



COMMUNITY SERVICES – ENGINEERING SERVICES  
TOWN OF NEWMARKET  
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DATE: March 17, 2014

**DEVELOPMENT & INFRASTRUCTURE SERVICES REPORT  
ENGINEERING SERVICES 2014-16**

TO: Committee of the Whole

SUBJECT: VivaNext Streetscape Improvements

ORIGIN: Engineering Services

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**RECOMMENDATION**

THAT Development & Infrastructure Services Commission – Engineering Services Report 2014-16 dated Mar 17, 2014, be received and the following recommendations adopted:

1. THAT Council approve the conceptual design of the Yonge Street/Davis Drive, Main Street/Davis Drive and Eagle Street/Davis Drive intersection and that IBI be retained to complete the detailed design.
2. THAT Council provide direction on the wording for the Main Street/Davis Drive intersection arch on Main Street from the following Options:  
  
Front of the Sign:
  - a) Historic Downtown
  - b) Historic Downtown of Newmarket
  - c) Historic Downtown District
  - d) Historic Main Street
3. AND THAT staff be authorized to negotiate with Viva and to tender works as necessary and award the contract for the works, provided the prices are within budget.

**PURPOSE/BACKGROUND**

IBI Group was commissioned by VivaNext to increase the functionality and aesthetic value of the Davis Drive streetscapes. To incorporate the Town of Newmarket branding and Wayfinding into the Viva Next project, the Town retained IBI Group to proceed with the conceptual designs for the intersections of Yonge Street and Davis Drive, Main Street and Davis Drive and Yonge Street and Eagle Street.

IBI reported their initial designs to the Committee of the Whole on June 10, 2013 and on June 17, 2014 Council recommended that the streetscape plans be referred back to staff and to members of the Newmarket Economic Development Advisory Committee, the Heritage Newmarket Advisory Committee, and the Newmarket Historical Society to obtain feedback.

A working group of Town Staff from Planning, Recreation, Engineering and Operations was formed to provide input to IBI to complete conceptual designs for the intersections. With input from the working group, IBI came up with new design options. They integrated the Historic Downtown to the Main/Davis intersection design and incorporated the Secondary Plan into their design for Davis/Yonge and Yonge/Eagle. As these areas grow, the Streetscape designs will provide spaces for the public to gather, explore public art, and promote Newmarket's identity.

The draft designs were presented to the Viva Task Force on December 11, 2013. The Viva Task force supported the initial designs provided and it was recommended to present the designs to the Heritage Committee and the BIA for their input and report back to the Viva Task Force.

Staff presented the designs to the committees as recommended and the designs were unanimously supported by staff, and by both committees with some recommendations that could be incorporated into the detailed design. Different wording for the signage has been discussed and both of the committees recommended that the word "Downtown" be incorporated into the design.

Staff reported back to the Viva Task Force on February 26, 2014 and the task force was in agreement with the conceptual design and recommended that it be presented to Council. A copy of the conceptual design and preliminary budget estimates are attached as Appendix A.

The current budget proposal will address the following locations:

- 1) Southerly two corners of Main Street/Davis Drive intersection
- 2) Northwest and Southeast corners of Davis and Yonge Street

The remaining locations including the Eagle Street/Yonge Street intersection can be addressed in future budgets and will also be subject to negotiations regarding future site plan or development agreements at these locations.

## **NEXT STEPS**

Should Town Council approve the conceptual streetscape design, IBI will continue with the detailed design to construction. Town staff will then continue to work with VivaNext staff to review any design/utility conflicts to ensure that the Streetscape design can be accommodated within the project, whether through the project itself or post Davis construction.

## **BUSINESS PLAN AND STRATEGIC PLAN LINKAGES**

- Well Respected...Identify, facilitate, and support continuous improvement opportunities across the organization.

## **HUMAN RESOURCE CONSIDERATIONS**

No Impact to current staffing levels.

