

The Corporation of the Town of Ajax

GENERAL GOVERNMENT COMMITTEE



Monday, April 11, 2016

Open Meeting at 1:30 p.m.

In-Camera to follow immediately after open session

River Plate Room, Town Hall

65 Harwood Avenue South

PRESENTATIONS

*Alternative formats available upon request by contacting:
accessibility@ajax.ca or 905-619-2529 ext. 3347*

Anything in **blue** denotes an attachment/link. By clicking the links on the agenda page, you can jump directly to that section of the agenda. To manoeuvre back to the agenda page use the **Ctrl + Home** keys simultaneously

6. Presentations

- 6.1 **[Contract Award ~ Detailed Design Services Audley Recreation Centre Phase Two](#)**
~ Catherine Bridgeman, Manager, Infrastructure & Asset Management
- 6.2 **[2016 Waterfront Management and By-Law Enforcement Strategy](#)**
~ Dave Meredith, Director of Operations & Environmental Services
- 6.4 **[Green Event Policy](#)**
~ Jade Schofield, Environmental Sustainability Coordinator

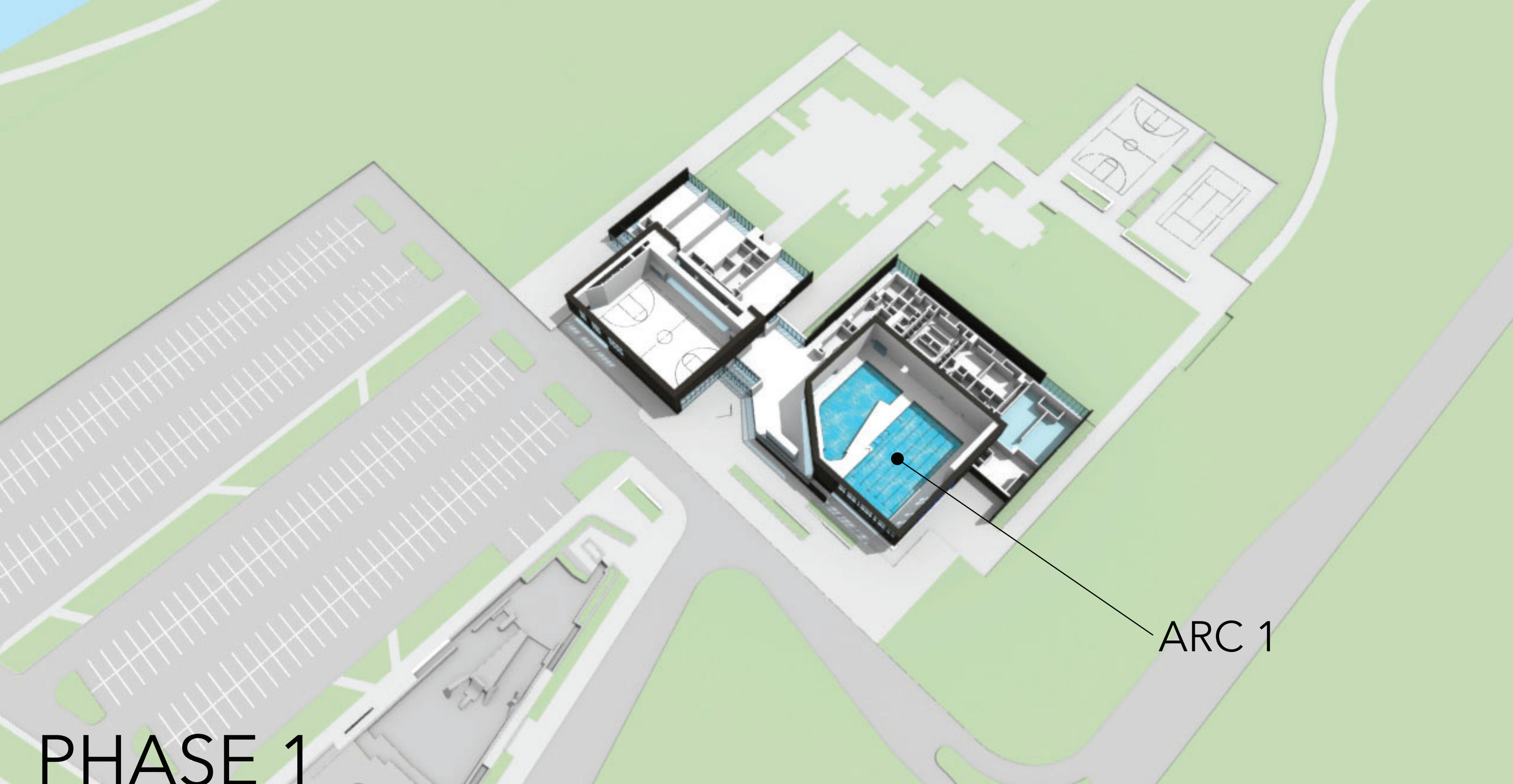
TOWN OF AJAX

AUDLEY RECREATION CENTRE

PHASE 2 AND PHASE 3

PROGRAM, PRELIMINARY COSTING AND CONCEPT

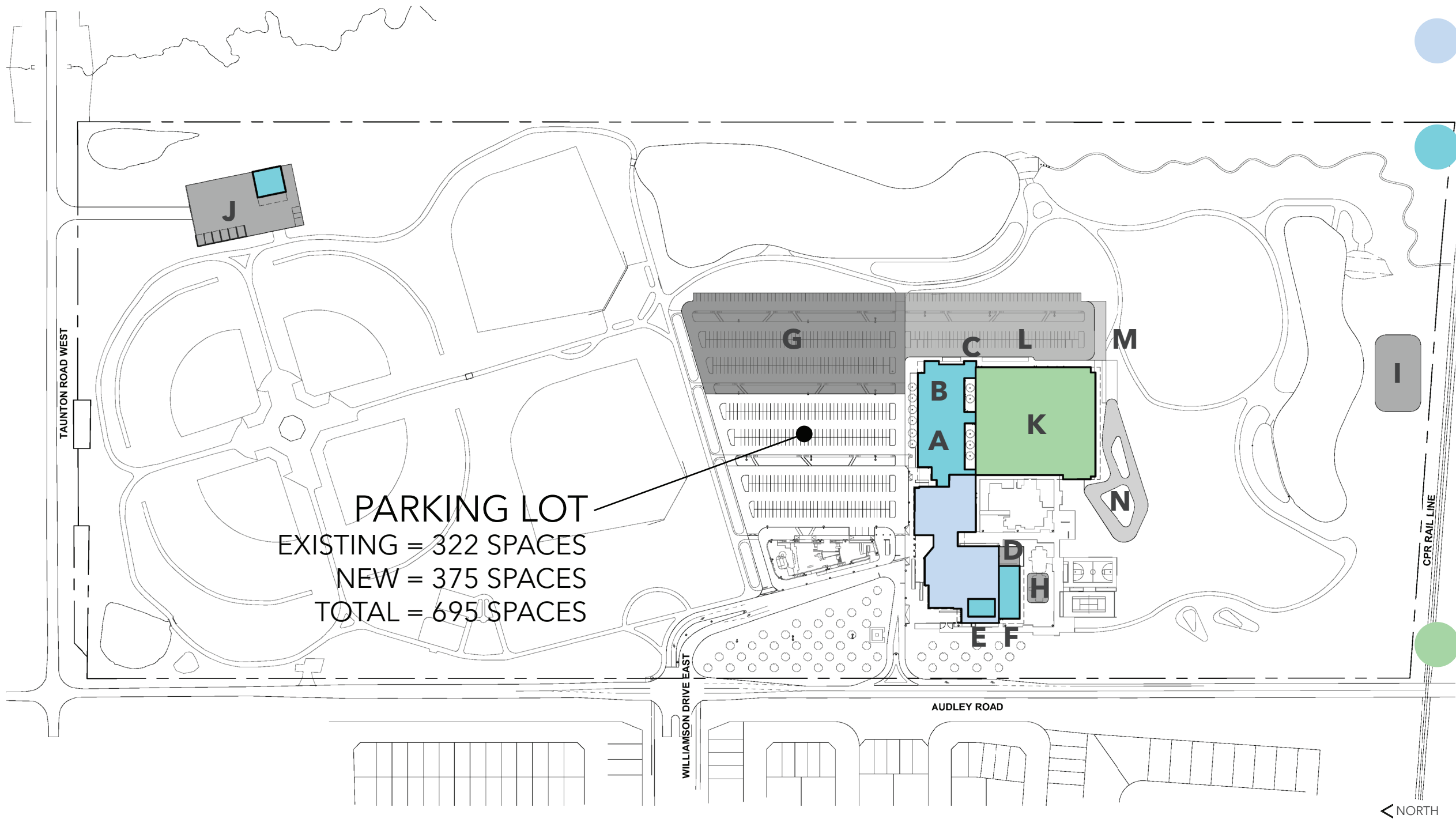
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ARC 1

PHASE 1

TOWN OF AJAX AUDLEY RECREATION CENTRE PHASE 2 AND PHASE 3 PROGRAM, PRELIMINARY COSTING AND CONCEPT
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● PHASE 1

● PHASE 2

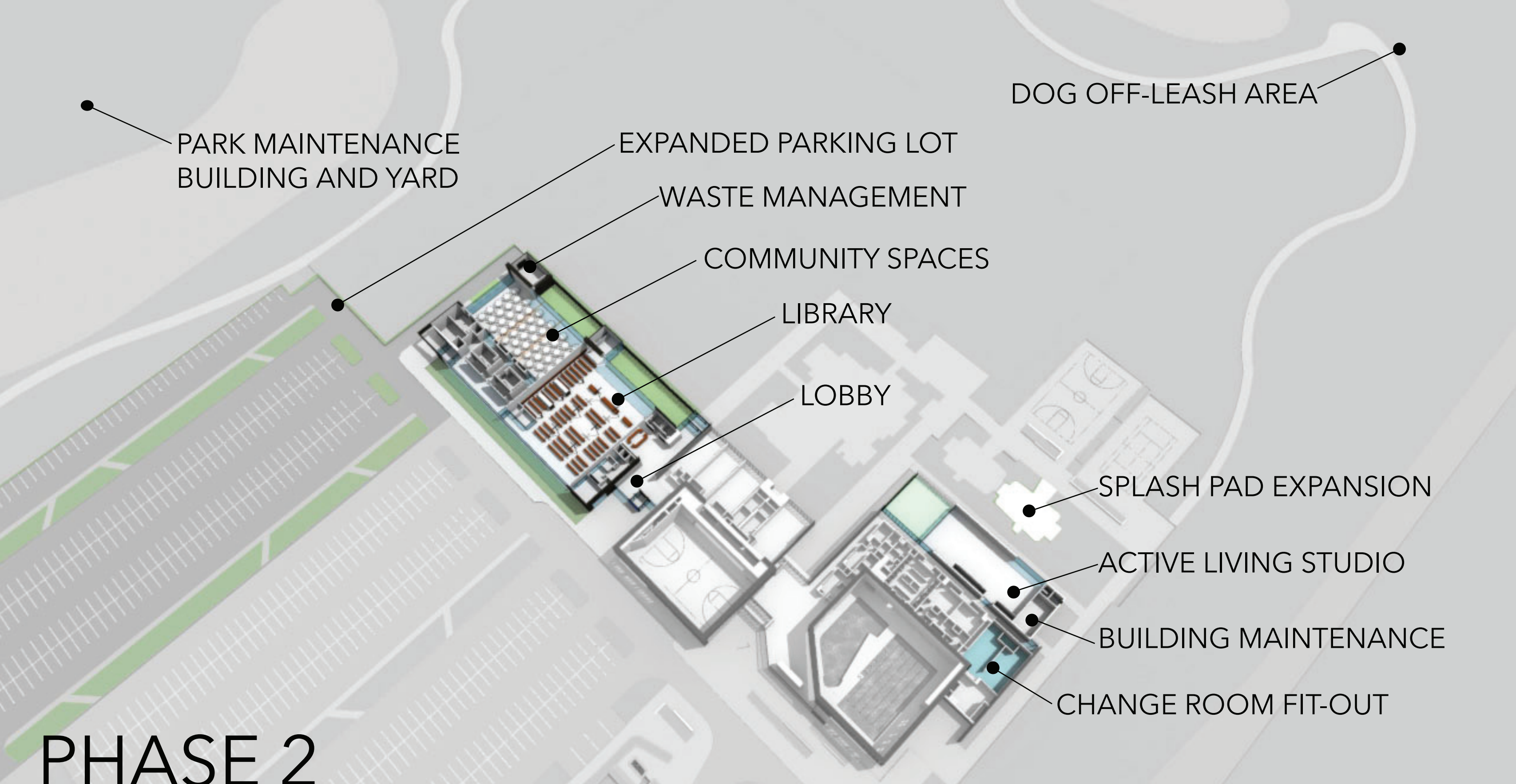
- A Library
- B Community Rooms
- C Garbage Storage
- D Active Living Studio
- E Change Room Fit-Out
- F Maintenance Staff / Storage
- G Parking Lot Expansion
243 new spaces
- H Splash Pad Expansion
- I Off-Leash Dog Area
- J Field Maintenance Building

