

Deputation presented by Eric Neumann

ELMA & ALICE STREET RECONSTRUCTION

QUESTIONS AND CONCERNS

Questions to Mayor Sover and to the Planning Director (department)

1. Is our community growing and is it ready for the growth and changes ahead?
2. How many years will this reconstruction be in place once implemented before it will need to be redone....25, 50, 100 years?
3. Have you set, and considered what a 25-50-100 year plan of what our "entire community as a whole" might look like, and have you presented this to council?
4. Is this current reconstruction setting a precedence for other areas of reconstruction in the future?
5. When was the Town Standards and Level of Service created and has it been updated, if so when? Is it becoming outdated? Our community is growing!
6. Have you received the following studies?, and if not, why have they not been completed and when will they be completed?
 - a) Transportation Master Plan
 - b) Active Transportation Study
 - c) BIA study and plan for the downtown area
 - d) and any other studies that are in place and incomplete
7. Would it be of great importance and recommended to have these plans and studies completed prior to the final design and plan for any major reconstruction that will have a 50-100 impact on our community?
8. Have you presented studies/reviews (shown pictures) of other small communities in Ontario to see how they have developed their "downtown core" areas in regards to pedestrian traffic, movement and safety?
9. has our council been fully informed of the impact this will have on our community and do they have all, and the most up to date and pertinent information they need to make full and proper educated decisions?
10. Have you considered what area of our community is considered the "downtown core" area? and what will this area look like in the future?

As a concerned citizen of the community I have asked many of these questions in writing directly to the the town and the planning department and have not received full answers to these questions in writing....why?

ARE WE PUTTING THE CART BEFORE THE HORSE?

I know we are under the gun here to get this reconstruction started, but we have been presenting these comments and ideas for a couple years now and it feels as though these thoughts and concerns have fallen on deaf ears.

Why, over the last 4 years has there not been a study of vehicle and pedestrian traffic flow done at the intersection of Elma and Arthur Streets (Hwy 26)?. Even if it needs to be done by the county why has our planning department not requested it be done prior to finalizing this reconstruction plan....it just doesn't compute! At this time it is impossible to pull out onto Hwy 26 during the peak seasons and weekends and very difficult and dangerous to cross as a pedestrian. I live on Elma Street with two large front windows so I can verify and do see the amount of pedestrian and vehicle traffic that use this street.

I think the town should make sure they are approaching the reconstruction of Elma & Alice from the right angle and with all i's dotted and t's crossed. As mentioned to Mike and our Mayor....this is not a culvert going a few feet in the ground or a couple wires that can be torn back out and replaced at anytime. This is something that will be in place for 25, 50 or up to 100 years before it will need redoing again. So, we want to make sure we get it right now, and not realize we made a mistake 5 years down the road.....much like the mistake of the "glow in the dark - environmental and health hazard" at the end of our street (ESSO). Big problem with location on that one!!!

I think what is happening here is that you are putting the cart before horse.....please reconsider the plan here and do the right thing now. The studies listed on the previous page "from a common sense point of view", should come out prior to the plans being designed and finished so we have proper input and direction.

I and other residents that live on Elma street have supplied and presented to the town office a ton of ideas, notes and written letters of information that you may want to review to understand the full impact of what is at hand here.

Our beautiful town is growing and we need to make sure that when a project of this magnitude, that will effect our community and the active flow of traffic and pedestrians in the future is done correctly, and with a plan and vision... what will our town look like in 5, 10, 25, 50 and 100 years?

ARE WE PUTTING THE CART BEFORE THE HORSE?

As a quickly growing community we want to understand what we are planning for the future, what our community will look like and how it will flow etc.

We need to have a solid **VISION, A PLAN WITH FORESIGHT** based on proper studies and on supplied facts. We need to look at our community as a whole rather than one small section (Elma & Alice). If we only focus on this small section I feel we are approaching it narrowmindedly rather than with a full and comprehensive approach! What I will show in the upcoming diagrams is more of a full and comprehensive look at our "entire community" with some ideas and approaches to planning for the future. We are only going to grow and we need to be more proactive when it comes to design and planning for our community.

The first plan we received from the planning department about the reconstruction of roads and sidewalks for these streets was to just replace what was there (ALERT)?. Another plan that was presented was to reduce the number of sidewalks...why when we are a growing community??? That is when residents from Elma street joined together to help the town to come up with a more comprehensive plan. If you have ever walked or driven down these streets they are quite a mess. Inconsistent road widths, inconsistent sidewalks that end in the middle of nowhere or start on one side and then flip to the other side etc. So we felt it was our duty to make some recommendations.

Going forward: I will use the phrase "downtown core" as it will relate to other communities and the upcoming diagrams.

Most other communities have a downtown core area that connects people with nearby amenities by roads, sidewalks and trails etc. Other nearby communities have double sidewalks within their downtown core to help with the "safe" flow of pedestrians and the movement to local amenities.

One concern I have is that our planing department has not considered what our "downtown core area" is and how it connects to our amenities. They are only looking at a small section (Elma and Alice) rather than a larger encompassed and unified area as a whole....why? One cannot plan properly without looking at a larger picture and with the future growth in mind!

I feel we do not have someone with a solid vision and optimistic plan for the future for our beautiful community.

We have seen too many developmental mistakes happen in our community by former councils and departments and will hopefully not allow this to happen again moving forward.

VISUAL PRESENTATION

In the commencing pages I will show a few diagrams that might help determine what the downtown core areas should encompass and might include when it comes to sidewalks....this could help the designers and planners to have a better understanding and a plan for the future of our community as a whole rather than a small section of 2 or 3 streets (closed vision instead of a full and comprehensive vision and view of the community and its entirety) .

pg 6 - shows a map of our community and the dense area of amenities in close proximity to the streets in question. Here you will see that all amenities circle closely around Elma, Alice and Louisa streets and downtown. These streets are used heavily for pedestrian traffic to reach all amenities such as and not inclusive to: grocery store, liquor store, community centre, sport fields, dog park, skateboard park, restaurants, multiplex living areas, post office, gas station, convenience store, Pizza Pizza, waterfront park, harbour, swim beach, Errinrung, downtown, public school etc.

pg 7 - shows current sidewalks (single in orange & double in purple). quite unorganized and some ending in the middle of blocks and some none existing etc.

pg 8 - double sidewalks only on part of Elma Street as planned for the current reconstruction.

pg 9 - same as page 8 but with double sidewalks for the full length of Elma street all the way down to the waterfront.

pg 10 - a broader use of double sidewalks and spreading out of the downtown core area.

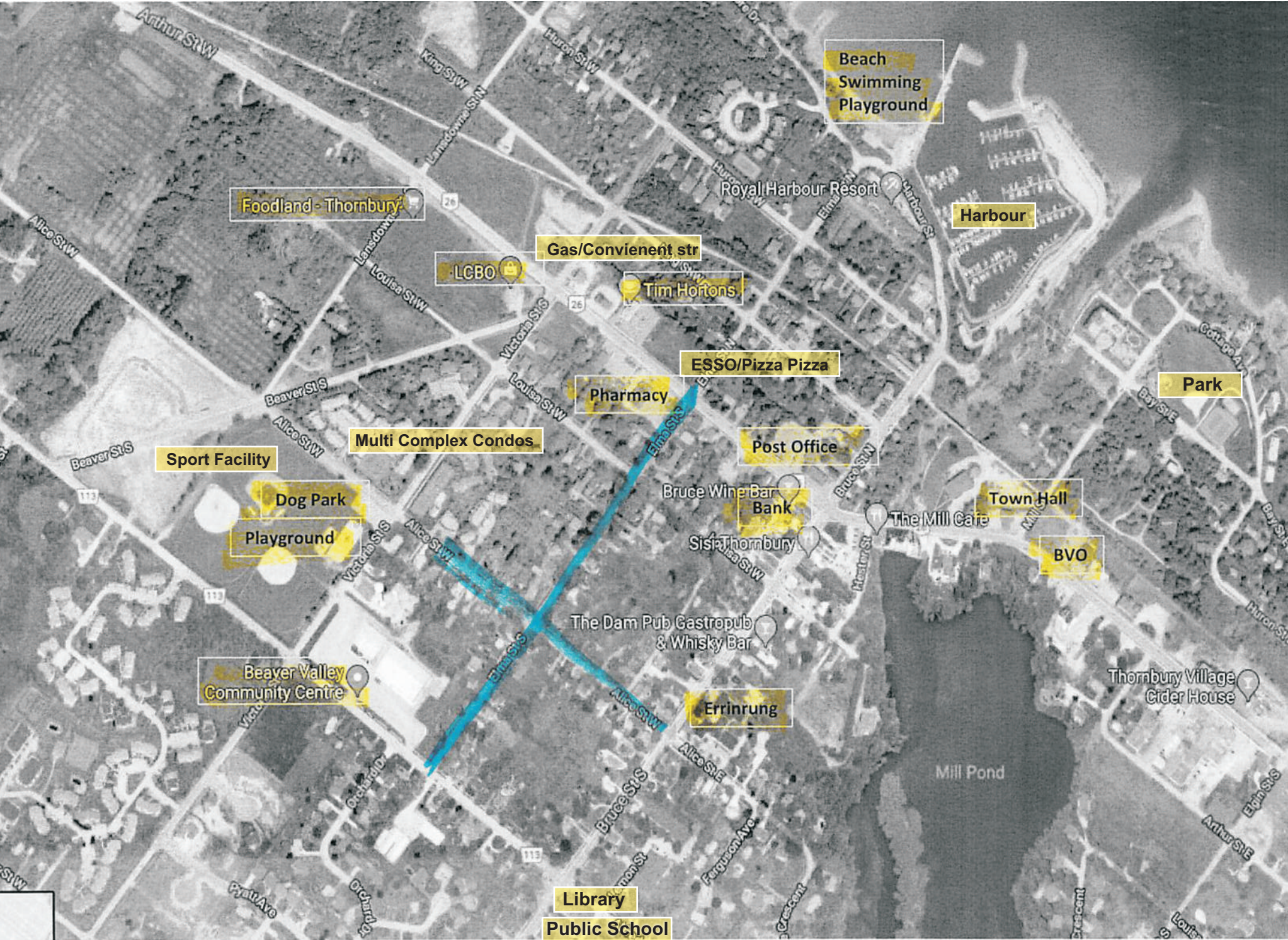
pg 11 - same as page 10 but including double sidewalks on Victoria Street; a larger and more comprehensive inclusion of what you could call the downtown core.





