



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Peter Marra, P.Eng. – Director of Public Works
and
Larry Silani, M.Pl., MCIP, RPP – Director of Development and
Strategic Initiatives

Department: Public Works

Date of Report: October 16, 2020

Report Number: PW-24-20

Subject: Meo Boulevard Trail Construction

Recommendation

That the report of the Director of Public Works and the Director of Development and Strategic Initiatives dated October 16, 2020 (PW-24-20) regarding the asphalt trail on Meo Boulevard BE RECEIVED and that Council CONCUR with continuing to install and maintain an asphalt trail in the locations noted within this report.

Report

This report is prepared in response to a request to appear before Council from Mr. Pollock who is representing municipal address 7229, 7233, 7237 and 7241 Meo Boulevard. Enclosed as **Attachment 1** to this report is Mr. Pollock's submission. Furthermore, a subsequent supplemental submission was received from Mr. Lascak from 7229 Meo Boulevard, which is enclosed as **Attachment 2** to this report.

The premise behind these requests from these residents, is that a proposed asphalt trail was and/or has been constructed in front of these residents on the Town own right-of-way and these residents are requesting that Council remove this requirement and construct a concrete sidewalk in its place.

For address of 7229 Meo Blvd, the asphalt trail already exists, and for the other three addresses the asphalt trail is to be constructed as part of the Donato Subdivision at no cost to the Town.

Background

Meo Blvd, is designated as a collector road in our approved Official Plan and Transportation Master Plan (TMP). This designation has been applied to this roadway to ensure that the necessary right of way width, cycling infrastructure and pedestrian facilities are constructed for the safety and convenience of residents travelling by foot, by bike and by car along a road that will carry moderate volumes of traffic to/from the surrounding residential neighborhood and to other existing and planned neighborhoods, parks, schools and shopping districts.

This collector road is being built in stages, and will extend northerly from Seven Lakes Drive, to Laurier Parkway, and then further north as those lands development to Sandwich West Parkway.

Collector roads within the Town are designed to accept traffic from multiple local streets, and move vehicular traffic, bikes and people efficiently and safely to larger and busier arterial roads, such as Laurier Parkway, Malden Road, and Huron Church Line.

Because collector roads are meant to carry more traffic then local roads, the Town, through our various master plans, has built off road (in-boulevard) active transportation facilities on these streets – to ensure that young children, older adults, persons with mobility issues and all other residents are able to safely walk and ride their bikes to their friends homes, to parks, to schools, and to other community and commercial destinations.

Since 1999, the Town has built an extensive network of in-boulevard, on-road and off-road multi-use trails and bike lanes throughout the urban area of LaSalle. This network has been widely supported and used by the residents of LaSalle, and it is recognized by public health authorities and safety agencies as being one of the most important features that has contributed to LaSalle being a safe and healthy community.

In 2018, Council adopted the following Active Transportation Policies as part of the Town's new Official Plan:

The Town will support walking and cycling as attractive modes of transportation by:

- *Utilizing a complete streets approach to the design of new streets, as well as the reconstruction, repair and maintenance of any right-of-way in the Town;*
- *Requiring the development of high quality bicycle and pedestrian facilities on public right-of-ways in new developments, and ensuring those facilities create linkages to key destinations, as well as the sidewalk and trail systems;*

- *Ensuring all developments are planned, designed and developed to ensure the safety and efficient movement of cyclists and pedestrians, with a highly inter-connected street network;*
- *Prioritizing safety considerations for pedestrians and cyclists when designing new or upgraded intersections.*

In this particular instance, the in-boulevard multi-use trail that is being built along the east side of the Meo Blvd Collector Road (together with the sidewalk that is being built along the west side of this street) will provide the required active transportation infrastructure that is needed to safely and efficiently move pedestrians and cyclists of all ages and abilities to/from this new residential neighborhood to nearby parks, and to the new residential neighborhoods that will be built to the north of this development – inter-connecting with the existing in-boulevard trail that exists along Laurier Parkway, and eventually extending to new neighborhoods and trails that will be built along and to the south of Sandwich West Parkway.

The proposed asphalt trail on Meo Blvd, is an integral component of the Town's long-standing vision to make LaSalle a "Healthy, Vibrant and Safe" community. Current and past Councils have received great praise and accolades for their forward thinking and currently well-developed active transportation system throughout the Town. This includes various types of facilities, through wood lots, along roads and drains. This network is continuing to grow as development occurs to provide a well-connected system.

The system has been developed with a few key pillars in mind and they are as follows;

1. Provide a well-connected system so that various neighborhoods and our residents can make connection with their family and friends in another neighborhood;
2. Provide and promote a reduced reliance on fossil fuel driven modes of transportation;
3. Provide a system that is adaptable and provides for adequate user friendliness of various skills levels and comfort for users of all ages and abilities;
4. Finally, and maybe most important, **develop a system that provides for safe movement of pedestrian and cyclist throughout the Town.** This is a key component to Council direction over the last few decades and continues to be a key focus for pedestrian and cyclist safety throughout the Town.