## **BUDGET IMPACT**

### Capital Budget

The project budget was approved in the 2012 and 2013 Capital Project Budget which is to include the conceptual design, detailed design and construction of the Gateway Entrance Features as well as the Yonge Street/Davis Drive and Eagle Street/Yonge Street Intersection Streetscaping Improvements.

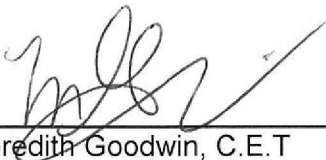
### Operating Budget (Current and Future)

As outlined in the report, the completion of all works on the remaining corners portions of the intersections of Main/Davis, Yonge /Davis, and Yonge/Eagle\_would require additional budget allocations. It is recommended that these improvements be considered in future phases and/or as matters negotiated during the development of the adjacent lands.

Staff will report back to Council on Operational Costs once the detailed design is completed.

## **CONTACT**

For more information on this report please contact Meredith Goodwin at 905-953-5300 extension 2518 or email: [mgoodwin@newmarket.ca](mailto:mgoodwin@newmarket.ca)



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Manager of Capital Projects



Rachel Prudhomme, M.Sc., P.Eng  
Director, Engineering Services



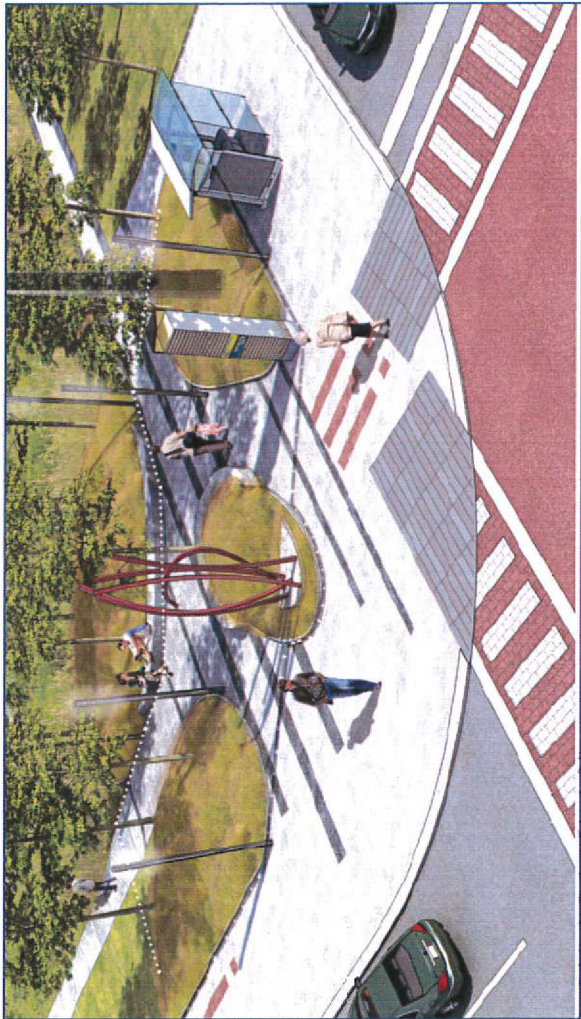
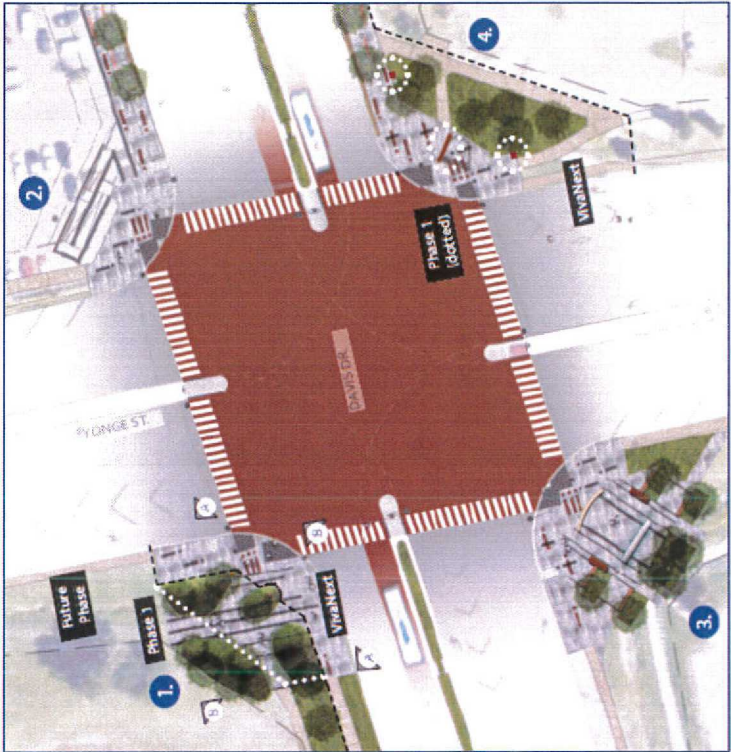
R. Prentice  
Commissioner of Community Services