When reviewing these pages you will begin to understand how it is important to determine what the downtown core is and to treat it a little different than the rest of the community.

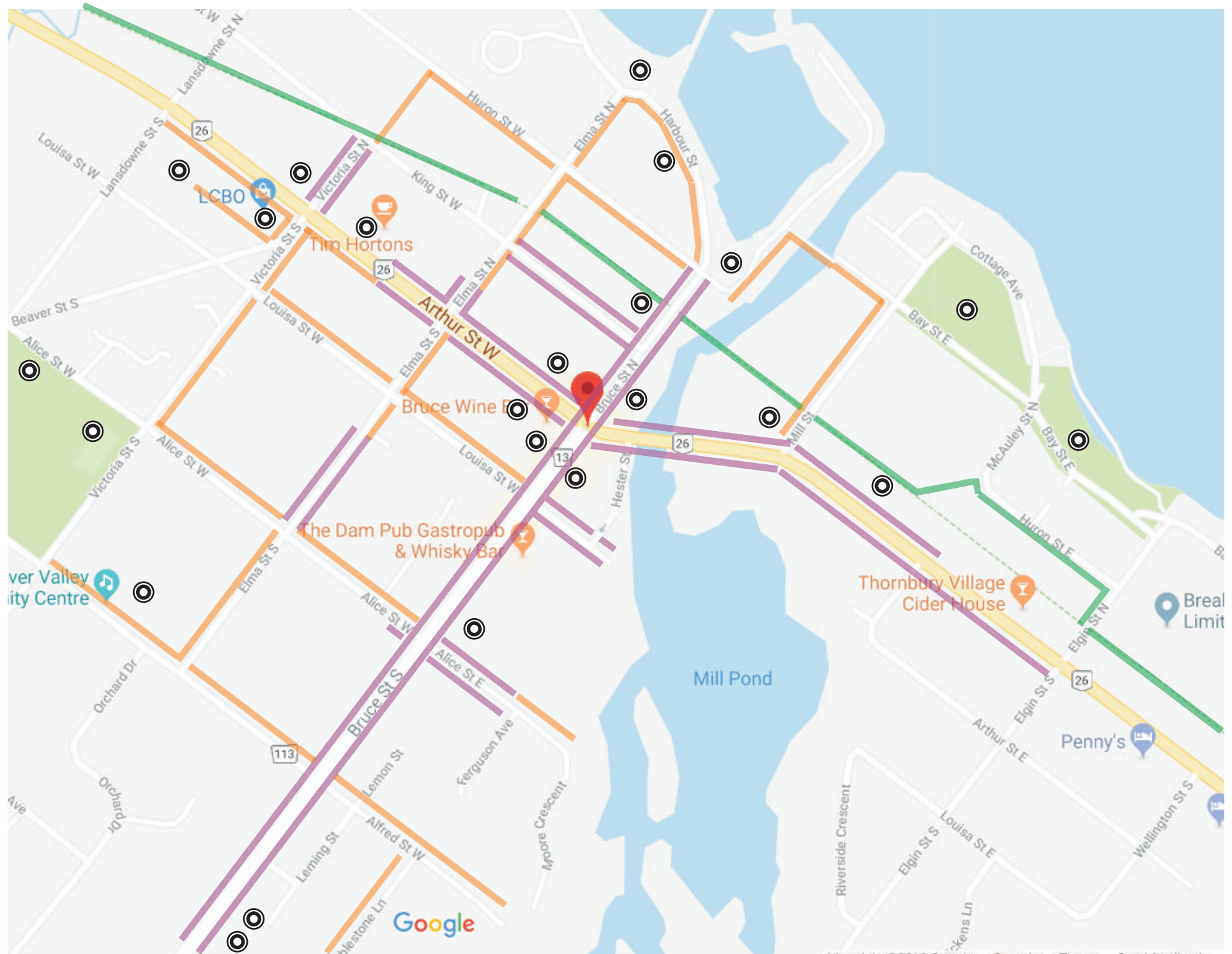
Yes I understand that there will be issues with some properties and where their home sits and where their driveway is located. But please remember this is property of the town...our property! If you are planning to turn over this property then I think there will be implications and maybe the property needs to be purchased by the home owners if they are using it for parking on etc. We are paying the taxes for this land and it's use!!!