● PHASE 3

- K Twin Pad Arena
- L Parking Lot Expansion
132 new spaces
- M Outdoor Events Area
- N Outdoor Skate Track

PROGRAM AND SITE PLAN

TOWN OF AJAX AUDLEY RECREATION CENTRE PHASE 2 AND PHASE 3 PROGRAM, PRELIMINARY COSTING AND CONCEPT
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PARK MAINTENANCE
BUILDING AND YARD

EXPANDED PARKING LOT

WASTE MANAGEMENT

COMMUNITY SPACES

LIBRARY

LOBBY

DOG OFF-LEASH AREA

SPLASH PAD EXPANSION

ACTIVE LIVING STUDIO

BUILDING MAINTENANCE

CHANGE ROOM FIT-OUT

PHASE 2

SERVICE DRIVE OFF
TAUNTON ROAD

MAINTENANCE BUILDING
• 400 SM (4300 SF)
• STAFF ROOM
• UTILITY ROOM
• STORAGE
• WORK BENCH

MAINTENANCE YARD
• COVERED IMPLEMENT
SHED
• FUEL-UP AREA
• EQUIPMENT WASH AREA
• SOD NURSERY

PHASE 2 PARK MAINTENANCE YARD

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BUILDING \$15,700,000

PARK MAINTENANCE BUILDING AND YARD \$960,000

- new service access from Taunton Road

SITE WORK \$3,900,000

- parking lot
- park path upgrades
- site development

PARK FEATURES \$180,000

- splash pad expansion
- dog-off leash area

SOIL SURCHARGE REMOVAL \$2,500,000

ESTIMATED HARD COSTS \$23,240,000

ESTIMATED FF&E \$1,373,000

ESTIMATED OTHER SOFT COSTS \$2,700,000

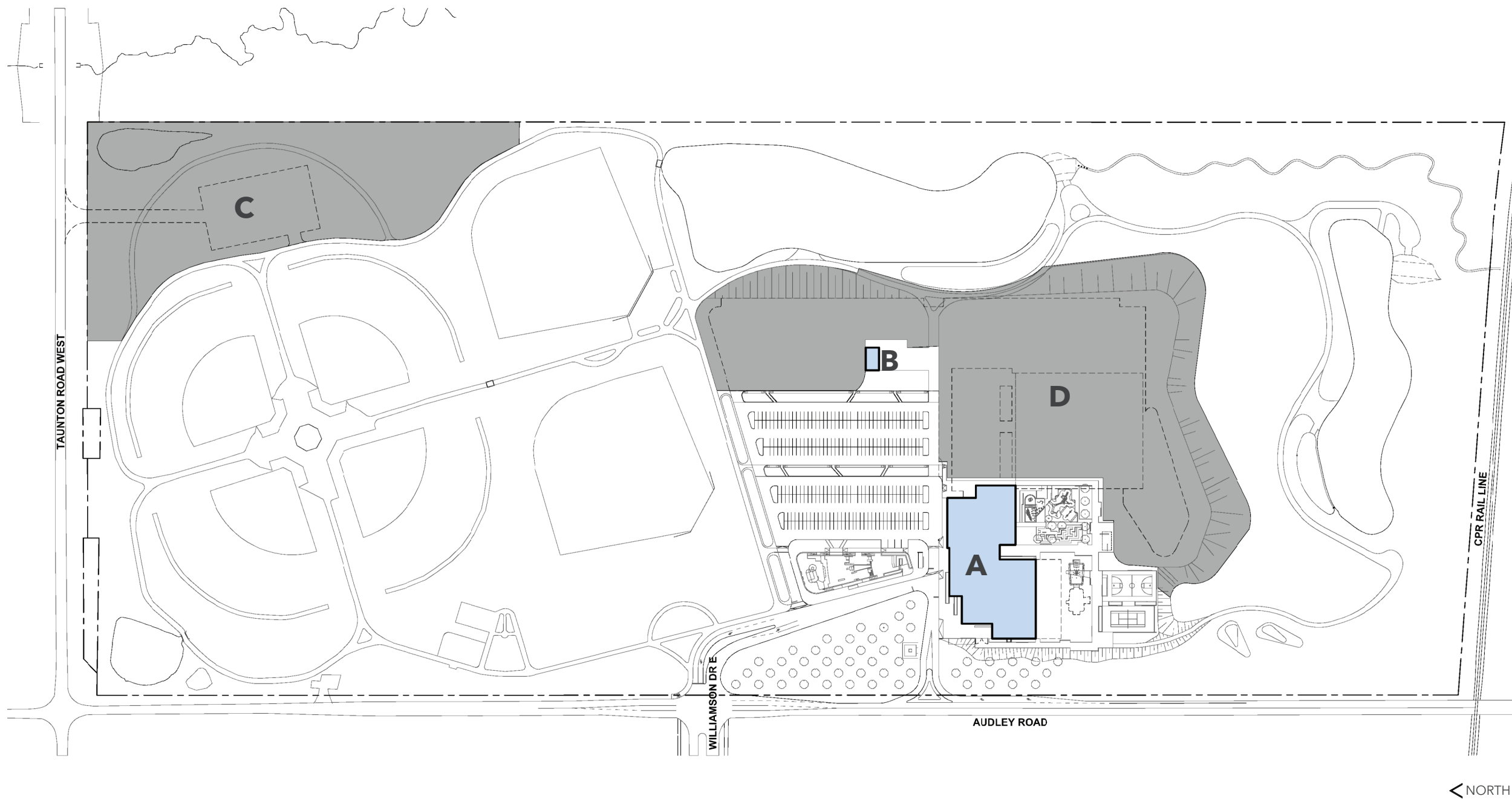
TOTAL ESTIMATED HARD AND SOFT COSTS _ \$27,313,000*

* Includes: 15% Design and 5% Construction Contingency with an Escalation Allowance of 2%, compounded annually, for the potential construction commencement date of Q2 2017. Harmonized Sales Tax (HST) is excluded.

PHASE 2

Construction Stage	Timeframe	Activities
1	June 2016 - November 2016	Site Plan Approval and Building Permit approval process
2	April 2017 -November 2017	<p>Remove/Reuse existing stock pile of soil to accommodate new Maintenance Building and Yard at the North East Corner of the site.</p> <p>Construct new Maintenance Building, Yard and access off Taunton Road and extend services.</p> <p>Demolish existing maintenance building and re-locate existing materials and equipment to new location.</p> <p>Transfer suitable soil from pre-load to establish the sub-grade for the expanded parking lot.</p>
3	April 2018 - June 2019	<p>Commence construction of ARC - Phase Two, including the following:</p> <p>Library Branch</p> <p>Active Living Area</p> <p>Community Room (s)</p> <p>Parking Lot Expansion</p> <p>Splash pad Expansion</p> <p>Establish Off-Leash Area for dogs</p> <p>Expand existing park</p>

PHASE 2 CONSTRUCTION STAGES



STAGE 2

A ARC Existing

B Existing Maintenance Shed and Yard

- Maintain Staff access and function during outdoor season (May - Oct)
- Dismantle shed and move to location off site once new Maintenance Shed is ready for occupancy

C New Maintenance Shed and Yard Site

- Build road access off Taunton Road
- Use soil to create berm at property line for visual screen
- Remove excess, unuseable soil off site (May 2017)

