

# City of Mississauga Corporate Report



Date: February 26, 2025  To: Chair and Members of General Committee	Originator's files:
From: Geoff Wright, P.Eng, MBA, City Manager and Chief Administrative Officer	Meeting date: April 23, 2025

## Subject

**Capital Works in Progress (WIP) Update as at December 31, 2024**

## Recommendation

1. That the report dated February 26, 2025 entitled "Capital Works in Progress (WIP) Update as at December 31, 2024" from the City Manager and Chief Administrative Officer, including Appendices 1 to 5, be approved.
2. That the Treasurer be authorized to fund and close capital projects as identified in Appendix 2 of the report dated February 26, 2025 entitled "Capital Works in Progress (WIP) Update as at December 31, 2024" from the City Manager and Chief Administrative Officer.
3. That PN 24450 "YMCA Funding Contribution" be established with a gross and net budget of \$15 million funded by the Tax Capital Reserve Fund (33121).
4. That PN 24452 "GWMC – Washroom Reno" be established with a gross and net budget of \$75,000 funded by the Tax Capital Reserve Fund (33121).
5. That PN 24349 "Flooding Impact – Sawmill Valley Trail" be established with a gross and net budget of \$270,000 funded by the Tax Capital Reserve Fund (33121)
6. That PN 24350 "Flooding Impact – Etobicoke Creek Trail" be established with a gross and net budget of \$1,100,000 funded by the Tax Capital Reserve Fund (33121)
7. That all necessary by-laws be enacted.

## Executive Summary

- The recommended adjustments to the capital program will result in a revised net capital program budget of \$1,995.7 million to fund 1,094 active projects
- 171 projects are recommended to close resulting in net returns of \$24.1 million to various reserves and reserve funds
- 63 projects are requesting additional funds of \$2.7 million from various reserves and reserve funds for a net overall return of \$21.4 million.

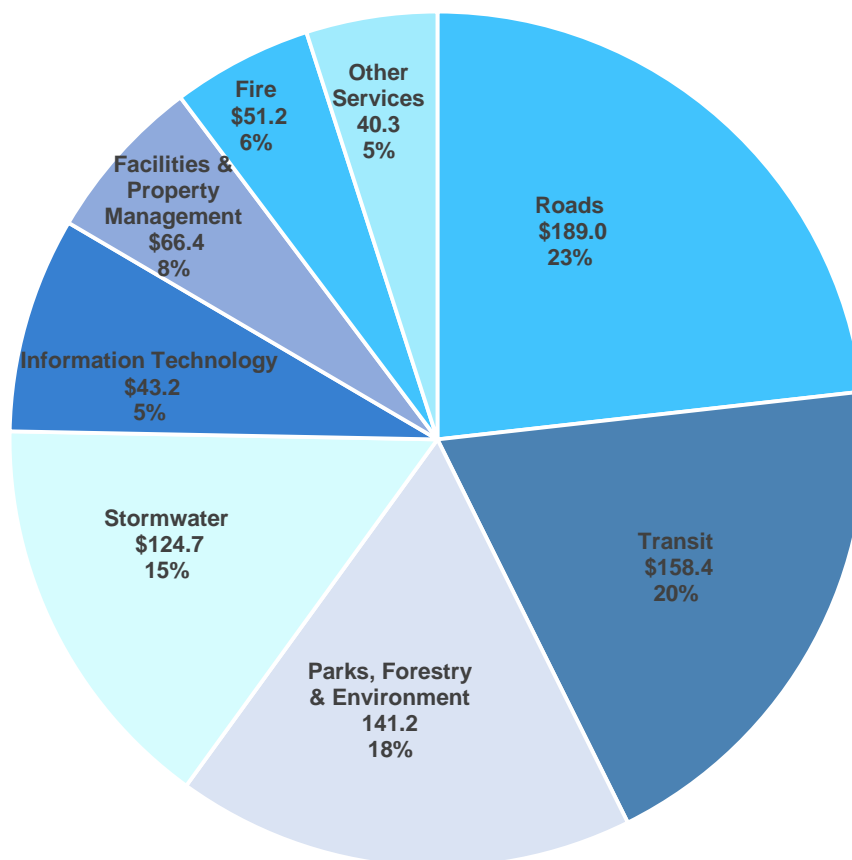
## Background

The City's Capital Budget Policy requires that a capital WIP review be prepared at minimum twice a year for Council. This review includes the ongoing monitoring and evaluation of all capital projects, and identifies projects to be closed, projects requesting a return of funding to reserves and reserve funds, and projects requiring additional funding.