If and where sidewalks are being constructed, the planners may have to be creative with where the centre of the road is, the width of the boulevards between road and sidewalks etc (page 12 shows an example of a creative approach).





Downtown core map showing important amenities

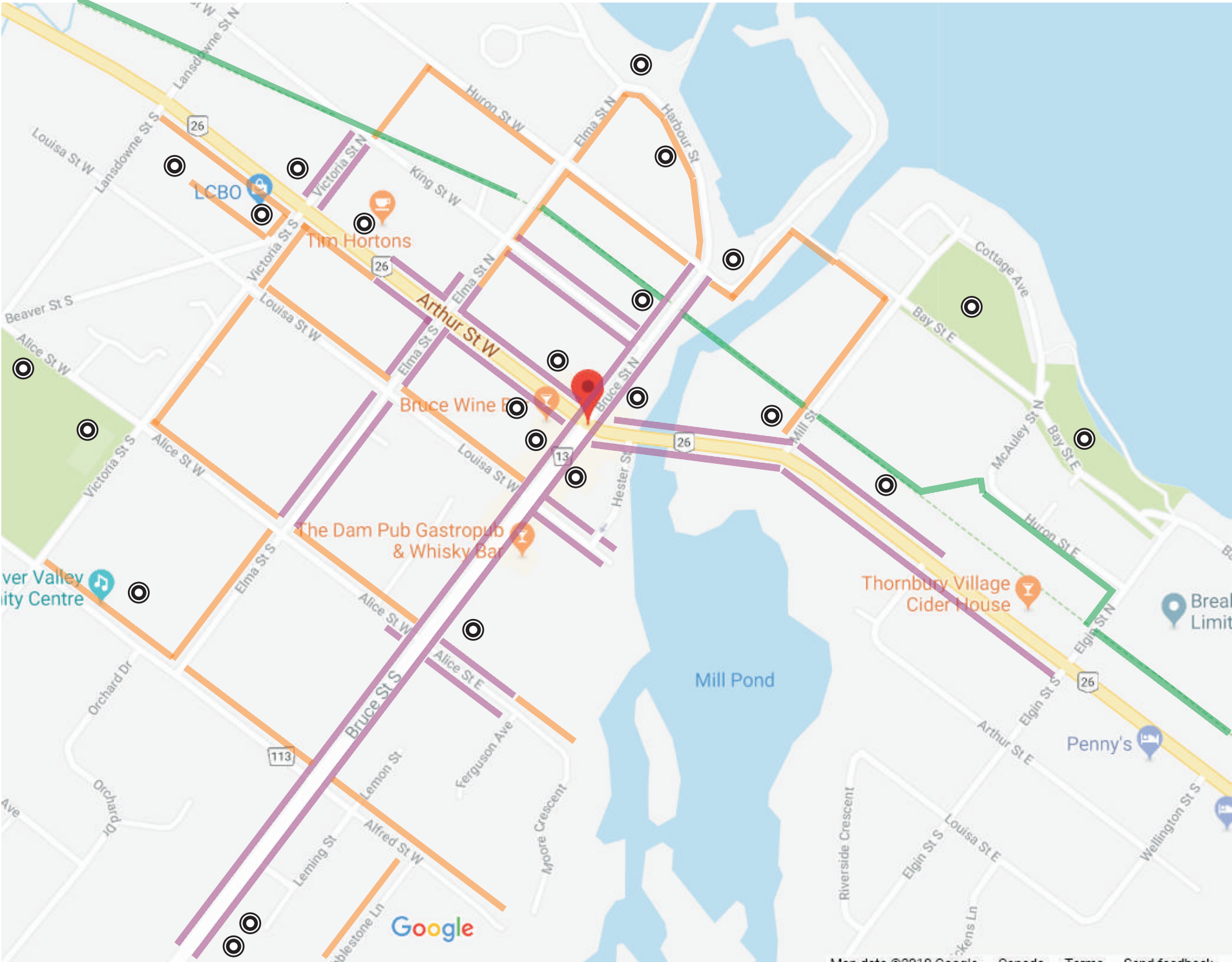


Georgian Trail  single sidewalks  double sidewalks 
general amenities 







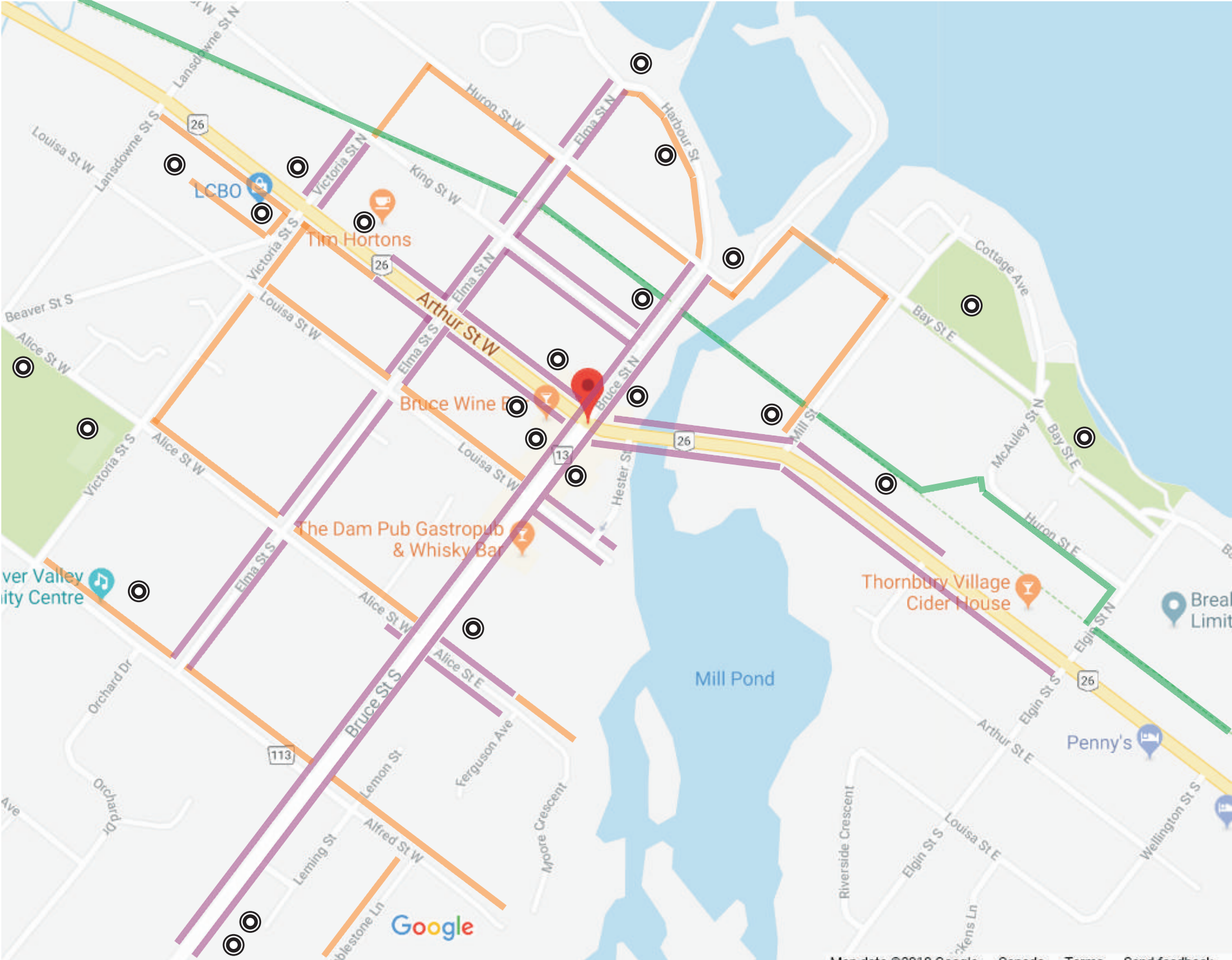
Double sidewalks for current reconstruction of Elma street

