



## The Corporation of the Town of LaSalle

|                     |  |                           |   |
|---------------------|--|---------------------------|---|
| <b>Date</b>         | November 29, 2017  | <b>Report No:</b>         | PW-40-17<br>(2018 Budget Deliberations) |
| <b>Directed To:</b> | Mayor and Members of Council   | <b>Attachments:</b>       | ~ Bouffard Road sketch                  |
| <b>Department:</b>  | Public Works   | <b>Policy References:</b> |   |
| <b>Prepared By:</b> | Peter Marra, P.Eng. – Director of Public Works<br>&<br>Jonathan Osborne, P.Eng. – Manager of Engineering |                           |   |
| <b>Subject:</b>     | Bouffard Road – Malden Road to Disputed Road request for sidewalk  |                           |   |

### RECOMMENDATION:

That Council approve \$125,000.00 in the 2018 budget for environmental assessment for Bouffard and Disputed.

### REPORT:

This report has been prepared in response to a presentation to Council at the October 24, 2017 Council meeting from a resident on Bouffard Road requesting a trail be constructed on their street.

#### Description of Existing Characteristics of Bouffard Road

The section of Bouffard that is the subject of this report is between Malden Road and Disputed Road. This section is approximately 2500m in length (see enclosed sketch). The current cross section is rural cross section consisting of a 6.0m – 6.75m wide paved road roughly centered in a 20.0m wide right-of-way with roadside ditches on either sides

About 1400m of this stretch of road from Disputed Road is highly developed with single-family homes fronting Bouffard. For this same stretch of road there is an existing watermain, which was installed around the 1960's. These houses are not serviced with sanitary sewer and all houses are serviced only with private septic systems. Sanitary sewer only exists on Bouffard, between Malden and Diotte Drive.

Storm drainage for the road and the adjoining properties is primarily handled through roadside ditches. Most of the roadside ditches remain as open drains while some sections have been enclosed at the expense of the respective benefitting property owner. There are two major

municipal drains crossing this section of Bouffard Road consisting of the West Branch of the Cahill Drain and the East Branch of the Cahill Drain.

Approximately 1100m of the Bouffard, from Malden, is still developable. The Town currently does not have any active development submissions on this section of Bouffard at the time of writing this report, but we understand developers are working towards developing this area in the near future.

### **Proposed Request**

The proposed request is to provide a walking trail on one side of Bouffard. Unfortunately, implementation of this request given the existing characteristics of the road becomes problematic and costly.

Simply installing a trail will involve at least enclosing/reconstructing the drainage ditch on one side the road and extending the two municipal drain crossings. The approximate construction cost to doing this work is summarized in the following chart.

|                                   |                        |
|-----------------------------------|------------------------|
| Storm sewer work                  | \$ 2,000,000.00        |
| Municipal drain extensions        | \$ 50,000.00           |
| Trail                             | \$ 700,000.00          |
| Total (construction estimate)     | \$ 2,750,000.00        |
| Contingency and engineering (25%) | \$ 687,500.00          |
| <b>Total Project Estimate</b>     | <b>\$ 3,437,500.00</b> |

It should be noted that the above construction estimate only involves partial storm sewer work, trail and no other work. There is a need for a number of other works to occur in this area such a sanitary sewer installation, reconstruction and extension of the watermain, dealing with the remaining ditches, and ultimately road reconstruction. When reviewing the additional work this will push the construction estimate up to about \$10.2 to \$11 million.

If the trail work was to proceed in the absence of any of the other works, this will cause disruption to the area on a number of occasions, the cost for the additional work in the future to be more costly and servicing for development purposes more costly.

### **Proposed Move Forward Steps**

It is administrations recommendation to not proceed with the installation of a trail at this time and as such, this project has not been included in the 2018 budget.

However, administration is recommending that an environmental assessment (EA) of Bouffard, Malden to Disputed, be completed in 2018. This EA is proposed to also include Disputed Road from Huron Church Line to Seven Lakes Boulevard as well. Budget for this EA is \$125,000.00 and has been included in the proposed 2018.

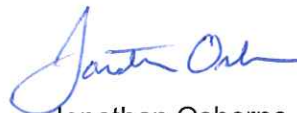
This EA will be a public process to solicit feedback from the directly affected residents. The EA will look at short term and long term needs of the road configuration, needs for various utilities, how development will integrate into these roads and ultimately a final solution with projected probable construction cost. Once the EA is completed, Council will be in a position of understanding the ultimate needs of the area, ensure the public is aware of the issues and the project and to budget for implementation/construction in future budgets.

Administration has included the section of Disputed into the EA because this section of Disputed is very similar to Bouffard in characteristics and will be facing future development proposals and the same challenges as well in the near future.



