



Minutes

The Blue Mountains Special Meeting of Council

Meeting Date: September 6, 2017
Meeting Time: 9:30 a.m. Town Hall, Council Chamber
Meeting Time: 9:45 a.m. Walking Audit
Beaver Valley Community Centre, 58 Alfred Street West, Thornbury
Prepared by Corrina Giles, Town Clerk

A. Call to Order

Deputy Mayor Gail Ardiel called the meeting to order with all members of Council present, save Councillor Michael Seguin due to medical leave. Mayor John McKean joined the meeting at Beaver Valley Community Centre.

Also present, Acting CAO and Director of Community Services Shawn Everitt, Director of Finance and IT Services Ruth Prince, Deputy Treasurer/Manager of Accounting & Budget Sam Dinsmore, Director of Planning and Development Services Michael Benner, Director of Infrastructure & Public Works Reg Russwurm, Manager of Roads & Drainage Jim McCannell, Manager of Development Engineering Brian Worsley, Manager of Water & Wastewater/Asst Director Allison Kershaw, Engineering Design Technologist Mike Humphries, and Construction Coordinator Mike Campbell.

▪ Approval of Agenda

Moved by: Michael Martin Seconded by: John McGee

THAT the Agenda of September 6, 2017 be approved as circulated, including any items added to the Agenda, Carried.

▪ Declaration of Pecuniary Interest and general nature thereof

None

B. Council Workshop – Walking Audit (9:45 a.m.)

B.1 Council Workshop – Walking Audit, Case Study: Elma Street South and Alice Street West

The Walking Audit will commence at 9:45 a.m. at the Beaver Valley Community Centre, (BVCC) 58 Alfred Street West, Thornbury. Mayor John McKean joined the meeting at 9:45 a.m. at the BVCC.

The Walking Audit ended at the Town Hall, Council Chamber, 32 Mill Street, Thornbury, and the meeting continued.

Councillor Martin questioned what is the trigger that says Council shall move forward with improvements, Kim Pilon of WSP, spoke in response noting that the Town's stormwater systems are nearing their end of life.

Councillor Halos spoke regarding illumination levels and street lights and noted that many residents do not support the level of street light we currently have, further noting he would like to see options for street lighting.

Deputy Mayor Ardiel spoke regarding backflows and the Town's infrastructure, noting that innovative ideas improve infrastructure.

Councillor Gamble spoke questioning if new services will be realigned with homes that have had problems with backflows, and what will happen to the materials currently under the street. Kim Pilon spoke in response noting that the materials under the street will be reused as much as possible, further noting if the granulars are good, that it can be recycled into the base. Kim noted that this would be up to the contractor to decide. Councillor Gamble questioned if provisions could be included in the contract that require contractors to reuse the granulars currently underground. Kim Pilon spoke in response noting that cost savings can be realized if the granulars can be reused.

Mayor McKean spoke regarding density, and questioned if the road would be built in anticipation of future proposed density, and if so, will the streets change significantly from what they are today. Kim Pilon spoke in response noting that the Town has planning policies and zoning in place and noted that new subdivisions are required to follow the planning policies. Kim Pilon noted that Elma and Alice Streets are zoned for low density, but noted in the future, if the zoning is changed to increase density that more services could be added at that time, if required. Michael Benner, Director of Planning and Development Services, spoke noting that often developers will purchase green fields to develop, further noting that through the official plan and zoning by-law, that planners recognize low density neighbourhoods and more established residential areas, and that it is rare to see these types of areas change that drastically.

Kim Pilon reviewed the cross section, including sanitary sewers and watermain, further noting that they look at what is upstream when sizing sewer pipes. Kim Pilon noted that infrastructure will be placed lower in the ground when replaced.

Kim spoke regarding infrastructure pavement structure, curb and gutters, noting that asphalt is more cost effective than concrete. Kim noted that curb and gutters direct water to storm infrastructure and prevents washouts. Kim spoke regarding barrier curbs and mountable curbs.

Mayor McKean spoke noting that Council supports asphalt pavement, concrete curbs and gutters and barrier curbs. Kim noted that Council needs to consider if on-street parking will be permitted.

Deputy Mayor Ardiel then spoke questioning the parking spots alongside the Baptist Church, Reg Russwurm, Director of Infrastructure and Public Works, spoke noting that situations like this will be considered on a case-by-case basis. Reg noted that the parking spots alongside the Baptist Church are substandard in length and will have to be addressed.

