

Council Report

Report Number:	CA2025-003
Meeting Date:	July 22, 2025
Title:	Revisions to Design Capital Projects for Kent Street and Victoria Avenue
Description:	This report addresses the need stemming from the 2025 Transportation Master Plan to revise design capital projects for Kent Street and Victoria Avenue in Lindsay.
Author and Title:	Dr. Adam Found, Manager of Corporate Assets

Recommendation(s):

That Report CA2025-003, **Revisions to Design Capital Projects for Kent Street and Victoria Avenue**, be received;

That the scope of capital project 983250202 (Kent St. - Victoria Ave. to Jane St.) be expanded to include environmental assessment and a limit extension to Angeline Street, with the project being renamed as **Kent St. - Victoria Ave. to Angeline St.;**

That the scope of capital project 983250201 (Victoria Ave. - Kent St. to Peel St.) be expanded to include environmental assessment;

That the budget for capital project 983250202 (Kent St. - Victoria Ave. to Jane St.) be increased by \$400,000, with that increase financed as follows: (i) \$10,000 by the Canada Community Building Fund and (ii) \$390,000 by the Roads Account of the Development Charges Reserve;

That the budget for capital project 983250201 (Victoria Ave. - Kent St. to Peel St.) be decreased by \$20,000, with that decrease financed as follows: (i) \$2,000 by the Asset Management Reserve, (ii) (\$10,000) by the Canada Community Building Fund, and (iii) (\$12,000) by the Roads Account of the Development Charges Reserve;

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

That the budget for capital project 998240402 (Kent St. Mains - Victoria Ave. to Angeline St.) be increased by \$80,000, with that increase financed as follows: (i) \$47,200 by the Water Reserve, (ii) \$26,660 by the Sewage Reserve, and (iii) \$6,140 by the Wastewater Collection Account of the Development Charges Reserve;

That the budget for capital project 998250407 (Victoria Ave. Sewer - Kent St. to Peel St.) be increased by \$20,000, with that increase financed as follows: (i) \$11,800 by the Sewage Reserve and (iii) \$8,200 by the Wastewater Collection Account of the Development Charges Reserve; and

That the expiry for each of the aforementioned projects be extended to December 31, 2028.

Background:

At its meeting of February 18, 2025, Council adopted the following resolution:

CW2025-032

That Report ENG2025-007, 2025 Transportation Master Plan Update – Study Completion, be received;

That the 2025 Transportation Master Plan Update in the form attached as Appendix A to Report ENG2025-007 be endorsed by Council as the City of Kawartha Lakes' long-term transportation strategy and policy direction; and

That Staff be authorized to publish the notice of completion of the Municipal Class Environmental Assessment (Class ER) Planning and Design process for the 2025 Transportation Master Plan Update and file the Class EA file Project File Report for the legislated 30-day comment period.

Accordingly, staff has been working to ensure the forthcoming iterations of the Development Charges Study and Long-Term Financial Plan reflect the direction set out by the Transportation Master Plan (TMP). In the course of this work, and with a view toward the City's long-term growth and development, staff has identified the need to revise ongoing design capital projects for Kent Street and Victoria Avenue. This report addresses that need.

Rationale:

The TMP identifies various growth-related expansionary capital needs, such as road widening, intersection improvements, new traffic lights, and new bridges, for the 2026-2051 planning horizon. Among these is the need to increase the capacity of Kent Street, from Victoria Avenue to Angeline Street, through road widening. Anticipating this need, and to avoid undue delay, staff included a design capital project (983250202) for Kent Street in the 2025 Tax-Supported Capital Budget, replacing the previous plan to merely resurface that street.

Given the deviation from plan, staff took a conservative approach to funding project 983250202 with development charges (DCs), pending the results of the TMP. With those results now known, and considering additional considerations discussed below, staff is bringing forward this report to revise this and associated design capital projects in terms of scope, budget and financing. The ultimate purpose of the recommended revisions is to ensure that the future reconstructions of Kent Street and Victoria Avenue are appropriately scoped, adequately resourced and efficiently coordinated, given these

represent substantial investments in the City's transportation and water-wastewater systems.

Table 1: Approved Existing Design Capital Projects for Kent Street and Victoria Avenue

JDE ID	Project	Activity	AM Reserve	DC Reserve	CCBF Grant	Water Reserve	Sewage Reserve	Total
983250202	Kent St. - Victoria Ave. to Jane St.	Design	35,000	10,000	55,000			100,000
983250201	Victoria Ave. - Kent St. to Peel St.	Design	43,000	12,000	65,000			120,000
998240402	Kent St. Mains - Victoria Ave. to Angeline St.	Design		6,360		52,800	60,840	120,000
998250407	Victoria Ave. Sewer - Kent St. to Peel St.	Design		56,800			23,200	80,000
		Total	78,000	85,160	120,000	52,800	84,040	420,000

Table 2: Proposed Revised Design Capital Projects for Kent Street and Victoria Avenue

JDE ID	Project	Activity	AM Reserve	DC Reserve	CCBF Grant	Water Reserve	Sewage Reserve	Total
983250202	Kent St. - Victoria Ave. to Angeline St.	EA; Design	35,000	400,000	65,000			500,000
983250201	Victoria Ave. - Kent St. to Peel St.	EA; Design	45,000		55,000			100,000
998240402	Kent St. Mains - Victoria Ave. to Angeline St.	Design		12,500		100,000	87,500	200,000
998250407	Victoria Ave. Sewer - Kent St. to Peel St.	Design		65,000			35,000	100,000
		Total	80,000	477,500	120,000	100,000	122,500	900,000

Tables 1 and 2 above outline the subject design capital projects and the required revisions to them, wherein "AM" stands for "Asset Management" and "CCBF" stands for "Canada Community Building Fund." Those revisions are supported by the rationales that follow.

