

Title of request: High Street Streetscape and Infrastructure - Construction

Department: Operations and Infrastructure

Division: Capital Delivery

Budget request: \$3,755,000

Funding Source: Long-term Debt
(\$2.38M Tax Levy Supported,
\$1.38M Water/Wastewater Rate Supported)

Project highlights:

What: Construction of Streetscape and Infrastructure Redevelopment

Why: To beautify downtown business improvement area and upgrade and modernize local road, stormwater and water supply infrastructure

When: Q2 2025 to Q4 2026

Where: High Street

Project details and justification:

High Street in the Sutton BIA (Business Improvement Area) has been highlighted as a priority area for streetscape and infrastructure redevelopment. Streetscaping redevelopment aims to improve pedestrian accessibility and boulevard use through enhancements to street configuration, new street furniture, street trees, street lighting and parking. The infrastructure improvement focuses on replacing aged watermains and water supply service connections, stormwater management sewers and appurtenances, and finally reconstruction of the road. Sanitary sewer systems along High Street have recently been repaired and require no additional rehabilitation or renewal. The attached graphics include a map showing the area of the planned streetscape and infrastructure improvements.

This project is being undertaken collaboratively with York Region as the Region owns the road and storm sewer infrastructure along High Street, while the Town owns the water supply and sanitary sewer system. By coordinating work on these municipal infrastructure components in one effort, the Town and York Region can cost effectively achieve an integrated outcome for High Street, minimizing disruptions that would result from carrying out multiple individual construction projects over many years.

The Town will be responsible for funding the streetscaping and water supply system improvements. York Region will contribute funding for work related to reconstruction of

the road and the storm sewer system. The attached graphics include a chart illustrating the cost sharing relationship between the Town and York Region along with a forecast cash-flow of capital expenditures.

Engineering design is currently underway. The engineering phase of the project includes design of all necessary infrastructure upgrades as well as an analysis of design options related to a) streetscape improvement details; b) a potential entrance feature at Highway 48; and, c) potential relocation of overhead power lines. Once the evaluation of these options is completed, the outcomes and recommended approaches will be presented to Council for consideration. The capital costs for options b) and c) are not included in the current budget projections. Completion of the design phase is targeted for Q2 2025, to be followed by tendering for construction. The construction period will try to avoid peak tourism seasons and span over two construction terms with anticipated completion in late 2026 or early 2027.

Following completion of the construction phase of this project, ownership of the road and stormwater system components will be transferred to the Town, thereby consolidating responsibility for long-term operation and maintenance for all High Street's municipal infrastructure.

This business case includes the Town's portion of the project funding necessary to complete construction of the planned streetscape and infrastructure improvements along High Street.

Staff is also requesting to include a budget of \$75,000 to provide programs and marketing/advertising campaigns that support the business community and residential property owners during the construction period. Once the details of the construction are determined, staff will look to implement various initiatives that may include and are not limited to the following: Shop Local Campaign with gift cards, radio, signage, print, targeted online ads and direct mail flyers.

Nature of initiative/review factors:

- Legislative Growth Risk management Service level change
- Strategic priority Efficiency Adopted plan/study
- Other (please specify):

Link to Strategic Plan Departmental Business Plans or other plans:

- Delivering Service Excellence

- Proactively manage infrastructure and assets to ensure service continuity
- Diversifying our Local Economy
 - Continue to support Georgina's tourism sector as an economic driver
- Georgina Streetscape Design Standards (December 2021)

Financial impact:

Debenture to be repaid by

\$2,375,000 Roads - Repair & Replacement Reserve

\$1,380,000 Water - Infrastructure - Repair & Replacement Reserve

\$3,755,000

Other comments/gallery:



