



Staff Report

Infrastructure & Public Works

Report To: Committee of the Whole
Meeting Date: May 14, 2018
Report Number: CSPW.18.038
Subject: Letter to Residents Regarding Paving of Lake Drive
Prepared by: Reg Russwurm, Director of Infrastructure and Public Works

A. Recommendations

THAT Council receive Staff Report CSPW.18.038 entitled, "Letter to Residents Regarding Paving of Lake Drive";

AND THAT Council approve Staff providing the property owners fronting Lake Drive a concept cost estimate for the paving of Lake Drive in order to determine interest in the project proceeding to a formal petition;

AND THAT Council direct Staff to prepare a report outlining the feedback from the property owners for Council's consideration to advance or not advance the O.Reg. 586/06 Local Improvement Charge petition.

B. Overview

This Report provides information on the concept design and costs for paving of Lake Drive from the 10th Line to the westerly limits, and seeks Council's direction to send a letter to the benefiting property owners to gauge their interest in the project and the associated cost assessment.

C. Background

On May 24, 2017, a resident of Lake Drive sent correspondence to Town Council requesting efforts to be taken to consider improving the road surface of Lake Drive in Thornbury (Attachment #1). A map of the area is provided as Attachment #2.

Council received this correspondence with a recommendation passed May 29, 2017 as follows:

THAT Council of the Town of The Blue Mountains acknowledges receipt of the correspondence dated May 24, 2017 from D. Bruce Sinclair requesting road improvements to Lake Drive;

AND THAT Council direct Staff to prepare a report back to Council regarding road improvements to Lake Drive.

The project was presented to Council during the 2018 Capital Budget deliberations. Council directed Staff to determine the interest of works from the residents before the allocation of budget resources.

D. Analysis

Staff have evaluated the existing conditions of Lake Drive and determined conceptually the Works necessary to ensure the pavement achieves its full 20 years of life. To achieve good life cycle value from the pavement, the Town needs to ensure the road structure is adequately constructed and drained prior to paving. Since the road doesn't have road side ditches and is constrained by road side obstructions such as trees and hydro poles as evident in Attachment #3, Staff have considered the installation of tile drains on each side of the road to achieve economical drainage. Tile drains are not generally the preferred means by which to achieve road structure drainage in a rural environment, however to minimize the removal of trees and other obstructions, Staff feel it is acceptable on this low volume road. To outlet the tile drains, the Town will require several 4m wide easements across private property to install drainage piping to Georgian Bay. At a conceptual level, Staff have determined that 4 or 5 drainage easements will be required. A preliminary design will have to be prepared by an engineering firm before the number and location of easements is known with certainty, but generally an outlet will be required at each low point in the road.

Staff have prepared a concept cost estimate for the paving of Lake Drive and have prepared a letter to be sent to the residents along Lake Drive. A copy of the draft letter is provided as Attachment #4. The primary purpose of this letter is to introduce the property owners to the project under consideration, and to determine if there is an appetite to undertake the project and in particular, if the residents are open to funding the improvements. Once Staff determine if there is willingness to undertake and fund the Works, Staff will facilitate the preparation of a petition in favour of the Works per clause 9 (2) of the Local Improvements Charges Regulations, O.Reg. 586/06.

E. The Blue Mountains Strategic Plan

Goal #2: Engage Our Communities & Partners

Goal #5: Ensure Our Infrastructure is Sustainable

F. Environmental Impacts

None at this time however should the project proceed, adequate measure will be taken to restrict the construction impact on the natural environment.

G. Financial Impact

As this time, there is no direct financial outlay. Staff resourcing will be utilized to advance the petition if there is interest to do so.

The conceptual cost to install the appropriate drainage infrastructure and asphalt pavement is \$775,000 funded by benefiting property owners via local improvement charges as permitted within O.Reg 586/06. Since Lake Drive is a local road with one access point and its paving doesn't provide a wider community benefit, Staff feel funding using local improvement charges is appropriate. The primary cost allocation tool within the regulation is based on the property's frontage.

For illustrative purposes only to introduce the project to the property owners, Staff have estimated the frontage cost at around \$795/m (\$775,000 / 975m of benefiting property frontage). The range of costs per property will be from a low of \$11,000 to a high of \$47,900 based only on the frontage cost. The final cost allocation will be per O.Reg. 58/06 Local Improvement Charges Regulations. Depending on the future decisions of Council with respect to possible increases and reduction permitted under the regulation which can be complicated, the frontage costs may vary, be restricted, or include the Town assuming a share of the costs. Some of these decisions may need to be made by Council prior to the advancing the petition.

H. In consultation with

Senior Management Team
Michael Campbell, Construction Coordinator
Sam Dinsmore, Deputy Treasurer / Manager of Accounting and Budgets

I. Attached

1. Correspondence from D. Bruce Sinclair, Resident of Lake Drive, May 24, 2017
2. Location Map of Lake Drive
3. Image of Lake Drive, April 2018
4. DRAFT Letter to the Benefiting Property Owners along Lake Drive regarding the Paving of Lake Drive

Respectfully submitted,

Reg Russwurm

Reg Russwurm, MBA, P.Eng
Director of Infrastructure and Public Works

For more information, please contact:
directoripw@thebluemountains.ca
519-599-3131 extension 260

May 24, 2017

To → Reg Russworm
CC John McKean
Director of Infrastructure
Town of Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, On, N0H2P0

RECEIVED
MAY 24 2017

TOWN OF THE BLUE MOUNTAINS
PER: _____

Attention Reg

I am writing to request planning efforts be undertaken to consider improving the road surface of Lake Drive in Thornbury with a covering such as "chip and tar" found on many secondary streets in the town.

I am representing many of the residents of the street that find the recurring condition of pot holes; gravel that makes using the road difficult for walkers, bikers and wheelchair users; and unrelenting dust that makes living on our street less desirable. I don't believe that there is another street in Thornbury with our density of residences that has this poor level of road conditions.

By way of background, I have heard from town employees that "the residents of the street didn't want to pave the road back when the decisions were made on this project". I would like to set the matter straight on this issue. I, and several of my neighbours, attended every public information session and we remember very clearly the process. At one of the meetings early on, we were presented with an either/or solution of what we have today or a fully paved road with curbs, additional widening that would cause a number of the homeowners to lose most of their front yards and parking. The cost be an additional \$5K to \$10K per household. The presentation was presented in a way to push some homeowners against supporting the fully paved solution with curbs etc. The majority of the feedback was to try and keep the road as narrow as possible but meeting the requirements for the emergency vehicles and garbage pickup. Everyone still wanted a surface like chip and tar.

In the last wrap up meeting, the residents inquired about surfacing the road similar to Cameron Street. We were told very specifically that the type of bed that we had built for our new road would take 2-3 years of settling before chip and tar could be considered and that would be a budget consideration at a later date. We were told that there was no money in the budget for this work in the near term. This was approximately 5 years ago. The current maintenance cost must be high.

Our street has added several new homes in the past few years and I am sure you would agree it is a strong tax base for the town. Something must be done to improve our road conditions.

After talking with several home owners, we are prepared to take whatever steps necessary to get the support of the town to undertake a study before the September budget process and give fair consideration to improving the street condition.

Please advise what the best steps would be for us to be given cooperation and consideration to improve the road situation on Lake Drive.