Georgian Trail  single sidewalks  double sidewalks  general amenities 







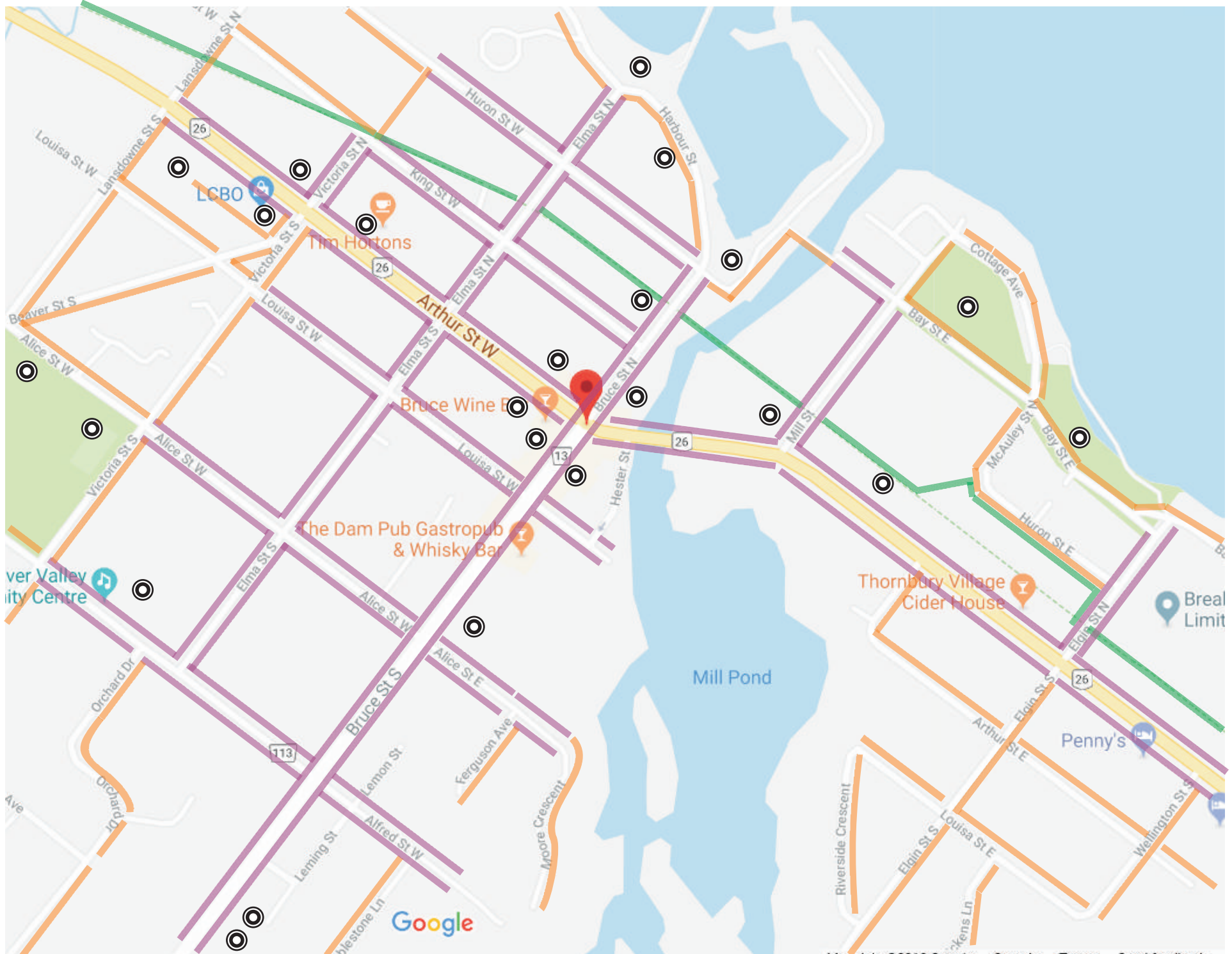
Double sidewalks for full length of Elma street + to waterfront

