



Report
Staff Report
 The Corporation of the City of Brampton
 7/10/2024

Date: 2024-07-10

Subject: **Recommendation Report – Downtown Revitalization Streetscape Project Update – Ward 1 & 3**

Contact: Anthony Obtinario, Manager, Downtown Revitalization Planning, Building & Growth Management Department

Report number: Planning, Bld & Growth Mgt-2024-608

RECOMMENDATIONS:

1. That the report from Anthony Obtinario, Manager, Downtown Revitalization, Planning, Building & Growth Management to the Committee of Council Meeting of July 10, 2025, re: **Recommendation Report – Downtown Revitalization Streetscape Project Update**, be received;
2. That Council approve a project scope update for the Downtown Revitalization Streetscape Project to include granite materials, construction of new traffic signals at six intersections, upgrade of existing streetlight power lines, updated engineering design, and contingency allowance with a total additional cost of \$6,515,000, pretax; and
3. That staff include the additional project scope cost in a future quarterly status report or 2025 Capital Budget for the Mayor's consideration.

OVERVIEW:

- **On September 29, 2021, Council directed (CW424-2021) staff to commence streetscaping work as part of the initial phase of the Integrated Downtown Plan. The project includes improvements to the pedestrian and public realm on Main and Queen Streets, coordinated with the Region of Peel's Downtown Brampton Phase 1 Watermain, Sanitary Sewer, and Road Reconstruction.**
- **The Region of Peel's Downtown Brampton Phase 1 project is proceeding to above-ground streetscaping construction following the completion of underground works in June 2024.**
- **This Council report seeks approval to transition to a granite streetscape material as a strategic decision to enhance the durability, longevity and aesthetics of the downtown streetscape project. Ultimately, this shift to granite will reduce the need for future reconstruction in the downtown**

area, thereby significantly minimizing impacts on residents and businesses.

- Staff consulted with the Downtown Brampton BIA to discuss the transition of the streetscape project to granite materials, and there were no objections.
- The additional cost for the project scope update is \$6,515,000, which includes the construction cost increase for granite materials of \$2,500,000, new traffic signals of \$2,800,000, a streetlight power line upgrade of \$700,000, engineering design fee of \$150,000, and a contingency allowance of \$365,000.
- Sufficient funding is available to commence construction in Fall 2024 for the construction cost for granite materials, streetlight power line replacement, and detail design costs. Staff will include the additional project scope cost in a future quarterly status report or 2025 Capital Budget for the Mayor's consideration.

BACKGROUND:

Downtown Revitalization Streetscape – An Interim Strategy

On September 29, 2021, Council directed (CW424-2021) staff to begin streetscaping work (Option 2) to implement an improved pedestrian and public realm as part of the first phase of the Integrated Downtown Plan, in full coordination with the Region of Peel's Downtown Brampton Phase 1 Watermain, Sanitary Sewer and Road Reconstruction. The 2021 staff report identified a total of five options for the streetscaping work, which also considered an ultimate solution with the possibility of an LRT surface route on Main Street. It was identified that Metrolinx's future Light Rail Transit (LRT) surface route would require new streetscape designs including reconstruction of any interim proposed streetscape work. To minimize any throw-away cost when LRT was constructed, but to also improve the streetscape in the interim, Council resolved on an improved Streetscape project that integrated cycling facilities, expanded the boulevard and public realm, installed new concrete pavers, rehabilitated storm sewers, and maintained current street trees and current light posts. It was assumed that Main Street LRT would address the out-of-scope elements for streetlights, storm sewers and full road reconstruction (at the time, staff also assumed that future Queen BRT/a future Queen St. project may address streetlights, storm sewers, and full road reconstruction).