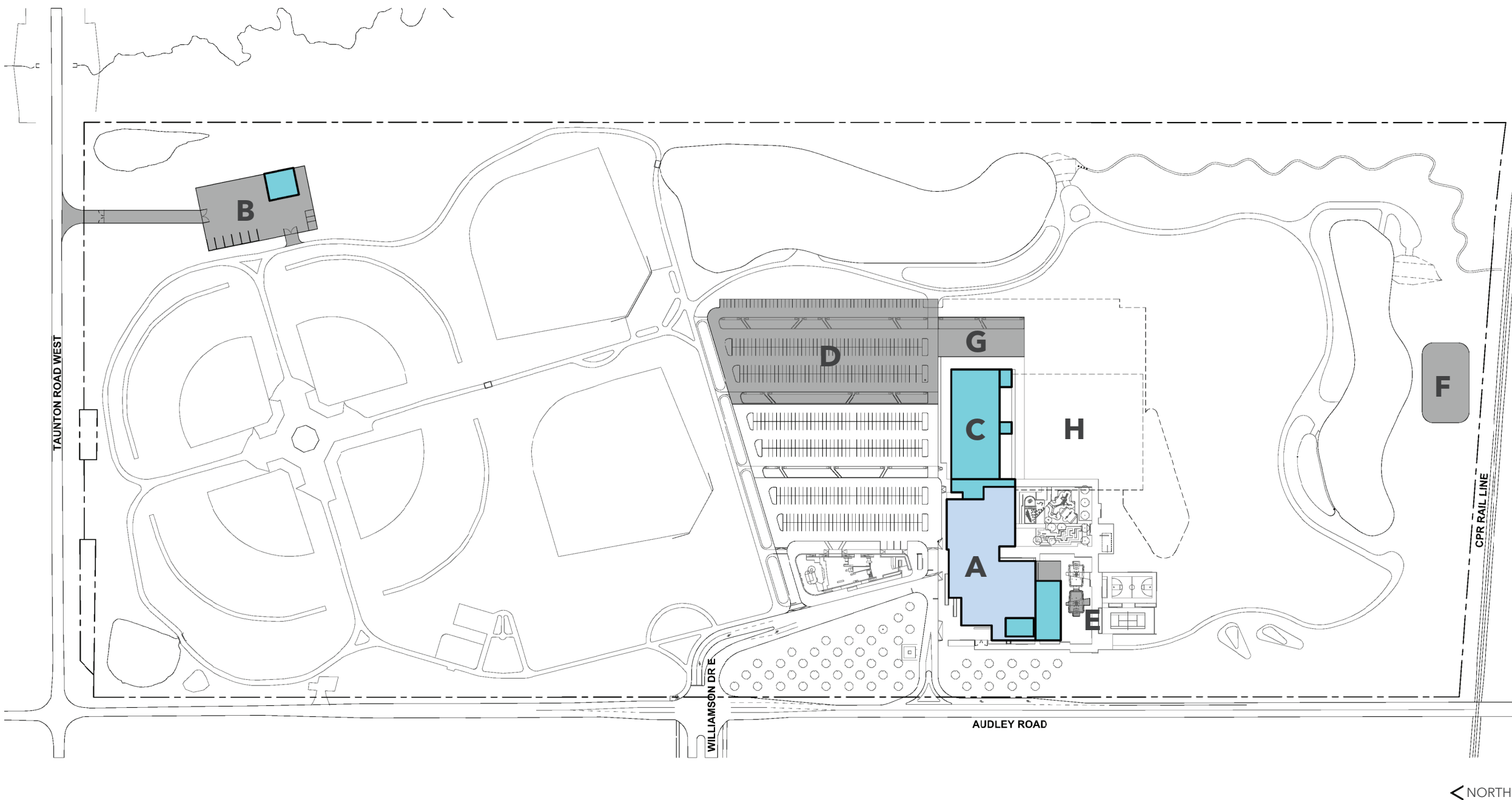
D ARC 2 + 3 Site

- Use suitable soil from preload pile for levelling site for construction sub-grade
- Remove excess, unuseable soil off site (May 2017)

PHASE 2 CONSTRUCTION STAGES

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STAGE 3

A ARC Existing

B New Maintenance Shed and Yard Site

- Maintenance yard and shed to be available for building move during outdoor off season (Nov - Apr)
- Function of maintenance shed and yard to be uninterrupted during outdoor season (May - Oct)

C ARC 2

D ARC 2 Parking Lot Expansion

E Splash Pad Expansion

F Dog Off-Leash Area

G ARC 2 Outdoor Events Area

H Phase 3 ARC

PHASE 2 CONSTRUCTION STAGES

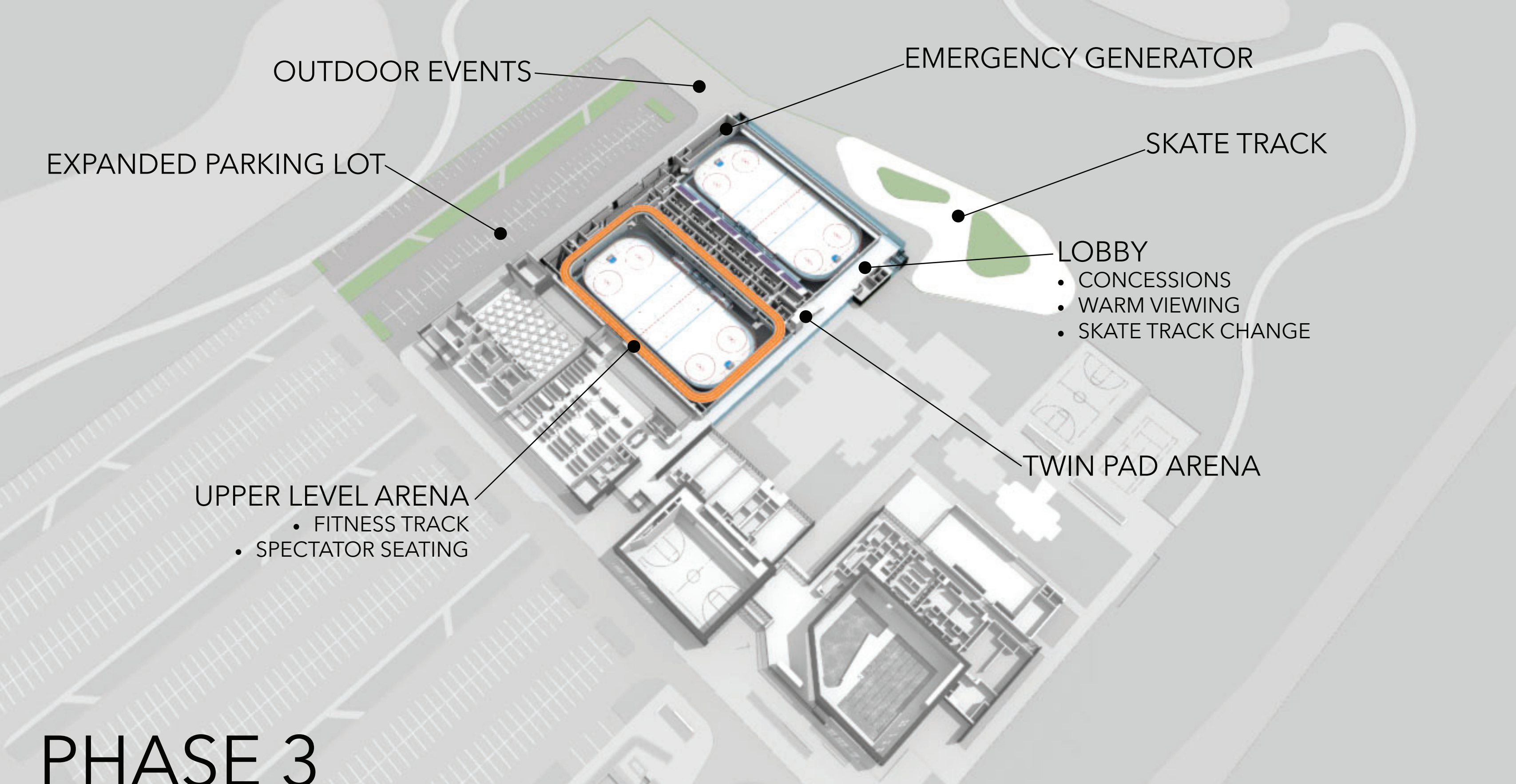
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ESTIMATED ANNUAL OPERATING COSTS FOR PHASE 2 BASED ON 2016 DOLLARS

Description	Staffing	Net Operating Costs	Total
Recreation	\$327,500	\$170,600	\$498,100
Library	\$553,200	\$495,200	\$1,048,400
Debenture			452,800
Total Annual Operating Costs			\$1,999,300
Tax Rate Increase (based on 2016 tax rates)			3.47%

PHASE 2 ANNUAL OPERATING COSTS



OUTDOOR EVENTS

EMERGENCY GENERATOR

EXPANDED PARKING LOT

SKATE TRACK

LOBBY

- CONCESSIONS
- WARM VIEWING
- SKATE TRACK CHANGE

UPPER LEVEL ARENA

- FITNESS TRACK
- SPECTATOR SEATING

TWIN PAD ARENA

PHASE 3

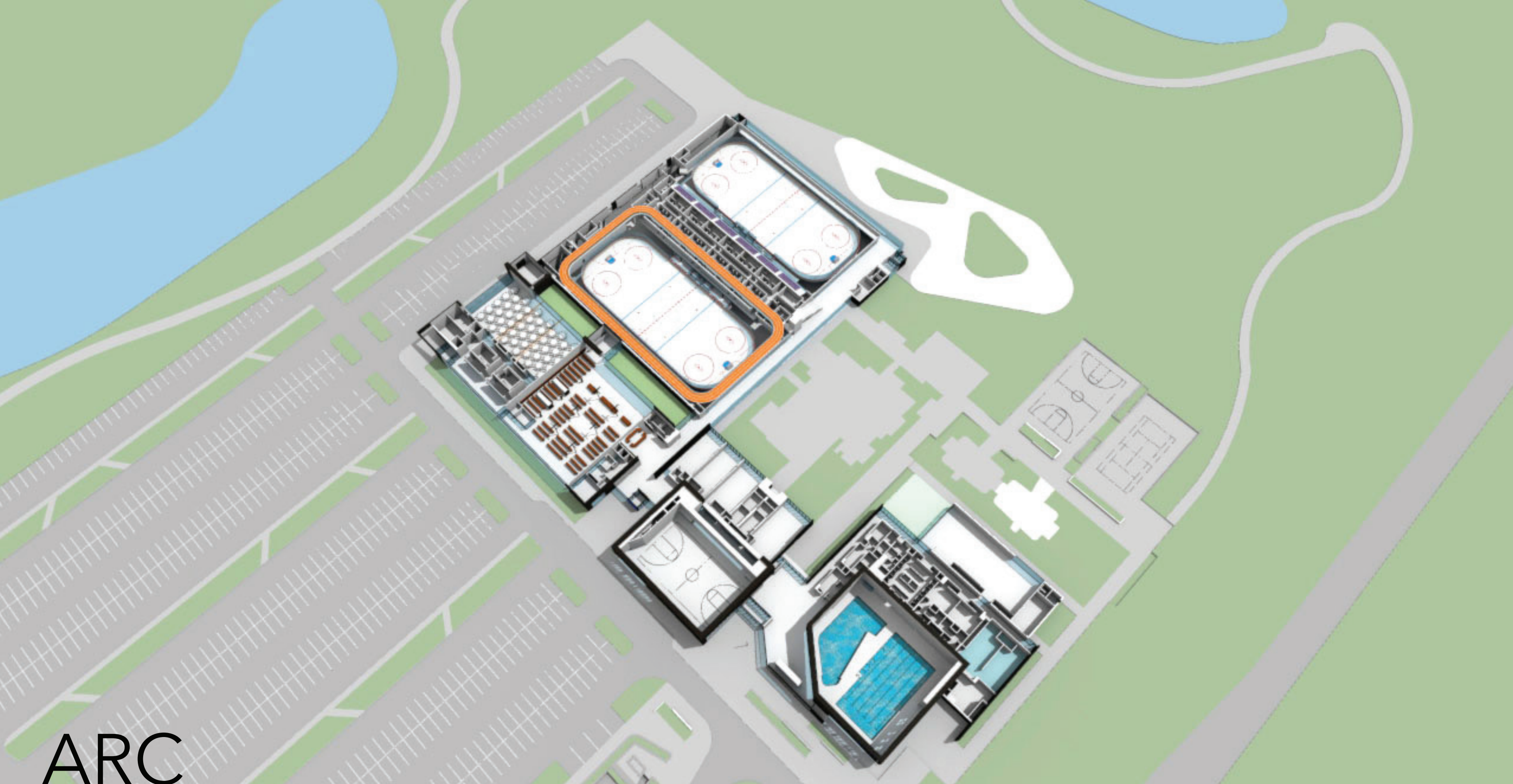
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BUILDING	\$23,650,000
SITE WORK	\$1,450,000
<ul style="list-style-type: none">• parking lot expansion• site development	
PARK FEATURES	\$830,000
<ul style="list-style-type: none">• skate track• outdoor events area	
OTHER	
<ul style="list-style-type: none">• generator	\$1,300,000
ESTIMATED HARD COSTS	\$27,230,000
ESTIMATED FF&E	\$290,000
ESTIMATED OTHER SOFT COSTS	\$3,200,000
TOTAL ESTIMATED HARD AND SOFT COSTS _	\$30,720,000

PHASE 3



ARC

TOWN OF AJAX AUDLEY RECREATION CENTRE PHASE 2 AND PHASE 3 PROGRAM, PRELIMINARY COSTING AND CONCEPT
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WATERFRONT MANAGEMENT AND BY-LAW ENFORCEMENT STRATEGY

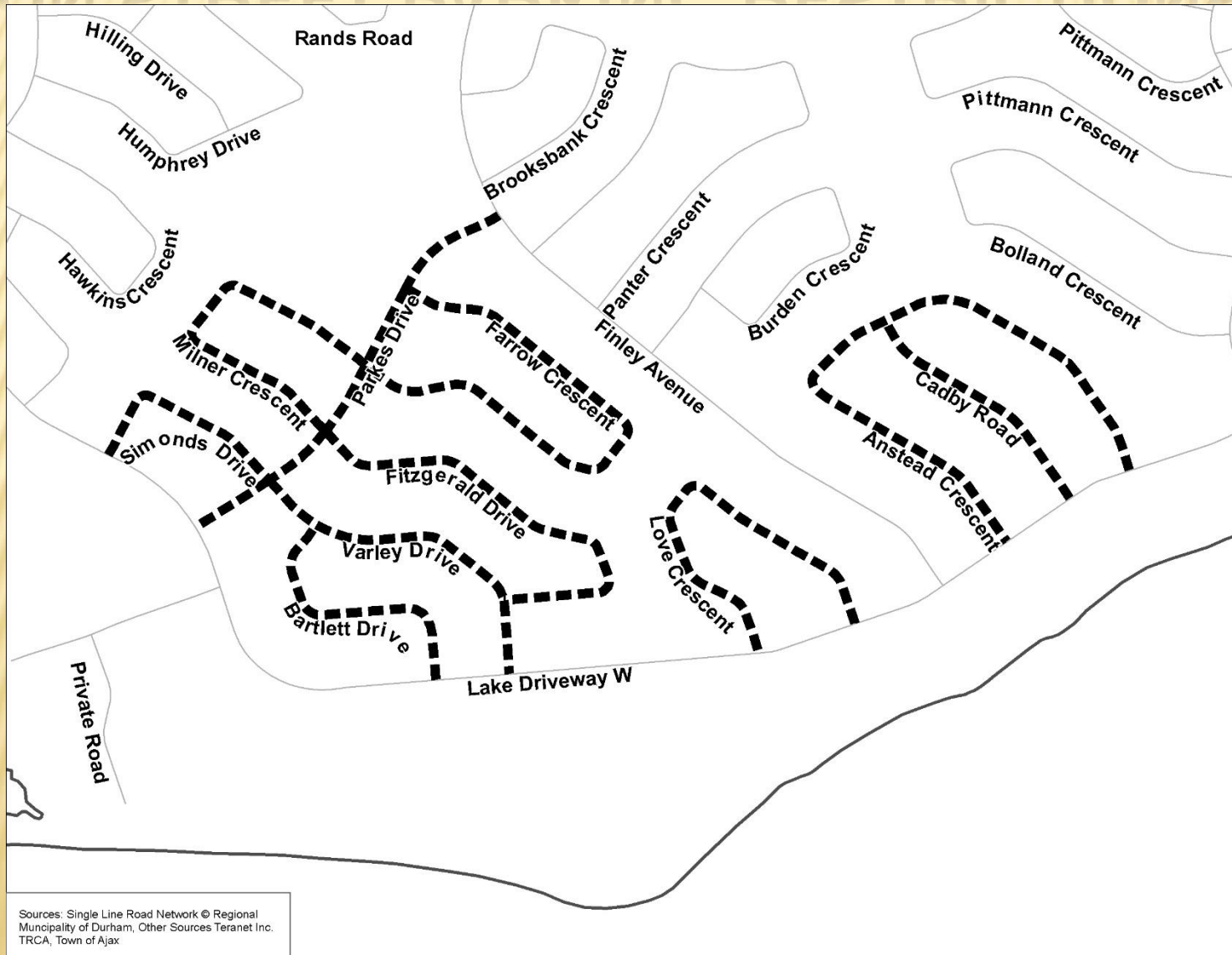
ISSUES

- ✗ On street parking
- ✗ Informal gatherings of large groups of people
- ✗ Waste management and litter
- ✗ Conflicts with permit holders
- ✗ Damaged infrastructure

UPDATE PARKS BY-LAW

- ✘ Prohibit people driving or parking on a path or grass area
- ✘ Requirement for large groups to obtain a parks Special Event Permit
- ✘ Prohibit use of charcoal Barbeques
 - + Barbeques only permitted in conjunction with a permit

ON-STREET PARKING RESTRICTIONS



NO PARKING SIGNS

CUSTOMER NAME:

DATE:

Town of Ajax

March 30, 2016



Font: Highway Gothic Series C

Colours: ☒ Black ☒ Red ☐ White

Radius Corner: 3.81cm / 1.5"

CREATED

March 30, 2016

REVISED

STINSON  **OWL-LITE**
TRAFFIC & INFRASTRUCTURE SOLUTIONS
905-669-2360 stinson.ca

ROTARY PARK

- ✖ Communication strategy to promote active transportation
- ✖ Dedicated resources to be present at the waterfront:
 - ✖ Manage parking lot (permit holders, canoe/kayak users, visitors)
 - ✖ Resolve permit conflicts
 - ✖ Introduce waste recycling stations

PERMITTED PICNIC LOCATIONS

- ✖ Propane barbeques only (stand alone)
- ✖ Clean up and dispose of own waste/garbage
- ✖ Designated parking spaces
- ✖ Comply with the Town of Ajax green event policy
- ✖ Encourage use of table cloth(s)

PARKS AND TRANSPORTATION DEMAND MANAGEMENT

- ✖ Data collection and survey results
- ✖ Parking, traffic management, active transportation
- ✖ Develop short, medium and long term recommendations



Green Event Policy

Jade Schofield, MSc,
Environmental Sustainability Coordinator
Town of Ajax



Green Events

“A green event is not simply limited to recycling alone; it goes beyond that by taking a “whole systems” approach to the vast flow of resources and waste that can be generated in organizing. an event.” Sustainability Network, 2015



Benefits of A Green Events Policy

A Green Events Policy will act as standard for the Town of Ajax to ensure that the best practices at events and meetings are implemented helping to:

- ▶ Decrease waste production
- ▶ Increase waste diversion
- ▶ Create greater awareness of the “Tap into It” campaign
- ▶ Reduce reliance on motorized vehicles
- ▶ Inspire behavior change within the home and the community
- ▶ Promote the Town of Ajax as a leader in sustainability



Ajax Green Event Policy

- ▶ To reduce the amount of waste generated and increase waste diversion at meetings and events.
- ▶ To encourage event participants to travel using active modes of transportation at events hosted on Town property.
- ▶ To encourage the consumption of municipal water over bottled water at meetings and events.

Scope

- ▶ The Green Event Policy applies to all Town employees and community members hosting meetings & events on Town property or within Town facilities, including those who hold a facility or public space permit.



Policy Implementation

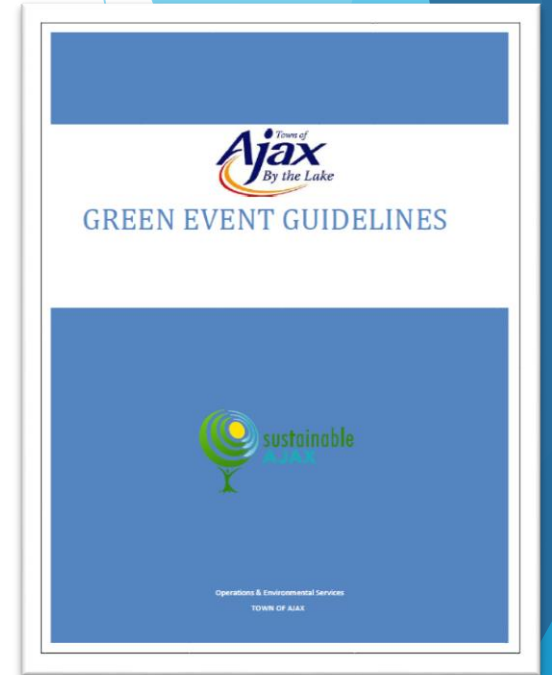
Follow instructions laid out in the Green Event Guidelines respective to:

- ▶ Providing the correct waste, recycling and compost containers,
- ▶ Encouraging attendees to correctly sort their waste,
- ▶ Encouraging vendors to provide packaging material that can be diverted,
- ▶ Actively implement the bottle water ban during events,
- ▶ Actively promoting the use of active transportation by providing bicycle parking at events.

Green Event Policy Guidelines

Resources set out within the guidelines include:

- ▶ Introduction page defining the different types of events
- ▶ Guidelines for Indoor Meetings (staff facilitate meetings and events, public meetings)
- ▶ Guidelines for Indoor Events (private rentals sports events, special occasions & corporate events)
- ▶ Guidelines for Small Outdoor Events (less than 500 patrons)
- ▶ Guidelines for Large Outdoor Events (greater than 500 patrons)
- ▶ Waste Sorting Rules
- ▶ Acceptable Vendor Materials
- ▶ A list of suppliers & resources
- ▶ Vendor Green Policy Commitment
- ▶ Green Event Debrief



TOA Supplied Materials for Green Events

- ▶ Three stream waste containers
- ▶ Clear, black and compostable liners
- ▶ Waste signs
- ▶ Waste tents (if required)
- ▶ Bicycle coral/ temporary bicycle rack



Recommended Considerations

Prior to the event:

- ▶ Location (web options, suitable facilities, waste disposal amenities etc.)
- ▶ Ways to promote without paper (online, electronic agenda's)
- ▶ Equipment (reusable/recyclable dishware, cutlery, tablecloths, material restrictions)
- ▶ Sustainable transport options (bus/ train routes, promote bicycle parking)

During the Event

- ▶ Communicating to event attendees (waste sorting, energy saving)
- ▶ Reducing energy (turning off equipment when not in use)
- ▶ Actively sorting waste
- ▶ & resource consumption during the event

After the event

- ▶ Waste event debrief (larger events)



Awareness and Engagement

Staff Engagement

- ▶ Consultation with other departments
- ▶ Corporate policy
- ▶ Green Team
- ▶ Staff Webpage

Public Engagement

- ▶ Special events package at time of booking
- ▶ Green events guidelines electronically available
- ▶ Staff assistance (facilities and operations)
- ▶ Tools available to rent for easy implementation



Budget Implications

Item	Use	Anticipated Cost
Tents x 3	To stage waste stations at outdoor events	\$2,000
Waste receptacles x 20 sets	To allow for waste diversion to take place	\$15,000
Bicycle coral fencing	To secure bicycles at large events	\$ 1,800
Perimeter bicycle rack fencing	To secure bicycles corals at medium sized events	\$ 3,000
Signage	To promote and educate residents of waste diversion methods	\$ 5,000
Communication branding	To create a standard form of green facilities at events	\$ 1,500
	Total	\$28,300