council to continue these negotiations and ultimately enter into an agreement with Metrolinx. It is anticipated that these discussions and negotiations will result in a new civil engineering consulting roster assignment in late 2022 for detailed design and construction administration and inspection services, as well as a new construction contract which is anticipated for 2024. Depending on timing, staff may need to rely on delegated authority to award these contracts and assignments, and to implement the required budget amendments to facilitate the same.

Discussion

In order to support the Metrolinx plans to improve the capacity of the Milton GO Station, improvements to the Town's infrastructure are required.

Traffic studies have been conducted to ascertain the expected amount of additional traffic that will be generated as a result of the project. Multi-modal improvements have been considered to improve both Nipissing Road and Childs Drive, essentially urbanizing and widening Nipissing Road and widening Childs Drive. As the original traffic studies were completed in 2018, prior to a few significant re-development applications coming to the Town for properties on Nipissing Road, Town staff are working with WSP (who completed the original Traffic study in 2018 on behalf of the Town) to define the terms of reference for an update/addendum to that study, to confirm the original recommendations are still applicable. It is currently anticipated that this work will be completed by the end of September 2022. Once the terms of reference are confirmed, and the detailed work plan and fee estimate are reviewed and approved by staff, this work will be awarded to WSP via change order to their original contract.

In addition to the traffic study work, staff is currently in active discussions with Metrolinx regarding the detailed design, contract administration and inspection, and ultimate construction delivery of the required roadworks, namely on Nipissing Road and Childs Drive, and surrounding intersection improvements. Ultimately the scope of the design work will be informed by the traffic addendum work contemplated above.

The following summarizes the main points of discussions held with Metrolinx to date:

- Metrolinx advised staff in late 2021 that the Metrolinx/Milton GO Station project will be split into smaller, phased projects (parking lot work, rail corridor work (pedestrian connection from south to north, and municipal roadwork);
- Potential for the Town of Milton to take over the detailed design, construction, and contract administration and inspection for the municipal roadworks project;
- Staff stipulated that the following will need to be in place in order for the Town to take over the project:

Discussion

- cost sharing agreement (with potential for up front financial contribution from Metrolinx to be explored, in line with parameters previously agreed to between the Town and Metrolinx - i.e. the Town's share is anticipated at this point to remain as 50% of the cost of urbanization for Nipissing Road, however the ultimate cost sharing terms will be confirmed through negotiation with Metrolinx);
- updated cost estimate for anticipated construction works
- extension of temporary easements secured by Metrolinx to the end of 2026, to facilitate construction and warranty period of same, as well as the transfer of those easements to the Town of Milton
- Transfer to the Town of any design work (drawings, reports, surveys, etc.) completed to-date by Metrolinx, pertaining to the municipal roadworks, including any required reliance letters that would allow the Town and/ or our consultants to use this as a basis for further detailed design.

Council Report DS-018-2020 contemplated a cost sharing agreement between the Town and Metrolinx that had Metrolinx leading the project, with the Town providing a financial contribution equal to the estimated cost of 50% of the Nipissing Road urbanization works. The current discussions, and anticipated form of agreement (draft of which is being prepared by Metrolinx) will have the Town leading the project, with Metrolinx providing a financial contribution. It is staff's current position, noting that the draft cost sharing agreement has not been shared with the Town and will be subject to negotiation with Metrolinx, that the Town's financial share will remain as per the originally contemplated cost split - that being 50% of the cost to urbanize Nipissing Road. Depending on the final form of agreement and whether a contribution from Metrolinx will be made up front (preferred by Town staff) or at milestone events, the cost sharing percentage may need to be updated, and staff will report back to Council once the agreement is in place.

The following outlines the next steps to the end of 2022 and anticipated timelines:

- Metrolinx provide staff with draft agreement template for review - **end of June 2022**
- Metrolinx provide staff with updated draft cost estimate for anticipated scope of work - **early July 2022**
- Staff hold a meeting with Metrolinx Staff, Town of Milton Civil Engineering Roster Consultant (WSP), Metrolinx Design Consultant (WSP - Rail), to discuss mechanism for transferring knowledge/design work to-date, and details around same (including reliance on work already completed) - **by end of July 2022**
- Traffic Study Addendum/Update - **by end of September 2022**
- Town of Milton and Metrolinx enter into cost sharing agreement - **fall 2022**
- Staff engage consulting firm to complete detailed design for municipal road works, and estimate of fees/workplan for anticipated construction administration and inspection of the same - **by end of 2022**



Discussion

Staff is requesting authorization from Council for the Commissioner of Development Services to negotiate the terms of this agreement, and for the Mayor and Clerk to execute the agreement when finalized.

Financial Impact

The remaining capital budget for project C33014618/19 - Nipissing Road Reconstruction is \$3,954,295.

Although the Traffic Study Addendum work can be accommodated within the existing approved budget, budget amendments are anticipated with respect to the detailed design, contract administration, and ultimately construction costs for the project, and to reflect the terms of the final form of agreement. At this time, the total impact to the budget is not known, as an updated cost estimate is currently pending from Metrolinx. Any budget amendments would be managed in accordance with the Town's Budget Management policy.

Should Council be in a restricted acts situation through the fall, due to the election, staff may need to rely on authority delegated to the CAO to award the traffic study in addition to the detailed design, contract administration and inspection to the Civil Engineering Consultant Roster along with any required amendments to the capital budget. The exercise of any delegated authority, along with the financial impacts, will be reported to Council during the first quarter of 2023.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Diana Jiona

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Attachments

None

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer



The Corporation of the Town of Milton

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Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.