Mayor McKean expressed concern with mountable curbs as extra maintenance in the spring is required. Mayor McKean noted that he does not support parking on mountable boulevards, and that he prefers barrier curbs.

Kim then spoke regarding sidewalks and options available, noting that there are minimum standards for sidewalks, and that there are advantages to sidewalks. Kim then noted that Council will have to consider sidewalks on one side or both sides of the street, accessibility and curb extensions.

Councillor Halos spoke noting that he supports wide sidewalks, noting that he believes that having a wide sidewalk on one side of the street to be more important than narrow sidewalks on both sides of the street.

Councillor McGee questioned if sidewalks on both sides of the street is based on the type of neighbourhood and its density. Kim spoke in response noting that yes, there is some consideration for this. Rob Voigt, WSP, then spoke noting that what is important is ensuring that the pedestrian movement is accommodated and is easy and convenient to users. Rob Voigt noted that there are instances where single sidewalks would be sufficient.

Councillor McGee questioned if the placement of barrier curbs makes it easier to have sidewalks on both sides of the street, Rob Voigt replying yes, further noting that this is the preferred option.

Councillor Martin spoke noting he is satisfied with the barrier curb, with a sidewalk and boulevard, further noting that he suggests that collector roads have sidewalks on both sides of the street.

Deputy Mayor Ardiel spoke noting that she supports having one wide sidewalk on one side of the street. Rob Voigt spoke noting that where there is a park, it is justified to have two sidewalks.

Mayor McKean spoke noting that Council supports the placement of one wide sidewalk on one side of the street, with a boulevard.

Reg Russwurm, spoke noting that cul-de-sacs with less than 10 lots have no sidewalks, local streets have one sidewalk, collector streets have two sidewalks. Reg noted that the preferences of home owners may impact Council's final decision, further noting that there may be an opportunity to save trees if one sidewalk is placed on Elma Street.

Kim then spoke regarding street lights and why and how much light is standard, noting that light uniformity is important. Kim noted that much of the residential lighting in The Blue Mountains is less than 50% of what is suggested. Kim spoke regarding LED versus old lighting and noted that there are different ways of looking at brightness, including the amount of light, the direction of the light and the spectrum or colour of the light. Kim then spoke regarding dark sky, further noting that new street lighting must meet requirements for dark sky compliance.

Councillor Halos spoke noting that he does not agree with lighting options, questioning why lights need to be on all the time. Councillor Halos questioned if lights could be on motion-sensors. Kim spoke in response noting that there are motion sensor lights, further noting there are upfront costs. Kim noted that there are lights that will dim after midnight, further noting that costs would be different than standard lights, and that replacement costs may be higher. Kim noted that lighting options now have improved, further noting that lighting can be directed onto the roads, rather than into homes.

Reg noted that it is important that lighting be uniform, further noting that pedestrians need to feel safe and secure. Reg noted that there are no cost savings if the lights are turned off, further noting that the Town is not metered for lighting. Reg noted that the Town has a set streetlighting level of service that is defensible.

Councillor McGee questioned if there have been any incidents where injuries have occurred because of low streetlight levels, Jim McCannell, Manager of Roads and Drainage, replying no. Councillor McGee then questioned if the Town receives complaints about too much, or not enough lighting, Jim McCannell replying that he receives complaints for both.

Mayor McKean noted that Council is agreeing to continue with the current level of street lighting, and making it uniform.

Kim then spoke regarding driveways, noting that driveways are inconsistent and do not meet Town standards. Kim noted that the Town requires a hard surface to the property line, though this is not being enforced.

Reg spoke noting that the Town could enter into these discussions with landowners if new sidewalks are placed, further noting that the cost to administer work with the landowners is onerous.

Kim then questioned if the Town will continue the requirement for hard surfacing to the property line.

Mayor McKean spoke noting that Council agrees that if a new driveway is placed, that the owner would pay for the hard surfacing to the property line, but if the municipality upgrades the road, that the municipality would pay. Mayor McKean spoke noting that this is consistent across Ontario.

Mayor McKean thanked WSP for the presentation.

C. Adjournment

Moved by: John McGee

Seconded by: Michael Martin

THAT this Council does now adjourn at 12:33 p.m. to meet again at the call of the Chair.

John McKean, Mayor

Corrina Giles, Town Clerk