Respectfully submitted,



Peter Marra, P.Eng.  
Director of Public Works

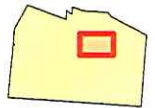


Jonathan Osborne, P.Eng.  
Manager of Engineering

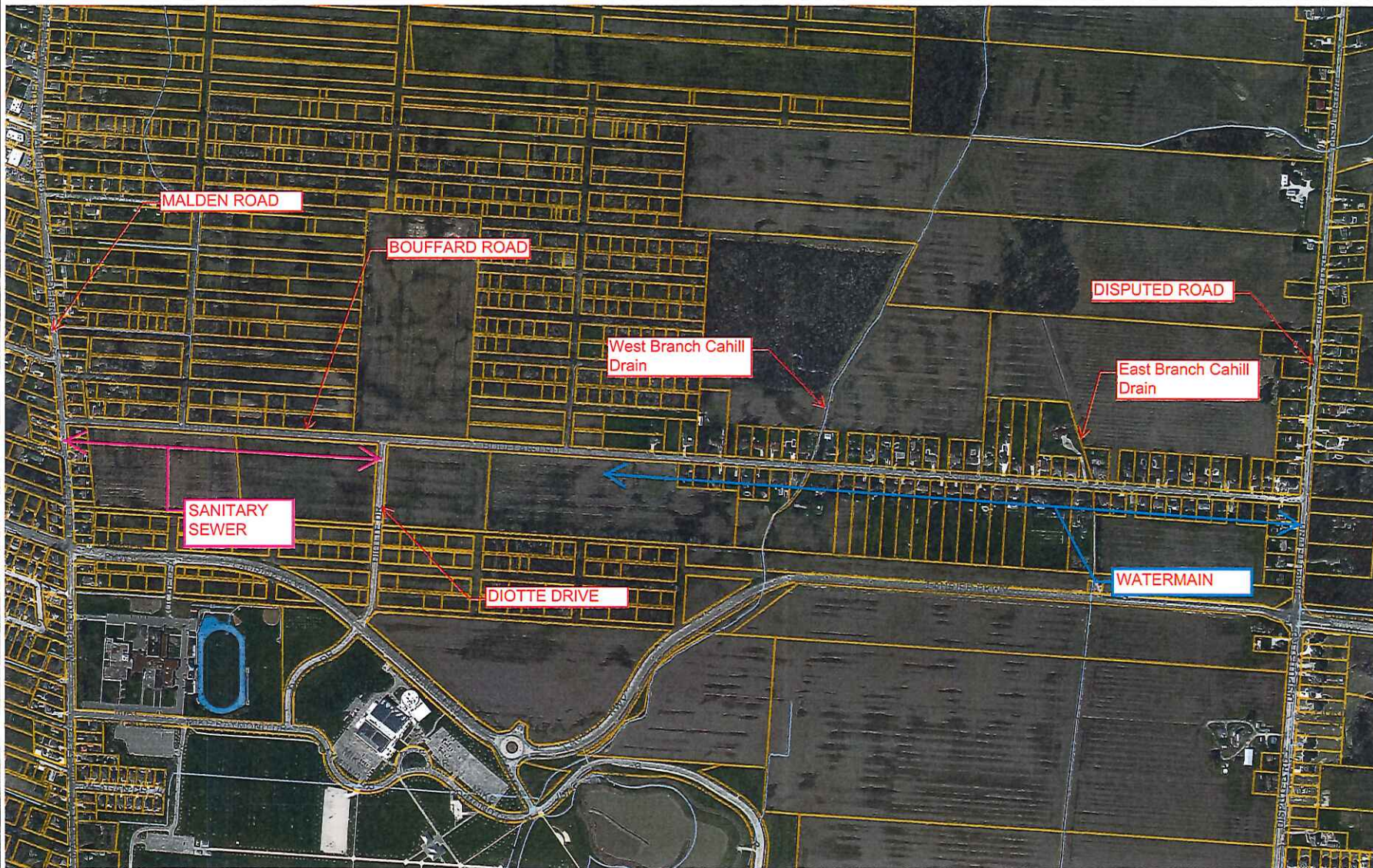
| Reviewed by:  |   |        |              |          |              |          |      |
|---|---|--------|--------------|----------|--------------|----------|------|
| ✓ CAO   | Treasury  | Clerks | Public Works | Planning | Cult. & Rec. | Building | Fire |
|  |  |        |              |          |              |          |      |



# Bouffard Road



- Legend**
- Essex Terminal Railway
  - Water Features
  - Parcels



Scale: 1: 7,500



0 113.11 226.22 Meters

Printed: 11/29/2017

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
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Notes