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**STAFF REPORT: Planning & Building Services Department**



**REPORT TO: Council**  
**MEETING DATE: March 4, 2013**  
**REPORT NO.: PL.13.23**  
**SUBJECT: Victoria Street Sidewalks**  
**PREPARED BY: D. Finbow, Director, Planning & Building Services**

**A. Recommendations**

1. **THAT** Council receive Staff Report PL.13.23 respecting "Victoria Street Sidewalks";  
  
And;  
  
2. **THAT** Council determine/direct the following with respect to infrastructure works within the Victoria Street right-of-way, specifically storm sewers and sidewalks on the east side of the right-of-way:
  - A. Not to proceed with infrastructure works within the Victoria Street Right-of-Way fronting the Telfer Meadows Inc. site;  
  
Or,  
  
B. Proceed with infrastructure works within the Victoria Street Right-of-Way fronting the Telfer Meadows Inc. site with it being noted that same will be constructed by and be front ended by the Developer with same being eligible for a Development Charge Credit;  
  
Or,  
  
C. The Town provide a non-hard surfaced walkway within the municipal right-of-way between the back of ditch (i.e. east side of the ditch) and the Telfer Meadows Inc. lands, if practicable;  
  
And,  
  
3. **THAT** Council consider directing Town staff to develop a Capital Project Sheet for desired infrastructure works, including, but not limited to, curbs, gutters, storm sewers and sidewalks on the easterly portion of the Victoria Street right-of-way, between Alice Street West and the southerly extent of the Telfer Meadows Inc. site, or any portions thereof determined by Council, for Council's consideration during the 2014 budget process.

## **B. Background**

On January 29, 2103 the Ontario Municipal Board issued an oral decision with respect to Telfer Homes Inc.'s Zoning By-law Amendment and Site Plan applications. The Board's Order dated February 19, 2013 indicates the following:

### **INTERIM ORDER**

[29] The Board orders:

1. The appeal is allowed in part.
2. Zoning By-law 10-77 is amended substantially in accordance with the draft by-law amendment entered to the evidence as Exhibit 15.
3. The draft site plan drawings are revised according to the concept plan dated December 17, 2012 and entered to the evidence as Exhibit 6.
4. The Board will withhold its final order for 90 days to allow time for the parties to complete their negotiations and send a final Site Plan Agreement signed by both parties to the Board for its consideration.

This Panel remains seized of this matter.

A matter that arose during consideration of the applications was the matter of pedestrian connectivity, specifically between the subject site and surrounding area and various public amenities. This includes connectivity to the Beaver Valley Community Centre and Moreau Park. Attached as Appendix A for Council's information is a map depicting current sidewalk infrastructure in the immediate area (it is noted that the state of the sidewalk infrastructure varies).

***The reason that the subject matter is being brought forward to Council at this time is that Telfer Meadows Inc. is now in the process of developing the engineering drawings in support of the Site Plan for the Town's review so as to satisfy Board Order Item No. 4 and Council's direction is required specifically with respect to a walkway/sidewalk within the Victoria Street right-of-way fronting the development.***

With respect to the options presented to Council, Town staff note the following:

### **Option A**

No comments.

### **Option B**

This option would entail the installation of catch basins, storm sewers, likely some gutter and perhaps curb work and a sidewalk within the easterly portion of the Victoria Street right-of-way.

As Victoria Street, between Napier and Duncan Streets is noted in the 2010 Development Charge Background Study as being a Development Charge Road, a Development Charge Credit would be required to be provided.

The proponent has indicated that provided a Development Charge Credit was available, he would be willing to front end the works.

The subject site has a frontage of 201.44 metres along Victoria Street. Based on this, and using very crude approximates, the amount of the Development Charge credit for the provision of sidewalks could be in the magnitude of \$75,000 to \$100,000 (1).

Based on 86 units with each unit having an area of less than 75 m<sup>2</sup> (Res "D"), and an Amenity/Maintenance Building having the maximum area permitted (i.e. 575 m<sup>2</sup>), the total Roads and Related Development Charge collected, based on 2013 rates, would be \$455,511.

The Senior Management Team is of the opinion that Victoria Street should be designed and constructed comprehensively and that proceeding on this basis may, notwithstanding diligence, result in throw away costs and therefore does not recommend Option B.

(1) The Town's 2010 Development Charge Background Study identifies the difference in cost between an Urban Road Section and a Rural Road Section as \$400 per liner metre (i.e. the cost for curbs, gutters, storm sewer works) and the cost for sidewalks as \$100 per liner metre. Although curbs and gutters would not necessarily be provided on the west side of Victoria Street, and the requirement for curbs and gutters on the east side of Victoria Street at this time is an unknown, \$300 per liner metre for storm and sidewalk works and \$100 per linear metre of sidewalk has been utilized ( $\$400 \times 201.44 = \$80,576$ ). It must be noted that the credit available would be the lower of the actual costs of the work or what is identified in the Background Study.

### **Option C**

This option would entail the installation of a non-hard surfaced walkway within the municipal right-of-way between the back of ditch (i.e. east side of the ditch) and the Telfer Meadows Inc. lands, if practicable.

This option would provide for a safe walking environment during the non-winter season (as snow removal/plowing would not occur) and could be completed post construction of the development of the lands. Further this option would be relatively inexpensive to construct however, long term operational costs, including ensuring that there is adequate staffing to do so, must be considered.

The walkway would not necessarily be utilized by the future residents of Telfer Meadows as the Concept Plan approved by the OMB includes an internal walkway system.

Due to the long term operational costs and current workforce capacity, the Senior Management Team is not supportive of this option.

### **Capital Project Sheet for Infrastructure Works – 2014 Budget Process**

The public has advised of a number of concerns with respect to the infrastructure, or lack thereof, in this general area. A specific gap identified was the lack of sidewalks on the easterly portion of the Victoria Street right-of-way, between Alice Street West and Napier Street with it being noted that some comments were reflective of a desire to proceed with sidewalks through to Duncan Street West. This project, or any portion thereof, does not currently exist within the Town's 5 Year Capital Plan.

Notwithstanding the many competing infrastructure and other interests facing the Town, and the fact that the Town's Road & Related Development Charge Reserve is currently in a \$1.66 million deficit position, Council may wish to consider directing Town staff to develop a Capital Project Sheet for desired infrastructure works, including, but not limited to, curbs, gutters, storm sewers and sidewalks on the easterly portion of the Victoria Street right-of-way, between Alice Street West and the southerly extent of the Telfer Meadows Inc. site, or any portions thereof determined by Council, for Council's consideration during the 2014 budget process.

Summary:

***The subject matter is being brought forward to Council at this time as Telfer Meadows Inc. is now in the process of developing the engineering drawings in support of the Site Plan for the Town's review so as to satisfy the Ontario Municipal Board's Order and Council's direction is required specifically with respect to a walkway/sidewalk within the Victoria Street right-of-way fronting the development.***

In addition, and notwithstanding the many competing infrastructure and other interests facing the Town, and the fact that the Town's Road & Related Development Charge

Reserve is currently in a \$1.66 million deficit position, Council has the opportunity to provide direction to staff with respect to broader infrastructure works within the area.

**C. The Blue Mountains' Strategic Plan**

*Providing a strong, well managed municipal government.*

**D. Environmental Impacts**

NIL

**E. Financial Impact**

TBD

**F. In Consultation With**

T. Speck, CAO  
R. Russwurm, Director, Engineering & Public Works

**G. Attached**

Area Map

Respectfully submitted,

David Finbow, Director, Planning & Building Services

TBM GIS DATA



■■■ SIDEWALKS