Georgian Trail  single sidewalks  double sidewalks  general amenities 







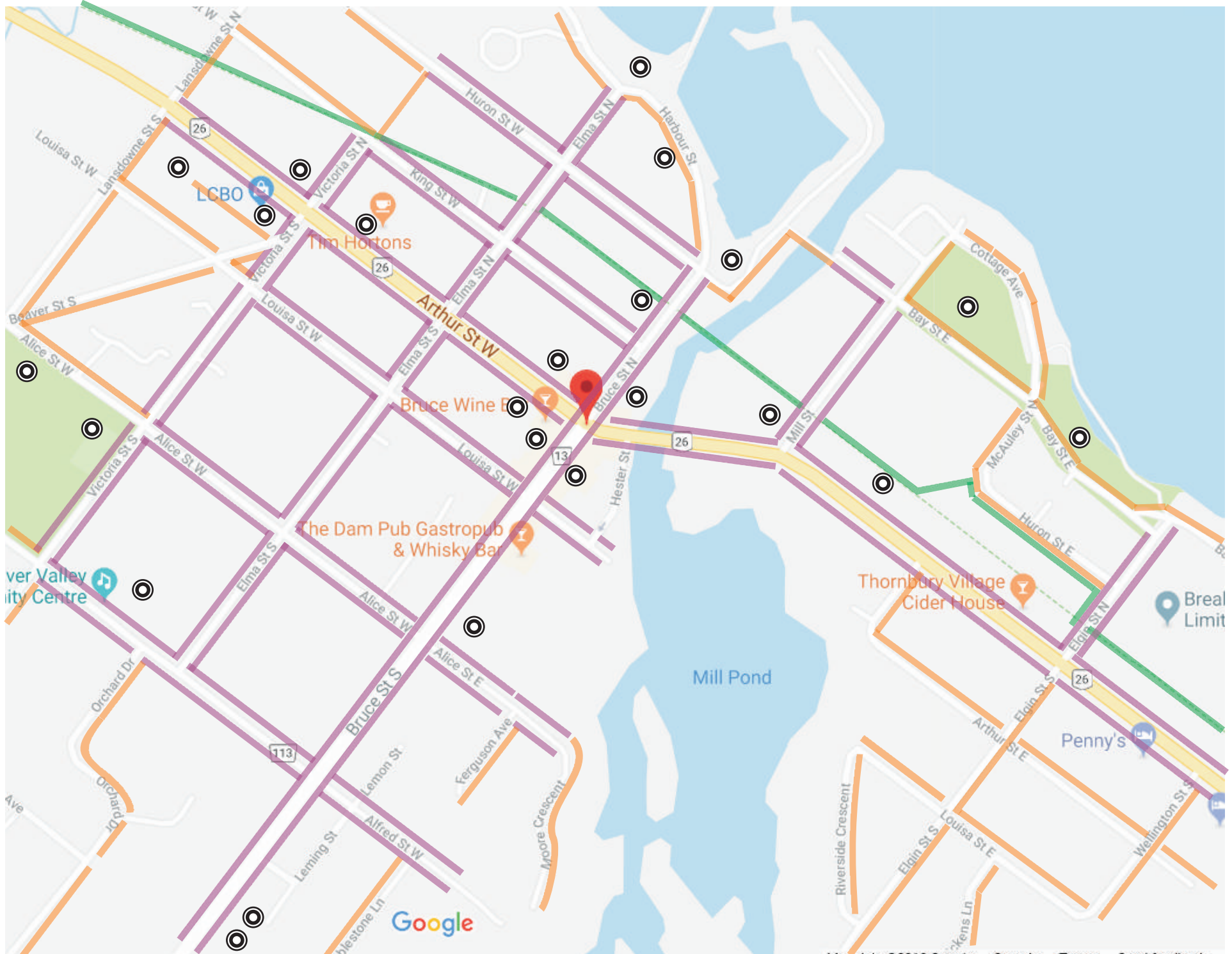
Downtown core with double sidewalks in area of general amenities - unified and connected
(not including double sidewalks on southern Victoria Street as feeder street)