## Comments

As at December 31, 2024, the City has an approved capital program of \$2,017.2 million. Staff are recommending a net return of \$21.4 million to various reserves and reserve funds, mainly to Stormwater Capital Reserve Fund (35992) and Cash in Lieu of Parking Section 40 Reserve Fund (35351). These returns will result in a revised net capital program of \$1,995.7 million. As at December 31, 2024, \$1,181.3 million or 59 per cent of the net capital program has been spent. The following chart shows the distribution of the City's remaining \$814.4 million net capital expenditure to be incurred by service area.

**Total Capital Works in Progress**  
**Net Expenditures to be Incurred by Service Area (\$Million)**  
**\$814.4 Million**



Other services include: Recreation & Culture, General Government, Mississauga Library, Planning & Building, and Regulatory Services

The following active projects account for 40 per cent of the net expenditures to be incurred:

- \$54.0 million for Dundas Corridor Land Acquisition
- \$37.2 million for Roadway Rehabilitation
- \$30.4 million for New Fire Stations/Equipment & Land Acquisition
- \$25.6 million for Hurontario Light Rail Transit Implementation
- \$25.3 million for Park Development
- \$28.5 million for Various Land Acquisitions
- \$22.0 million for Goreway Drive Grade Separation Phase 1 of 3
- \$21.1 million for Transit Bus Acquisitions – Hybrid Replacement
- \$19.6 million for Hurontario LRT Storm Sewer Improvements
- \$7.7 million for Malton Drainage Improvements
- \$7.0 million for Dundas Street Retaining Wall Construction
- \$6.6 million for Downtown Transitway Connection and Terminal
- \$6.5 million for Lisgar Improvements
- \$6.5 million for Dundas Bus Rapid Transit Project Assessment Process/ Rapid Transit Project Office
- \$6.4 million for Asset Management Program
- \$6.2 million for Carmen Corbasson Community Centre Redevelopment
- \$5.8 million for Sheridan Creek Erosion Control
- \$5.8 million for Fire Equipment Replacement
- \$5.5 million for Transit Information System
- \$5.0 million for PFFC Sportsplex Gym Addition

Appendix 1 provides additional details on the capital program by service area.

Staff evaluated all active projects and are recommending the return of unspent funds no longer required, resulting in \$24.1 million being returned, offset by \$2.7 million being added. Appendix 2 and Appendix 3 outline project-specific information on project-specific closures and adjustments.

Highlights for significant funding adjustment requests, or for significant accomplishments of completed projects, are summarized by service area below:

### **Fire & Emergency Services**

- PN 23268 New Fire Station 123 Burnhamthorpe/Winston Churchill Design & Construction is requesting \$1.35 million funded by the Public Safety Fire Program Reserve Fund. The additional funding is required to offset escalation in construction costs. This request is based on actual tendered costs for this project. Construction is underway.

### **Recreation & Culture**

- PN 16434 Stand-By Generator is returning \$0.55 million as there is no additional scope for emergency generator work at recreation centres. Once the project warranty is completed per the Emergency Shelter and Provision - Generator Tap Box, project will close.

### **Facilities & Property Management**

- PN 23705 Office Space Strategy Design & Construction is requesting \$0.97 million to support the relocation of the City's Transportation Network Company program and associated public counters to the Ontario Court of Justice at 950 Burnhamthorpe Rd. W., allowing for future growth and the establishment of an Enforcement operational centre of excellence.

### **Roads**

- PN 23192 Parking Infrastructure - Port Credit is returning \$4.20 million. Project was replaced by PN 24197 Land Acquisition- 88 Park St.

### **Transit**

- PN 24211 Transitway Resurfacing is returning \$2.17 million. Geotechnical investigations originally called for base course repairs. During construction, when asphalt layers were removed, inspections were conducted again and determined base course repairs were not required. In addition, unit prices in the estimate were determined based on 2023 contracts awarded adjusted for inflation; however, the low-cost bid came in significantly lower than budget.

### **Stormwater**

- PN17015 Mary Fix Creek erosion control, downstream of Dundas Street West is returning \$0.55 million. Estimated costs for budgeting and construction were provided by a consultant. Capital Works received very competitive bids for construction of this project.
- PN18014 STM Pond Rehabilitation – Various Locations is returning \$0.78 million. This account was used for the dredging and rehabilitation of various stormwater management facilities (SWMF 5302, SWMF 5303, SWMF 4504, SWMF 3801 and SWMF 4504). The

construction work has now been completed, and the warranty period has ended for each location.