Sincerely, D. Bruce Sinclair,

CC: R. Russworm

Aerial Map of Lake Drive



Image of Lake Drive – April 2018





Town of The Blue Mountains

32 Mill Street, Box 310
THORNBURY, ON N0H 2P0
www.thebluemountains.ca

OFFICE OF: Reg Russwurm, MBA, P.Eng.
Director of Infrastructure & Public Works
Email: directoripw@thebluemountains.ca
Phone: 519-599-3131 Ext 260

Regular Mail

May XX, 2018

Resident
Address
TOWN, ON
Postal Code

RE: Paving of Lake Drive – Determination of Interest

Dear xxx

In response to a request from a resident along Lake Drive, Town Council considered the paving of Lake Drive during their 2018 Budget deliberations. Council directed Staff to prepare a concept cost estimate and contact property owners to judge the general interest from the benefiting property owners for the paving of Lake Road along with the associated assessed costs.

Staff have evaluated the existing conditions of Lake Drive and the works necessary. To achieve good value from the pavement over its life, the Town needs to ensure the road structure is adequately constructed and drained prior to paving. Since the road doesn't have road side ditches and it would be quite expensive to install them, Staff have considered installing tile drains on each side of the road to achieve economical drainage of the road base. To outlet the tile drains, the Town will require several 4m wide easements across private property to install drainage piping to the Bay. A preliminary engineering design will be needed before the number, size and location of easements is known with certainty, but generally an outlet will be required at each low point in the road. At a conceptual level, Staff have determined that 4 or 5 drainage easements 4m wide will be required.

The conceptual cost to design and install the appropriate drainage infrastructure and asphalt pavement (the "Works") is \$775,000. Since Lake Drive is a local road with one access point and its paving doesn't provide a wider community benefit, Staff will be recommending to Council

that the project be funded via local improvement charges. That is, the cost of the Works are shared among those that benefit from the Works with cost recovery via O.Reg. 586/06 Local Improvement Charges Regulation (link: <https://www.ontario.ca/laws/regulation/R06586>). The primary cost allocation method is based on your property's frontage length along the road. The final cost assessment calculation is fairly complicated based on lot frontage and other factors. For illustrative purposes only within this letter to estimate costs, Staff have calculated the total frontage of benefiting properties to be approximately 975m, and as a result, the linear frontage cost is estimated to be around \$795/m length (\$775,000 / 975m). The range of costs per property will be around from a low of \$11,000 to a high of \$47,900.

To iterate, the primary purpose of this letter is to introduce you to the project under consideration and to judge if there is general interest to undertake the Works. If there appears to be adequate endorsement, Staff will facilitate the preparation of a petition in favour of the Works per clause 9 (2) of O.Reg. 586/06. There will be several decision opportunities during the project to consider whether to continue with the project including petitioning against the Works under clause 9 (3).

Please provide your feedback to Ms. Jenny Haines, 32 Mill Street, Box 310, Thornbury, NOH 2P0 or [REDACTED] by June ##, 2018.

If you have any additional questions or concerns, please contact me at the coordinates above.

Yours Truly,

Reg Russwurm, MBA, P.Eng.
Director of Infrastructure & Public Works Department
Town of The Blue Mountains, ON
RR/jh

Enclosed: (1) Determination of Interest Form

CC: Mayor and Council, Town of The Blue Mountains (via email)
Shawn Everitt, Interim CAO, Town of The Blue Mountains (via email)
Michael Campbell, Construction Coordinator, Town of The Blue Mountains
IPW File: I71-0000-02



Town of The Blue Mountains

32 Mill Street, Box 310
THORNBURY, ON N0H 2P0
www.thebluemountains.ca

Date

Resident Name

Address

Town, ON

Postal Code

Determination of Interest

By selecting **one** of the boxes below, please let us know your interest:

- I am interested in participating in a petition for the paving of Lake Drive
- I am not interested in participating in a petition for the paving of Lake Drive

Property Owner Signature: _____ Date: _____

Please Print Name: _____

Property Owner Signature: _____ Date: _____

Please Print Name: _____

Please submit your determination of interest by June, ##, 2018 to:

Attn: Jenny Haines

32 Mill Street, Box 310,

Thornbury, ON, N0H 2P0

Email: ipwinfo@thebluemountains.ca