Kent Street Reconstruction: Staff expects the widening of Kent Street to require a Schedule B Municipal Class Environmental Assessment (EA), significantly increasing the scope and cost of the design project while extending the western limit to Angeline Street. At the same time, the draft 2025 DC Study indicates that this project is now 80% as opposed to 10% DC-recoverable. While its outcome cannot be predicted with certainty, staff expects the EA to recommend widening Kent Street from four to five lanes, resulting in two lanes in each direction supported by a centre turning lane. The widened road profile would integrate with the forthcoming expansion of the Kent Street / Angeline Street intersection and match the profile of Kent Street west of Angeline Street. Staff further expects the EA to consider the recommendation in the Active Transportation Master Plan that a multiuse paved pathway be installed on the north side of Kent Street. With a width of 30m, the Kent Street road allowance is expected to accommodate the widening, including utility relocation, without the need for land

acquisition. Additionally, the EA will supersede the Kent Street Corridor Study and resolve the conflict between it and the Downtown Parking Strategy, which calls for the extension of angle parking to Sussex Street.

Victoria Avenue Reconstruction: The reconstruction of Victoria Avenue, from Kent Street to Peel Street, is being driven by poor condition of the road and the need to upsize the sanitary sewer under the road. As the connecting upstream sanitary sewer under Kent Street, from Victoria Avenue to Sussex Street, also requires upsizing, efficient coordination between the Victoria Avenue and Kent Street projects is critical. Meanwhile, the draft 2025 DC Study indicates that this project is now 0% as opposed to 10% DC-recoverable. As staff is now expecting that the new sewer will run through the southeast corner of Victoria Park, disturbance of newly installed roadworks at the intersection of Kent Street and Victoria Avenue is avoidable, reducing pressure on the design budget. An additional consideration stems from the Downtown Parking Strategy, which recommends that angle parking be installed on Victoria Avenue from Kent Street to Peel Street. As the Downtown Parking Strategy was not conducted as an EA, and as it is uncertain whether sufficient width exists to accommodate angle parking, staff recommends that the design of this part of Victoria Avenue be integrated into the EA recommended for Kent Street.

Kent Street Mains and Victoria Avenue Sewer: The mains (watermain and sanitary sewer) under Kent Street, from Victoria Avenue to Angeline Street, are set to be replaced when the road is next resurfaced or reconstructed, where the sanitary sewer from Victoria Avenue to Sussex Street needs upsizing. As mentioned, the sanitary sewer under Victoria Avenue, from Kent Street to Peel Street, is too in need of upsizing. Recent changes in regulatory requirements respecting soil excavated at construction sites are placing considerable pressure on the budgets for road and linear water-wastewater capital projects, both design and construction. At the same time, the draft 2025 DC Study indicates revised rates of DC-recoverability for the sanitary sewer upsizing components.

With the combined EA-design projects expected to require three years for completion (two for EA plus one for design), and given the need for project coordination, staff is further recommending that the expiries of the affected design projects be extended to December 31, 2028. Barring any unforeseen major delays, the reconstructions of Kent Street and Victoria Avenue are expected to occur simultaneously in 2029, following expansion of the Kent Street / Angeline Street intersection in 2028. Combined with the 2025 resurfacing of Kent Street west of Angeline Street and the 2019-2022 reconstruction of downtown Lindsay, these projects will complete renewal of the entirety of Kent Street West and prepare the City for growth and development.

Other Alternatives Considered:

As the recommendations of this report are triggered by Council's adoption of the 2025 TMP and are aligned with the forthcoming 2025 DC Study, staff is not advancing any alternative recommendations for Council's consideration currently.

Alignment to Strategic Priorities

By supporting sustainable community development and the expansionary capital investments it requires, the recommendations of this report align with the strategic priorities of "A Vibrant and Growing Economy" and "Good Government" identified in the City's 2024-2027 Strategic Plan.

Financial/Operation Impacts:

The financial implications of the recommendations of this report are as indicated by Tables 1 and 2 of the same. Across the affected capital projects, the aggregate budget is set to increase from \$420,000 to \$900,000. With over \$392,000 of the \$480,000 increase funded by development charges, however, the associated impacts on tax-supported and water-wastewater user rate-supported reserves are very low and thus readily managed within the Long-Term Financial Plan.

Consultations:

Manager of Infrastructure Design and Construction

City Treasurer

Director of Corporate Services

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Department Head: Juan Rojas, Director of Engineering and Corporate Assets