- PN 18135 Applewood Creek Erosion Control - Lakeview Golf Course is returning \$0.65 million. The project was completed under budget and is being closed.
- PN 18142 Etobicoke Creek Erosion Control - Behind Pony Trail Drive to Bloor Street is returning \$5.97 million. Following the impacts of extreme weather in the summer of 2024, Markland Woods Golf Club (the landlord of the project site) changed their position in regard to allowing the City access to undertake erosion control works. Site access is constrained and there may be scope change of creek channel works caused by the 2024 summer storms. The project will be re-budgeted in a future capital plan.
- PN 19010 Sawmill Creek Erosion Control – The Folkway to Erin Mills Pkwy is requesting \$1.50 million. Additional construction work and contract administration costs are required to address significant creek damage that resulted from the severe storms in the summer of 2024. This flood mitigation project is anticipated to be tendered for construction in Fall 2025.
- PN19137 Corrugated Metal Pipe Trunk Sewer Rehabilitation - Various is returning funds of \$0.64 million. This project supported the capital construction required for the storm drainage improvements at various locations within or adjacent to the Mississauga Golf and Country Club. Safeguards incorporated in the design for surface protection proved highly effective, which resulted in a reduction in the restoration works required. In addition, funds related to the contingency allowances were not needed.
- PN 20004 Cooksville Creek Flood Storage Facility - Bristol Rd E, west of Kennedy Rd (Frank McKechnie Community Centre) is returning \$1.39 million. The project is to be closed and remaining funds are to be returned. There were some savings as the tender price came in lower than the consultants estimate. Also, the contractor was able to acquire products at a lower price.
- PN 22144 Cooksville Creek Flood Storage Facility - McKenzie Park, Mississauga Valley Boulevard is returning \$5.00 million. The City received a favourable bid for the design and construction, and the cost of the project was significantly lower than the consultant's estimate. At the detailed design stage, site conditions and natural area conservation led to the facility size being reduced from the initial environmental assessment study, which resulted in significant savings.
- PN 24134 Malton Drainage Improvements – Etude Dr. to Justine Dr. is requesting \$2.50 million. The increased construction costs are related to inspections, testing, utilities, site investigations, and contract administration. This flood mitigation project is anticipated to be tendered for construction in Fall 2025.

## HOUSEKEEPING

### Request for New Capital Projects

YMCA Funding Contribution agreement requires a new 2024 project (PN 24450) to be established with a budget of \$15 million funded by the Tax Capital Reserve Fund (33121). This project will establish funding for a contribution to the YMCA of Greater Toronto for a new YMCA location in Mississauga, as approved by Council on April 3, 2024.

Recreation & Culture is requesting to establish PN 24452 Garry W. Morden Centre Washroom Reno with a gross and net budget of \$75,000 funded by the Tax Capital Reserve Fund (33121). These funds are required for redevelopment feasibility work.

Parks, Forestry & Environment is requesting to establish PN24349 Flooding Impact - Sawmill Valley Trail with a gross and net budget of \$270,000 funded by the Tax Capital Reserve Fund (33121) and PN24350 Flooding Impact - Etobicoke Creek Trail with a gross and net budget of \$1.1 million funded by the Tax Capital Reserve Fund (33121). These contributions are requested for temporary and permanent restoration efforts due to the severe localized flooding as a result of the 2 major events in July and August 2024 which significantly impacted parks, trails, roads, and waterways—especially near rivers and streams.

### Amendment to By-Law #0009-2025

On January 29, 2025, By-Law #0009-2025 approved the transfer of funds from various reserves and reserve funds to various capital projects approved in the 2025 Capital Budget. PN 24601 Employee Survey 2024 funded by the Elections Reserve (30135) in the amount of \$150,000 should have been approved as PN 25607 Election Result Wireless Transmission funded by the Elections Reserve (30135) for \$150,000.

### Request to Advance Funds

Facilities & Property Management is requesting to advance 2026 funding in the amount of \$1.6 million funded by the Tax Capital Reserve Fund (33121) into 2025. This adjustment is included in Appendix 5. The revised cashflow will accommodate the accelerated timelines for the City's Conference Zone and additional work required to activate the ground floor at City Hall.

## Financial Impact

\$21.4 million is recommended to be returned to various reserves and reserve funds. This will adjust the net capital program to \$1,995.7 million.

## Conclusion

This report provides a review of capital works in progress, with an update on all active capital projects. Also identified in this report are projects to be closed, projects requiring return of funding to reserves and reserve funds, and projects requiring additional funding.

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## Attachments

Appendix 1 – Summary of Capital Works in Progress by Service Area as at December 31, 2024

Appendix 2 – Projects Completed, Delayed or Cancelled and to be Closed

Appendix 3 – Open Projects Requiring Funding Adjustments

Appendix 4 – Funding Changes with No Net Budget Impact

Appendix 5 – Various Project Adjustments and New Projects



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