

STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT



REPORT TO: Infrastructure & Recreation Committee
MEETING DATE: November 10, 2009
REPORT NO.: EPW.09.110
SUBJECT: Georgian Woodlands Road Cross Sections
PREPARED BY: Reg Russwurm, Director of Engineering and Public Works

A. Recommendation

THAT Council approve the use of modified rural 20m and 23m right-of-way cross sections for use in Georgian Woodlands Development as outlined in Report EPW.09.110 "Georgian Woodlands Road Cross Sections".

B. Background

Staff have met with the proponent of the Georgian Woodlands Development several time to discuss issues related to the project. One topic was the appropriateness of using the Town urban standard for this development. The lot frontage width ranges from around 25m to 30m (75 to 100 ft) and the adjacent earlier phases of this development are rural in nature. Staff concurred that a rural standard could be considered if the same amenities as the urban road section are provided. In particular, it was important to Staff to provide a walkway separate from the road allowance similar to a sidewalk in the urban standard. The Town's standard urban cross section is provided as Attachment 1. Staff feel that installing culverts at driveways on larger lots contemplated in this development would be acceptable because there would still be sufficient ditch remaining to adequately drain the road structure.

After discussions with the proponent and internally among Staff, it was felt that a 2.0m soft surface trail located within a 3.0m right-of-way widening on select roads and providing a 1.5m paved shoulder on both sides on all roads will satisfy the needs of the Town for pedestrians and cyclists. A widening is required because ditching in a rural road section doesn't allow the construction of a sidewalk within a 20m road allowance. Attachments 2 and 3 are provided to show the proposed 20m and 23m road cross sections. The dark line on the proposed draft plan in Attachment 4 illustrates where the soft surface trail will be provided in a 23m road allowance. The roads for widening were selected based on the consideration of the amount of expected traffic and trail linkage.

The installation of all works will be at the cost of the developer however long term maintenance and replacement will be the responsibility of the Town. It is expected that there will be slightly more maintenance related to ditching than a storm sewer system but the replacement costs are considerably less.

Another cost offset which should be considered is sidewalk maintenance. More maintenance activity will be required for soft surface trails instead of concrete sidewalk, but sidewalk snow clearing costs (if the Town were to initiate) and replacement costs will be avoided. Staff have not completed a detailed cost analysis, however it is generally felt that the cost savings and expenses will by and large offset each other especially given the ambiguity of cost determination over the long term.

C. The Blue Mountains' Strategic Plan

Town's Strategic Plan Goal # 2 "Addressing the Town's Municipal Infrastructure needs" is in part satisfied by the recommended action.

D. Environmental Impacts

The use of grassed lined ditches has a natural cleaning effect on road storm water. Sediment and other contaminants are scrubbed and settle out of water better than in a storm sewer system. In addition, the storm runoff is slowed which has the effect of slightly reducing storm peaks.

E. Budget Impact

None

F. Attached

1. Town Standard Drawing for 8.5m Urban Road – 20m ROW
2. Georgian Woodlands Modified Rural Typical Section 6.0m Road – 20m ROW
3. Georgian Woodlands Modified Rural Typical Section 6.0m Road – 20m ROW
4. Georgian Woodlands Draft Plan illustrating location of road widening for trail

Respectfully submitted,

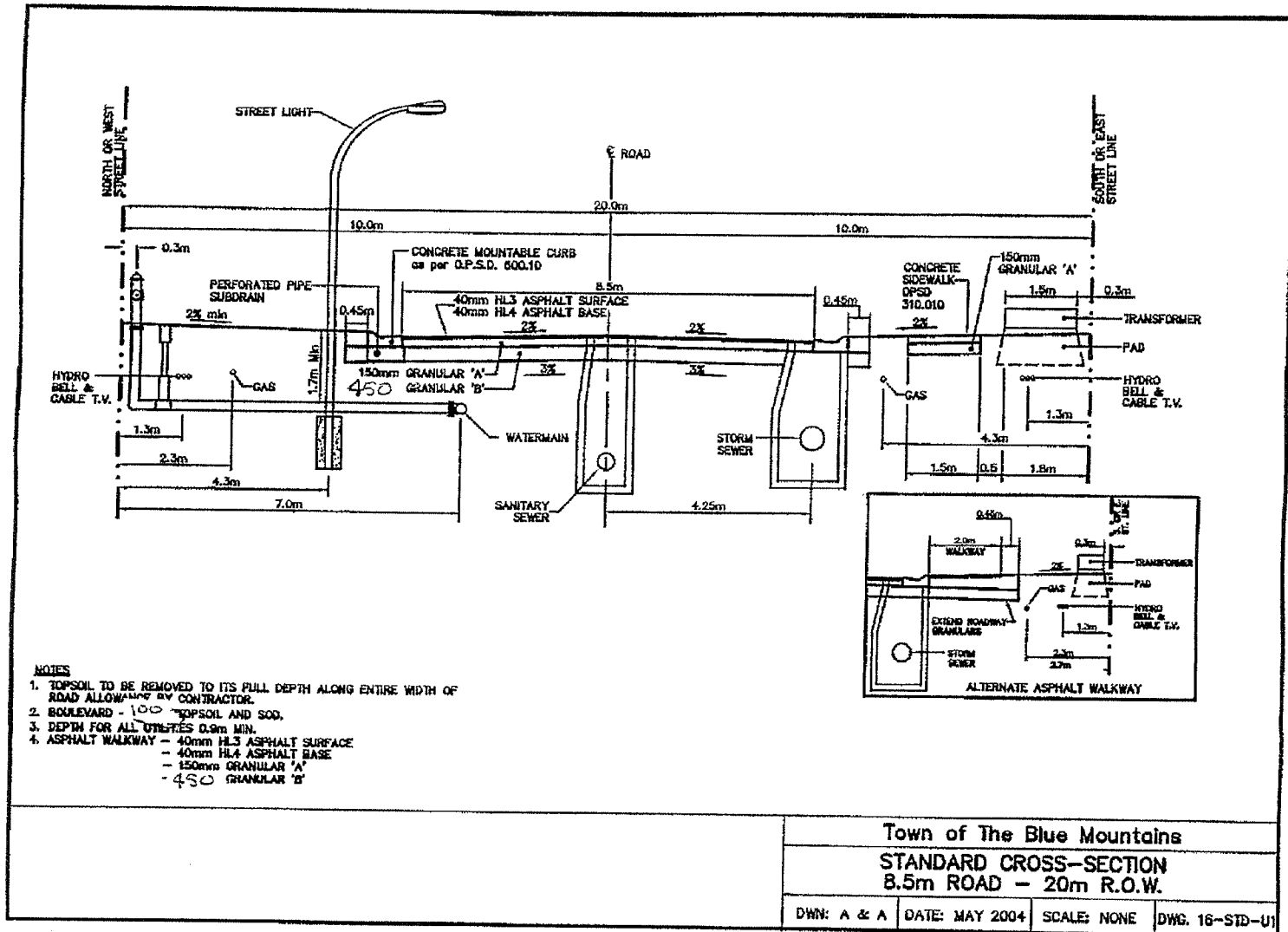
Reg Russwurm
Director, Engineering and Public Works

For more information, please contact:

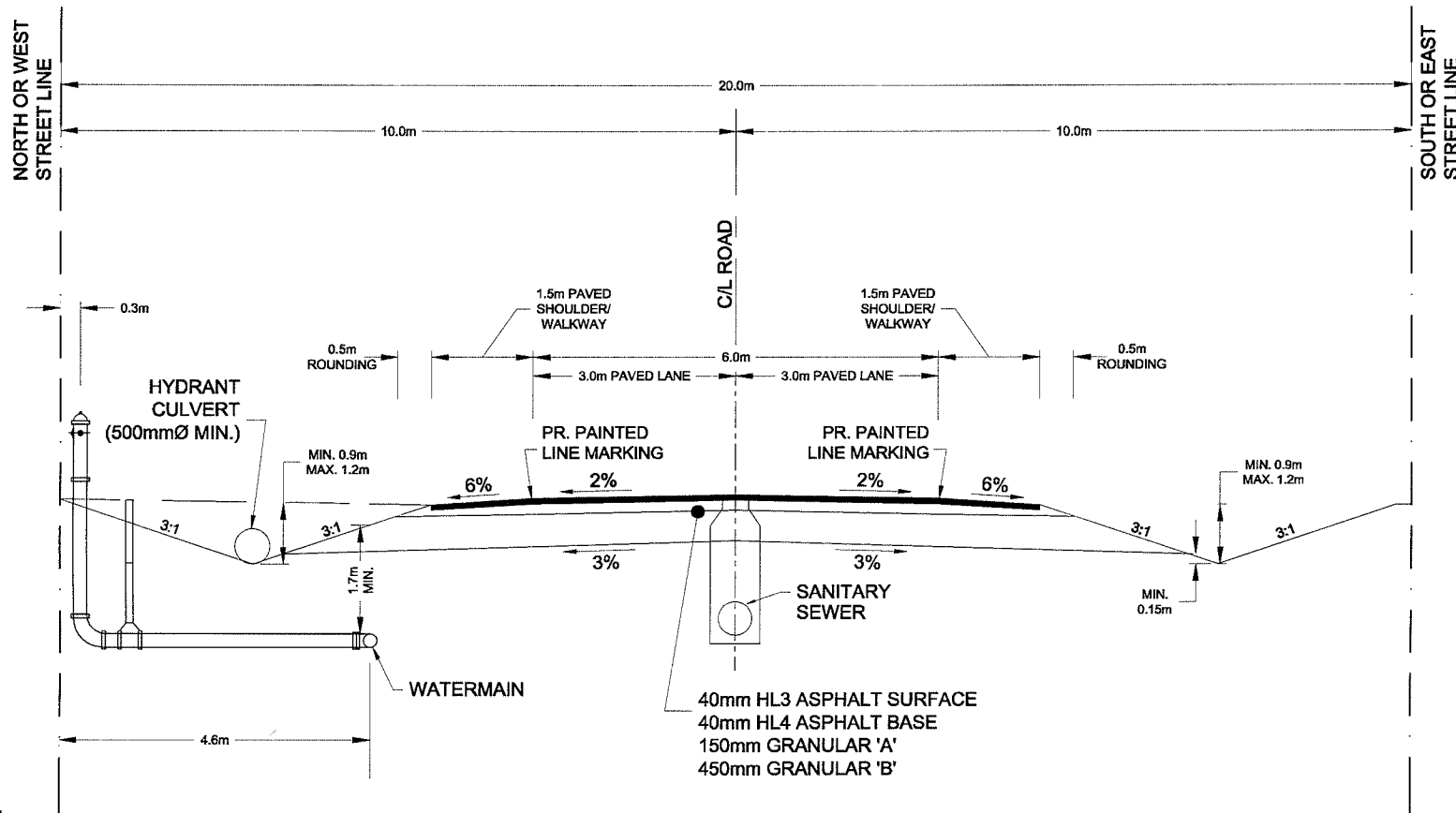
Reg Russwurm
russwurm@thebluemountains.ca
(519) 599-3131 x260

APRIL 2009

THE BLUE MOUNTAINS
2009 ENGINEERING STANDARDS

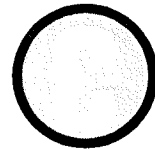


"MODIFIED" RURAL TYPICAL SECTION
6.0m ROAD - 20m R.O.W.



NOTES:

1. TOPSOIL & ORGANICS TO BE REMOVED TO ITS FULL DEPTH ALONG ENTIRE WIDTH OF ROAD ALLOWANCE BY CONTRACTOR.
2. BOULEVARD - 100mm TOPSOIL AND SOD.
3. LOCATION OF UTILITIES & STREET LIGHTS TO BE FINALIZED DURING DETAILED DESIGN.
4. ROAD BASE TO BE CONFIRMED BY GEOTECHNICAL ENGINEER.
5. PAVED SHOULDER TO BE FINISHED WITH 40mm HL3 & 40mm HL4 ASPHALT.

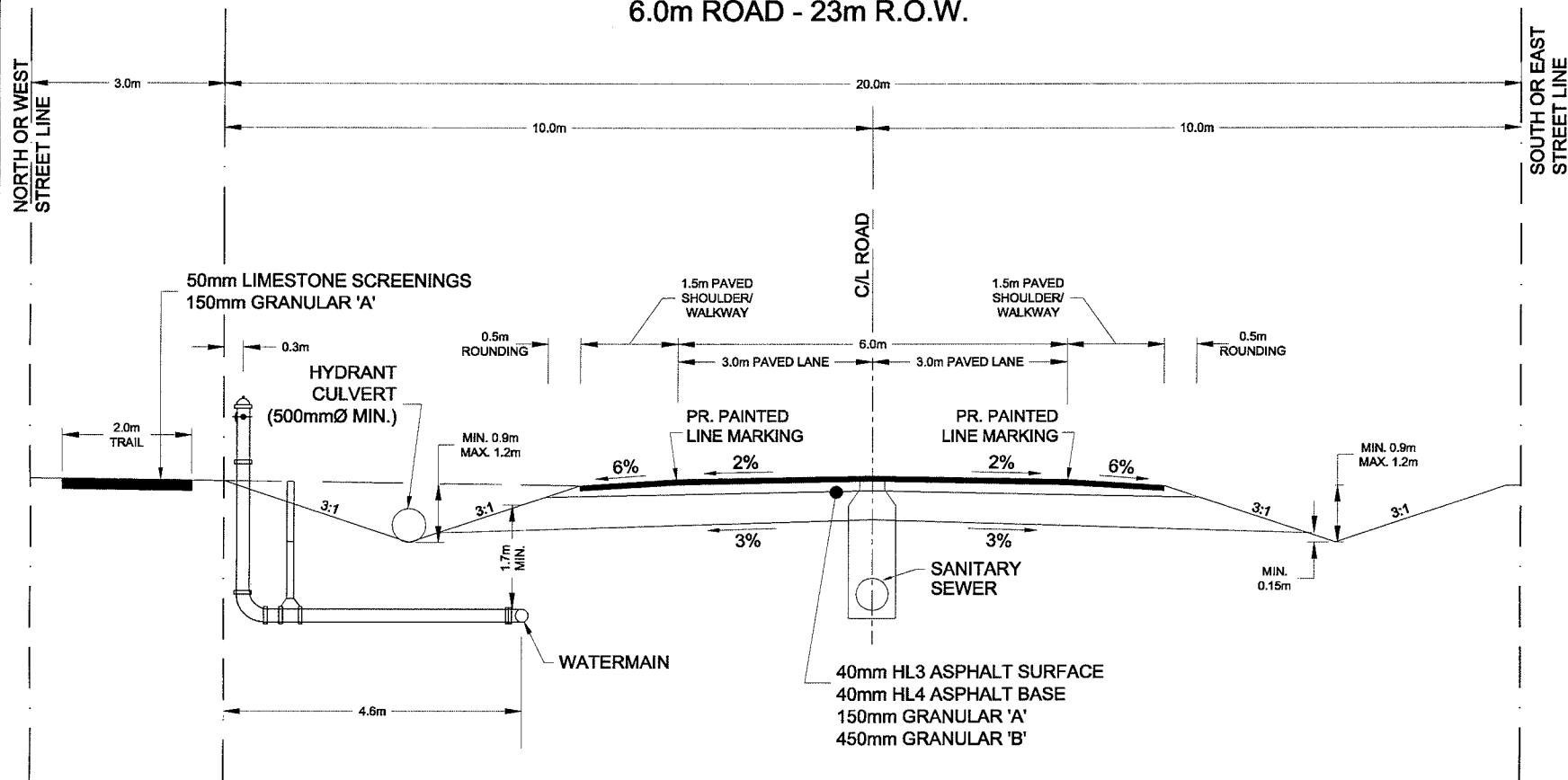


**CROZIER
& ASSOCIATES
ENGINEERS**

110 PINE STREET,
COLLINGWOOD, ON L9Y 2N9
705 446-3510 T
705 446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

PROJECT	GEORGIAN WOODLANDS	
	TOWN OF THE BLUE MOUNTAINS	
TITLE	"MODIFIED" RURAL TYPICAL SECTION 6.0m ROAD - 20m R.O.W.	
	DRAWING No.: FIG. 1A	
DRAWN BY:	I.T.M.	PROJECT No.: 196-2631
DATE:	10/28/2009	SCALE: N.T.S.

