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Date: October 1, 2018
To: Mayor and Council
Author: Shaun Martinho, Manager of Public Works
RE: Cottam Woods Phase 3A Sidewalk Petition
Report No.: MS 2018- 44

AIM

To advise council relative to the planned installation of sidewalks for Phase 3 of Cottam Woods Sub-Division and review concerns expressed by residents in the affected area.

BACKGROUND

During a delegation presentation at the August 27th, 2018 Regular Meeting of Council residents from Cottam Woods Sub-Division outlined specific concerns related to the planned construction of sidewalks within the development. Mr. Justin Snelgrove presented the petition on behalf of certain residents of Joaney Lane. He expressed concerns as outlined therein, and is requesting that there be no sidewalks installed on both sides of Joaney Lane (See Appendix A).

Furthermore, during a delegation to council on August 24, 2015 the developer, Mr. Gary Taveirne, requested the option of providing the municipality with cash-in-lieu of sidewalks. Specifically, "to utilize the funds that would have been expended on the installation of sidewalks toward beautification of the interlock boulevard, and improvements to Veriena Blvd".

Using estimates provided by Mr. Taveirne in 2015, the Town would have needed to invest an additional \$31,075.00 to upgrade Veriena Blvd (See Appendix B). Proposed works would have included milling and paving the road and improvements in the center islands. As such the following motion was made by council:

641-2015 Moved by G. Queen, seconded by T. Neufeld defer discussion re: Proposal of G. Taveirne re: cash in lieu of sidewalks re: Phase 3 Cottam Woods Subdivision to 2016 Municipal Budget deliberations.

Unfortunately, this project was not included within the 2016 capital schedule.

DISCUSSION

Municipal services for Phase 2 of Cottam Woods Sub-division were constructed in 1998 by agreement with the former Township of Gosfield North. The development did not use the standard urban cross-section design consisting of buried storm sewers, curbs, and sidewalks. Instead storm water is managed using road side swales and catch basins in the boulevards.

During the construction of homes several of the swales were infilled which resulted in flooding during heavy rain storms. To address these issues the Town reinstated the swales and drains as per the original design. To help mitigate any future flooding concerns Phase 3 of the development was approved with an urban cross section in accordance with the Town's current Development Standards Manual.

To satisfy the requirements of the site plan for Phase 3, the developer is required to include a 1.5m (5ft) concrete sidewalk with boulevard along both sides of Joaney Lane. However, egress in and out of the development necessitates travel through Phase 2, via Veriena Blvd, before entering Phase 3. Therefore, as identified in the petition, the construction of new sidewalks on Joaney Lane will not tie into the Town's current sidewalk system.



According to the Town's 2018 street scan, the average Pavement Condition Index (PCI) for Veriena Blvd is 68.5. Based on this criteria, this road does not meet the requirements for a Mill and Pave as requested in the original delegation. As such, after consultation with the developer, any work completed on Veriena Blvd will not exceed the amount the Town receives as cash-in-lieu of sidewalks. Proposed improvements would include replacement of the interlocking brick within the islands, the addition of new tree planters, and asphalt repair's in the road (Appendix C).

LINK TO STRATEGIC PLAN

To become a leader in sustainable infrastructure renewal and development.

FINANCIAL CONSIDERATIONS

Historically, when considering requests for cash-in-lieu of sidewalks, the rate paid by the developer is calculated based on the Town's current unit rates. The rate received by the Town in 2018 for sidewalk installation was 60.00 per meter. Therefore, based on 675 meters of sidewalk the municipality will receive \$40,500.00 plus HST to be utilized for restoration works on Veriena Blvd.

CONSULTATIONS

Municipal Services in consultation with the developer.

RECOMMENDATION

That Council accepts the recommendation to receive \$40,500.00 plus HST for cash-in-lieu of sidewalks for Cottam Wood's Sub-Division and that these funds be allocated towards replacement of the interlocking brick islands, the addition of new tree's, and asphalt patching in the road.

Respectfully submitted,

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