



Title: St. David's Road Reconstruction Project - Update Report
Report Number: PWCS2021-84
Meeting Date: Tuesday, October 05, 2021
Report Prepared: Friday, September 24, 2021

RECOMMENDATION(S):

1. THAT Council approve the phasing strategy for the St. David's Road Reconstruction Project, and,
2. THAT the St. David's Road Reconstruction Project – Phase 1 be referred to the 2022 Capital Budget deliberations for consideration.

REPORT:

One of the four pillars of the City of Thorold Strategic Plan 2020-2023 is *Responsible Growth and Infrastructure Planning*. The key objective is to build and sustain infrastructure that generates civic pride. One of the Tier 2 Priorities under this initiative is to complete the reconstruction of St. David's Road from Collier Rd. and Ormond St.

City Council has approved funding in the current Capital Budget to complete the engineering design and approvals stage of the project with the intent to schedule the construction phase into the 10-year Capital Forecast.

The design phase is progressing however, there are some issues related to property acquisition that may affect the timing of construction and Council's decision to phase the project.

The purpose of this report is to provide Council with an update of the project status and to consider options for implementation that will meet the objectives of Council's Strategic Plan.

This project is estimated to cost approximately \$9.3 million dollars and includes upgrades to underground servicing, road improvements and the extension of a multi-use pathway linking the Brock Business District with the City of Thorold Downtown core.

The project is subject to the terms of a cost-sharing agreement with the City of St. Catharines which, was approved by Thorold Council at its meeting on April 6th, 2021 (PWCS2021-05).

More details of the project scope are described in “Appendix 1”. The original timeline for the construction of the proposed works anticipated starting in the Spring of 2021 with a goal to complete the entire project by July 2022.

One of the key elements of this project involve the re-configuration of the intersection at St. David’s Rd./Townline Rd./ St. David’s St. The preferred solution requires the acquisition of additional land from private landowners (Avondale Store). The property is subject to an estate sale and the current tenant has the first right of refusal to purchase the land. They have until mid-October to exercise their option. As a result, staff have not been able to negotiate the acquisition of the property required to construct the intersection as designed. This has had a significant impact on the construction schedule.

St. David’s road is a key arterial road connecting the Downtown Business District and the Brock Business District. Downtown businesses are anticipating an influx of visitors during the Canada Summer Games occurring in August 2022. While staff acknowledge the need to complete this important project we are sensitive to the impact caused by detours, delays and inconvenience caused by construction of this scale.

Accordingly, staff are recommending a phased implementation strategy that will allow construction to commence at the east end (Townline Road from Ormond St. to Mountain St.) first. This will allow additional time to complete the needed land acquisition for the second phase (St. David’s Road from Collier Rd. to St. David’s St.).

The phased strategy would revise the cost sharing arrangement as follows:

Project Phase	Thorold Share	St Catharines Share	Total
1	\$2,465,436	\$2,465,436	\$4,930,872
2	\$2,178,019	\$2,178,019	\$4,356,038
TOTAL	\$4,643,455	\$4,643,455	\$9,286,910

Actual costs for the second phase are subject to inflationary increases depending on the timing of construction. Staff are recommending that phase 2 be rescheduled to 2024 in the 10-year Capital Budget.

BUDGETARY STATUS:

None at this time.

STRATEGIC PLAN:

Responsible Community Growth and Infrastructure Planning

CANADIAN CONTENT:

N/A

ATTACHMENTS:

Appendix 1 – Excerpt from St. David's Rd. Schedule B Municipal Class Environmental Assessment (pp. 39-50)

PREPARED BY: "original signed" Geoff Holman, Director of Public Works and Community Services

SUBMITTED BY: "original signed" Geoff Holman, Director of Public Works and Community Services

APPROVED BY: "original signed" Manoj Dilwaria, Chief Administrative Officer

Report Approval Details

Document Title:	St. Davids Road - Budget and Project Status Update - PWCS-84-21.docx
Attachments:	- Appendix 1 - Excerpt from St David's Rd Schedule B Municipal Class Environmental Assessment.pdf
Final Approval Date:	Sep 29, 2021

This report and all of its attachments were approved and signed as outlined below:

sdunsmore - Sep 28, 2021 - 2:06 PM

mmauro - Sep 29, 2021 - 10:45 AM

Geoff Holman - Sep 29, 2021 - 10:55 AM

Manoj Dilwaria - Sep 29, 2021 - 3:09 PM