"MODIFIED" RURAL TYPICAL SECTION
6.0m ROAD - 23m R.O.W.



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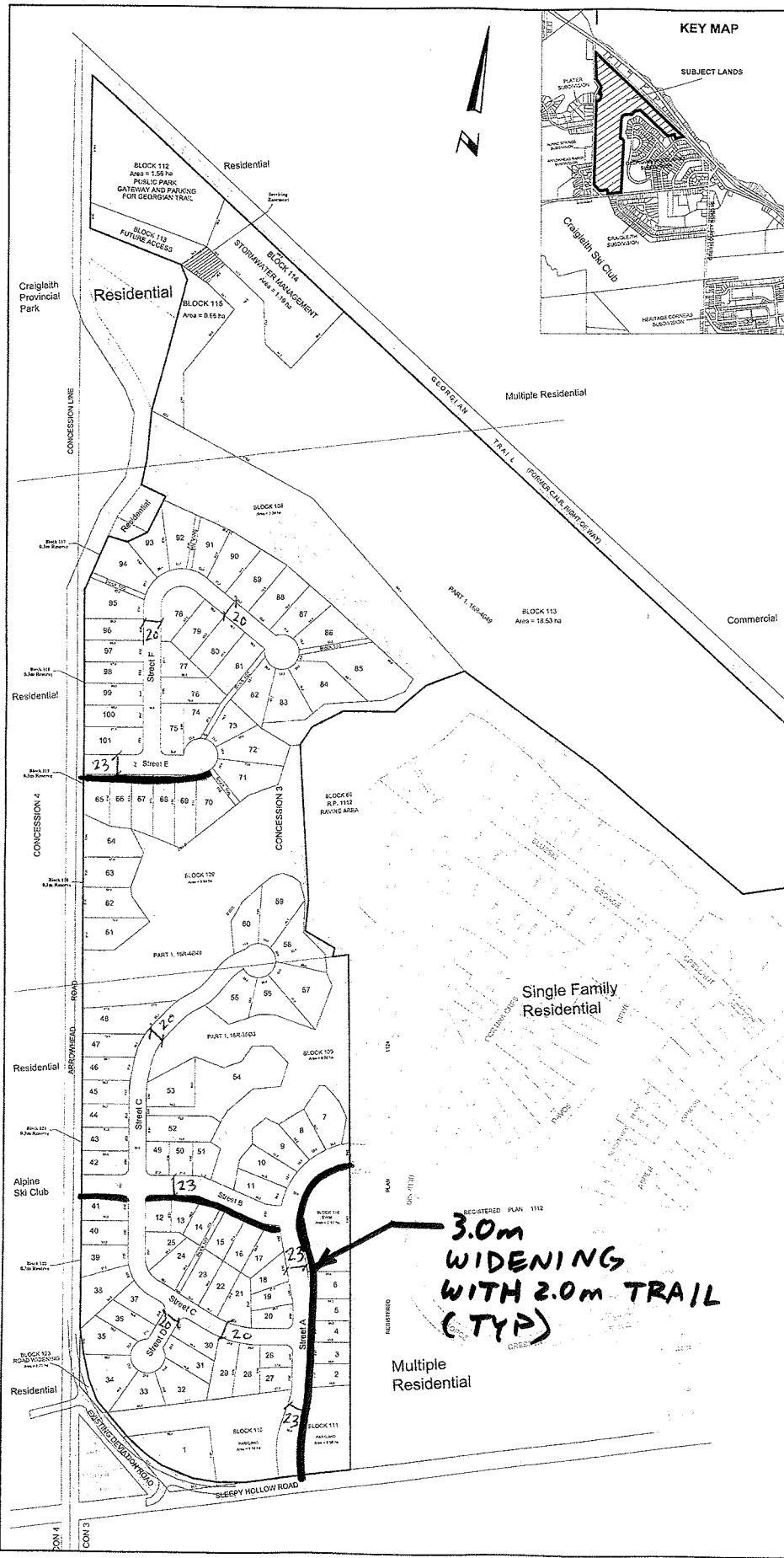
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DRAWING No.:
FIG. 1B



Draft Plan of Subdivision
Part of Lots 22, 23 & 24
Concession 3
Town of the Blue Mountains
(former township of Collingwood)
County of Grey
Revised August 27, 2009

SCHEDULE OF LAND USE

	UNITS	AREA
SINGLE-FAMILY RESIDENTIAL (LOTS 1-141)	101	19.13 ha
LANDS DEDICATED TO THE TOWN (WALKWAYS) (BLOCKS 101-105)		0.30 ha
LANDS DEDICATED TO THE TOWN (OPEN SPACE) (BLOCKS 106-110)		9.03 ha
LANDS DEDICATED TO THE TOWN (PARKLAND) (BLOCKS 110-111)		3.26 ha
FUTURE RESIDENTIAL DEVELOPMENT (BLOCKS 112) MULTIPLE UNITS	148	18.53 ha
STORMWATER MANAGEMENT (BLOCKS 114-116)		2.47 ha
0.3 METER RESERVES (BLOCKS 117-120)		0.03 ha
ROAD WIDENING (BLOCKS 121)		0.23 ha
ROADS (STREETS A-F)		4.25 ha
TOTAL	249	67.23 ha

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

(A) AS SHOWN ON DRAFT PLAN, (B) AS SHOWN ON DRAFT PLAN, (C) AS SHOWN ON DRAFT PLAN AND DRY PLAN, (D) AS SHOWN ON DRAFT PLAN, (E) AS SHOWN ON DRAFT PLAN, (F) AS SHOWN ON DRAFT PLAN, (G) AS SHOWN ON DRAFT PLAN, (H) AS SHOWN ON DRAFT PLAN, (I) AS SHOWN ON DRAFT PLAN, (J) AS SHOWN ON DRAFT PLAN, (K) AS SHOWN ON DRAFT PLAN, (L) AS SHOWN ON DRAFT PLAN, (M) AS SHOWN ON DRAFT PLAN, (N) AS SHOWN ON DRAFT PLAN, (O) AS SHOWN ON DRAFT PLAN, (P) AS SHOWN ON DRAFT PLAN, (Q) AS SHOWN ON DRAFT PLAN, (R) AS SHOWN ON DRAFT PLAN, (S) AS SHOWN ON DRAFT PLAN, (T) AS SHOWN ON DRAFT PLAN, (U) AS SHOWN ON DRAFT PLAN, (V) AS SHOWN ON DRAFT PLAN, (W) AS SHOWN ON DRAFT PLAN, (X) AS SHOWN ON DRAFT PLAN, (Y) AS SHOWN ON DRAFT PLAN, (Z) AS SHOWN ON DRAFT PLAN.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LOTS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONS TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
FEBRUARY, 2009 PAUL THORNTON, O.L.S.
ZEBEL, EINH, FATTIN & THURSEN LTD
COSTUMELAND SURVEYOR
TOWN OF COLLINGWOOD

OWNER'S CERTIFICATE
GEORGE H. FLEISCH & ASSOCIATES LIMITED AND CONSO DEVELOPMENTS LIMITED HAS AUTHORIZED D.C. SLADE CONSULTANTS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF GREY FOR APPROVAL.
FEBRUARY, 2009 DAVID SLADE, WCP, SPP
D.C. SLADE CONSULTANTS INC.

REGISTERED PLAN 1512

3.0m WIDENING WITH 2.0m TRAIL (TYP)

SCALE = 1:2000

DATE: AUG/2009 DRAWN BY: AP DWG #: 296-99-DP11

METRIC:
DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DCS D.C. Slade Consultants Inc.
Planning & Development
243 HURONTARIO STREET, COLLINGWOOD, ON
705.444.1830