APPENDIX A

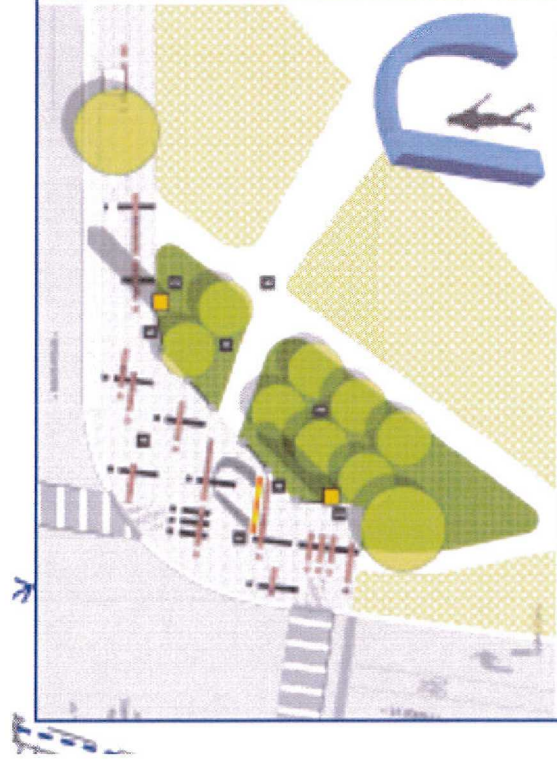
Preliminary Estimate Yonge/Davis Intersection Northwest Corner

Site Work	\$25,440.00
Walls & Curbs	\$30,800.00
Unit Pavers in plaza with banding	\$27,000.00
VivaNext upgraded Pavers	
Planting	Viva project costs
Lighting	\$12,350.00
	\$27,800.00
	Subtotal
	\$123,390.00
	15% Contingency
	\$18,508.50
	<b>Total Newmarket Project Costs</b>
	<b>\$141,898.50</b>



**Preliminary Estimate Yonge/Davis Intersection Southeast Corner**

Site Work	\$7,155.00
Signage	\$71,843.00
Planting	\$18,600.00
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Subtotal	\$97,598.00
15% Contingency	\$14,639.70
<b>Total Newmarket Project Costs</b>	<b>\$112,237.70</b>





## Preliminary Estimate Main/Davis South Corners 'Historic Downtown Gateway'

Site Work	\$10,000.00
Professional fees	\$4,000.00
Signage Component	\$95,000.00
Walls/Signage Foundation	\$32,125.00
Paving- Town	\$6,775.00
VivaNext upgraded Pavers	Viva project costs
Planting	\$600.00
	Subtotal
	\$148,500.00
	15% Contingency
	\$22,275.00
	<b>Total Newmarket Project Costs</b>
	<b>\$170,775.00</b>