Stakeholder Input and Changing Conditions

During Main/Queen streetscape design discussions, staff heard from various stakeholders that an upgrade in material to granite was desired. The Downtown Brampton Business Improvement Area (BIA) has advocated for the revitalization of the downtown area with infrastructure, streetscape improvements, and an upgrade in streetscape material. At a meeting in May, the BIA noted that construction needs to

proceed as soon as possible to minimize impacts to local businesses. The update to granite material offers numerous benefits. Most importantly, it will reduce the need for future reconstruction and maintenance along the boulevards and downtown area, ultimately minimizing the impact on residents and businesses. Staff consulted with the Downtown Brampton BIA to discuss the transition of the streetscape project to granite materials, and there were no objections.

As part of the Get it Done Act, the Government of Ontario has designated the Hazel McCallion Line extension into Downtown Brampton a priority transit project in the province. Considering a tunnel option for LRT, and the Partial Streetscaping originally scoped as an interim solution to possible surface LRT, staff proceeded with an assessment of the granite cost and schedule requirements together with a review of other future downtown infrastructure project impacts to confirm the project objectives, deliverables, and the best path forward. In addition, it was confirmed that Metrolinx's Queen Street Bus Rapid Transit (BRT) will have minimal impact on the Streetscape project and only requiring minor intersection adjustments to facilitate bus turning movements.

CURRENT SITUATION:

Streetscape Design and Construction – Granite Impacts

The Region of Peel's Downtown Brampton Phase 1 project is proceeding to above-ground streetscaping construction with the completion of underground works in June 2024 and the recently completed asphalt resurfacing along Main Street to host the Farmer's Market. Subsequently, the contractor will be finalizing underground repairs and trench restorations along Queen Street (without the similar temporary asphalt resurfacing that was completed along Main Street since Queen Street streetscape works will be constructed first).

The City's design consultant, Jacob's has prepared a cost and schedule impact of including granite materials for the streetscape project. Subsequently, the contractor has provided their overall cost to include granite materials and identified a phased approach to proceed with construction this Fall with trench repairs, granite curbs, roadway, and boulevard preparation. The additional cost to implement the granite materials in the project is \$2,500,000.

Granite Benefits

Utilizing granite materials for a project offers numerous benefits, particularly durability and aesthetic appeal. Granite materials are known for their elegance, enhanced sophistication, natural strength, and durability, making them highly resistant to wear and tear, which ensures long-lasting beauty. The primary advantages of implementing granite within the boulevard is its higher quality and consistent appearance over time, enhancing the visual appeal of streetscapes, plazas, walkways, and other public areas, thus creating a more elevated and attractive environment.

In contrast, standard unit pavers in adjacent Garden Square, constructed in 2006, have shown natural weathering and material aging, leading to potential safety and tripping hazards and necessitating increased maintenance and repairs. A 2024 maintenance tender contract for Garden Square included a budget of \$100,000, including new concrete paver supply, as the original supply ran out. Since 2016, annual maintenance costs in Garden Square have ranged from \$20,000 to \$40,000 (exclusive of paver material costs) with complete replacement anticipated within 20 years of installation. Jacob's have identified that the granite materials costs have a 60% higher initial cost. However, in 20 years, granite will not require replacement, will recover its cost with an additional 25% savings, and will continue to be cost efficient beyond 50 years.

At the same time, staff are currently undertaking additional work to advance the redevelopment of Ken Whillans and Garden Square. An elevated longer-term solution for the squares would be to use granite as the surface treatment and early consultation work on the squares has indicated granite as a desired material for the redesign. To be consistent, the Streetscape project should also use granite to create a cohesive aesthetic in the downtown.

Infrastructure Review and Recommended Improvements

In addition to research on granite cost and schedule impacts, staff undertook an infrastructure review to confirm project objectives and identify any additional items that would not negatively impact project schedule but would improve the overall project. With the proposed granite materials providing a more long-term solution for the Streetscape project, there is an immediate need to replace the existing streetlight power lines. The Traffic Streetlight group has confirmed that the existing streetlight fixtures have been upgraded with LED technology, and the poles are currently in good condition, only requiring painting. Unfortunately, the underground power lines, inherited from Hydro Brampton in the early 1900s, are very old, and their condition is unknown. Recommendations at this stage are to replace the underground power lines in their existing location as an upgrade within the boulevard as part of the new streetscape construction. This approach will minimize disruptions to residents and businesses and ultimately save costs by integrating the work into the existing project. The additional cost to include the replacement of the underground streetlight power lines in the project is estimated at \$700,000.