Georgian Trail  single sidewalks  double sidewalks  general amenities 

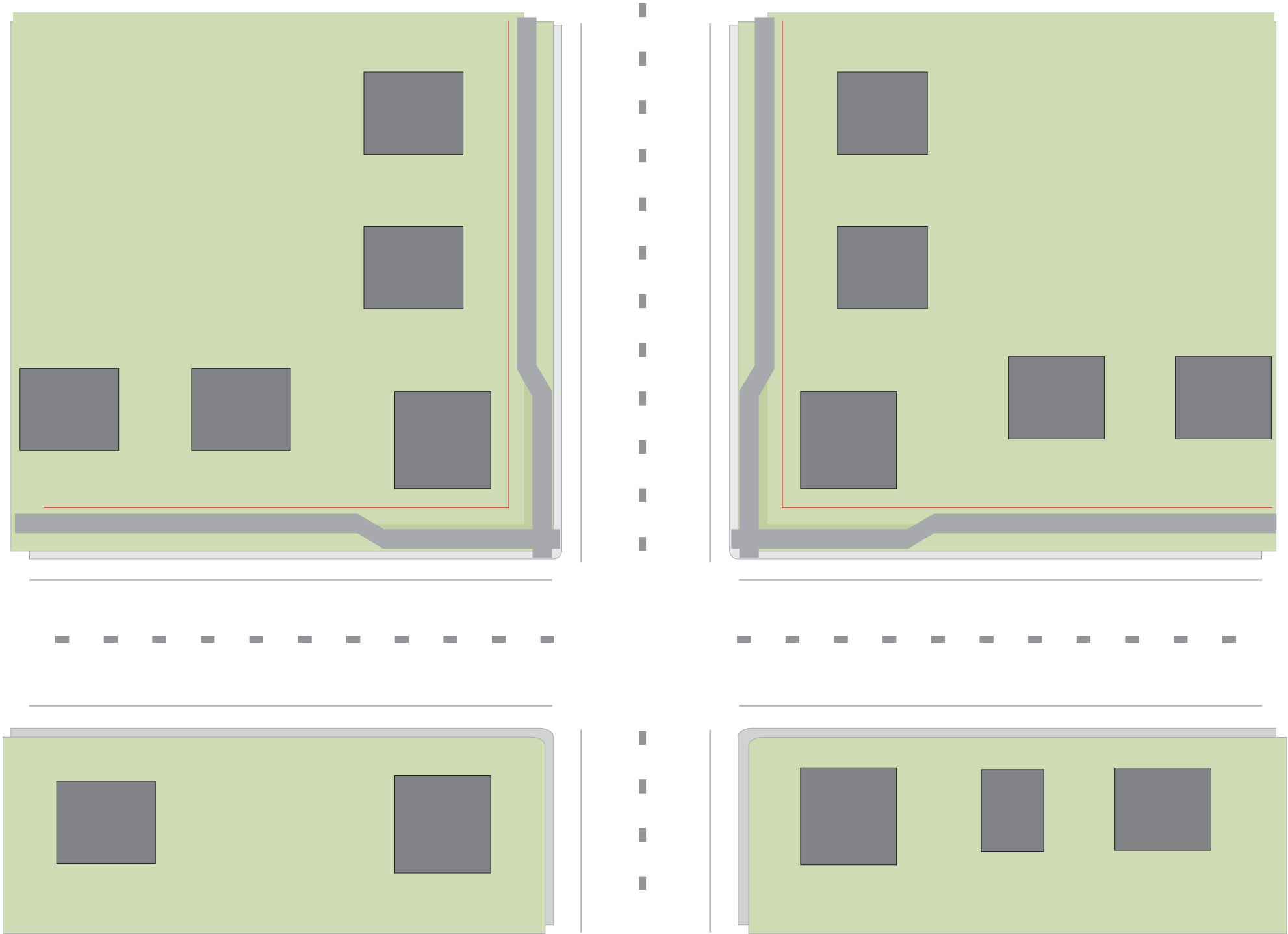


Downtown core with double sidewalks in area of general amenities - unified and connected (including double sidewalks on southern Victoria Street as feeder street)

Georgian Trail  single sidewalks  double sidewalks  general amenities 



Optional sidewalk reconfiguring where homes at corners are closer to road than other homes



IN SUMMERY

It may have appeared overwhelming but please take some time to look over again and take in some of the drawings. These are just some ideas and ways to approach the future and growth of our community with a plan and vision in mind. I'm sure there are even more and better ideas than what is shown here!

Because this is such a permanent reconstruction and will effect us for a very long time, I really think this is the opportunity where we need to plan for the future and the **bigger picture!**

I feel we need to have more of a full community plan rather than a small sectioned, piece by piece with tunnel vision style approach...and I feel this was lacking in the earlier provided presentations to council.

IMPORTANT - I really think someone needs to determine what area is classified "The Downtown Core". Then this area should be treated a little different than the areas beyond. Every community has a downtown core....I feel it would be advantageous to review a few other small communities and study their downtown core area and what works. Our community is growing very quickly so I feel this is the time to address these views and have a master plan moving forward.

We need someone at the helm with a Strong Interest, Vision, Foresight and some Compassion to help build and direct the future of our beautiful community. We just don't want to keep making the mistakes moving forward that we have seen in the past. I think we all want the same thing with positive results and a great future!

I also feel that it is IMPERATIVE that we have all studies that are currently ongoing completed prior to the final design and plan, to make sure we are not putting the cart before the horse and missing important pieces of the puzzle.

IN CLOSING - I want to thank you for your time and consideration and hope that we can all work together and that we plan for a beautiful community where we live safely in peace and harmony. Please consider the future and development of our community!

Please be safe and healthy during this unsure time of COVID 19.

Best Regards,
Eric Neumann