The Streetscape Project has identified an essential need to install new traffic signals at six key intersections to complement the wider boulevard and new curb locations. The traffic signalization updates to the design were an unidentified cost, not included in the original project scope and budget. The project design drawings, including the traffic signalization, have already been finalized by our consultant. The cost for including construction of the new traffic signalization in the Region's contract is \$2.8 million.

Summary and Next Steps - Cost and Schedule

The cost for the project scope update to include granite materials, construction of new traffic signals at six intersections, replacement of existing streetlight power lines, updated engineering design, and contingency allowance is summarized as follows:

Items	Estimated Budget
Construction Cost Increase for Granite Materials	\$2,500,000
Construction Cost for New Traffic Signals	\$2,800,000
Construction Cost for Streetlight Power Line Replacement	\$700,000
Design Cost for Granite Materials	\$150,000
Contingency for Design & Construction (10%)	\$365,000
Total	\$6,515,000

To reduce costs, save time, and maintain consistency, the City is continuing to work with the existing consultant and contractor. Upon approval of the project scope update to granite materials, the consultant and contractor will initiate the project planning and implementation phases to ensure construction proceeds as soon as possible in the Fall of 2024. The consultant will immediately begin preparing drawings to facilitate the contractor's initial construction activities for Queen Street West. Simultaneously, the contractor will commence project planning, scheduling, and material ordering to begin construction for Fall 2024. During the initial construction phase, the consultant will continue updating the remaining design drawings, targeted for completion within six months. The incorporation of higher quality granite materials is expected to extend the construction completion timeline by six months, with Queen Street anticipated to be completed in early 2026 and Main Street by the middle of 2027.

Staff will also explore opportunities to implement streetscape improvements utilizing granite materials. This initiative, which can serve as a pilot project, would showcase granite benefits, and align with the strategic revitalization of downtown.

CORPORATE IMPLICATIONS:

Financial Implications:

Sufficient funding is available to commence construction in the Fall 2024 for the construction cost for granite materials, streetlight power line replacement, and detail design costs. Staff will include the additional project scope cost in a future quarterly status report or 2025 Capital Budget for the Mayor's consideration.

Project	Budget Approved	Actuals	Commitments	Budget Remaining
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183866 – Downtown Improvements	\$24,009,000	\$5,590,294	\$13,738,937	\$4,609,770
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STRATEGIC FOCUS AREA:

This report directly aligns with the “Growing Urban Centres & Neighborhoods” theme in the Term of Council Priorities. The report supports the revitalization of the downtown including the delivery of an enhanced streetscape.

CONCLUSION:

This recommendation report is to obtain Council authorization for a project scope update for the Downtown Revitalization Streetscape Project to include granite materials, construction of new traffic signals at six intersections, upgrade of existing streetlight power lines, updated engineering design, and contingency allowance with a total additional cost of \$6,515,000, pretax.

The project shift to granite will elevate the overall design and aesthetic of the downtown and will reduce the need for near future reconstruction in the area, thereby significantly minimizing impacts on residents and businesses.

Authored by:

Reviewed by:

Anthony Obtinario, P.Eng.
 Manager, Downtown Revitalization
 Planning, Building & Growth
 Management Department

Andria Oliveira
 Director, Downtown Revitalization
 Planning, Building & Growth
 Management Department

Approved by:

Approved by:

Steve Ganesh, RPP, MCIP
 Commissioner, Planning, Building &
 Growth Management Department

Marlon Kallideen
 Chief Administrative Officer
 Office of the CAO