The asphalt trail on Meo Blvd is part of an overall vision and part of the Active Transportation Master Plan (ATMP). This proposed trail is considered a multi-use trail. This physically separated asphalt trail facility is known to be the preferred facility type that is used by a large segment of the general population. Not only for bike riders, but other

forms of active transportation. As opposed to on road bike lanes, which are attractive to the very well experienced and more mature bike riders only.

Currently today, this proposed asphalt trail seems to begin and stop within the Donato and Seven Lakes Development. However, this asphalt trail connection is a well thought out extension of the Town's overall active transportation network/trail system. And over time, and through development proposals, it will continue to grow and be expanded at little to no cost to the LaSalle taxpayers. In 2021, we expect this in-boulevard facility will be extended to the north, to inter-connect with the Laurier Parkway in-boulevard trail, as part of the servicing of the Harmony Lakes development.

The notion of trails being constructed out of asphalt is also a long-standing commitment from the Town. The asphalt trails surface are approximately anywhere from 2.5m to 4.0m wide and allows for a smoother surface for cyclists, roller bladders, walker, joggers, alike.

There is also a long-standing notion that sidewalks are made from concrete. Concrete has multiple joints, usually some type of rough finish and are usually about 1.5m wide. Having different types of surfaces for the different types of facilities sends a message to the users of what can and cannot occur on each. For example, bike riders should not be using a concrete sidewalk.

Existing Trails/Previous Similar Requests

These facilities already exist within our Town in various existing neighborhoods and new developed areas. For example, in the Forest Trails Subdivision, an asphalt trail was constructed in front of houses through driveways on Disputed Road and LaSalle Woods Blvd. The Town has also constructed these types of facilities through driveways on Huron Church Line, Todd Lane, Golfview, Martin Lane to name a few.

In the recent past, particularly, the section on Disputed Road, between Huron Church Line and the roundabout, the Town was faced with a petition to remove the requirement of the asphalt trail and instead construct a concrete sidewalk. This matter was brought before Council at the July 24, 2018 Council meeting and Council decided to continue with the planned asphalt trail and that has been constructed and installed today. Enclosed to this report as **Attachment 3** is a copy of the administration Council report and the meeting minutes of the decision that was made at the July 24, 2018 Council meeting.

Picture of Disputed Road, looking west from Silver Maple Road



Picture of LaSalle Woods Blvd, looking east from Chestnut Street



Closure

It should also be noted, as this asphalt trail continues to extend northerly, it will cross in front of other new proposed homes and the Town may be faced with similar requests from future residents.

The residents, at 7233, 7237 and 7241, should have been made aware of this requirement. These three homes are part of the Donato Subdivision. The requirement for the asphalt trail was part of the subdivision design and part of the sub dividers agreement. This agreement is registered on title for these properties and anyone who did title searches before purchasing the lots should have read and informed themselves of this requirement. The developer, at the time of purchase and sales of the lots, was required to advise these three residents of this requirement.

The resident at 7229 Meo Blvd was part the Seven Lakes Subdivision. When that phase of Seven Lakes was developed, the ATMP was in its inception. However, as this development was built and prior to the developer finishing the surface works and sidewalks, the Town was then aware of the overall plan for the asphalt trail network and this connection on Meo Blvd from Seven Lakes Drive northerly. Therefore, as part of finalizing this phase of Seven Lakes, the Town completed, in partnership with the developer, the asphalt trail was constructed.

The trail in front of 7229 Meo Blvd has been in place for well over two. The owner of this property was aware of the trail in October 2018, indicated through correspondences they had with the developer, that was submitted and contained in Attachment 2, and there is no mention of this trail being temporary nor any communication with the Town since then.

The recommendation of this report is that Council concur and continue with the proposed planned asphalt trail in front of the three lots in the Donato Subdivision and continue to maintain the trail in front of 7229 Meo Blvd. This recommendation is in keeping with the Council adopted policies, action plans and long-standing best practices as noted in this Staff Report --- for the overall safety and well-being of existing and future LaSalle residents.

Risk Assessment

Council should be aware, that removal of this trail may pose liability risk into the future. Should a pedestrian be using the area out on Meo Blvd where this trial is proposed to be located, and through this request, it is in fact removed, and in the future a pedestrian is

forced to use the road, and gets hurt, this will draw the Town into a significant liability claim.

It should also be noted that all residents in the Donato Subdivision have the very same agreement registered on title as 7233, 7237 and 7241 Meo Blvd. and as such they are all aware that a trail is supposed to be built in this area.

Consultations

This report has been prepared jointly with the Director of Development and Strategic Initiatives.

Financial Implications

If the report is approved as recommended there is no financial impacts on the Town. Should something different than what is recommended be approved, there may be a financial burden on the Town.

Prepared By:



Director, Public Works

Peter Marra, P.Eng.
Director of Public Works



Director, Development and
Strategic Initiatives

Larry Silani, M.Pl., MCIP, RPP
Director of Development and
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Link to Strategic Goals

	Enhancing organizational excellence
yes	Sustain strong public services and infrastructure
	Strengthen the community's engagement with the Town
	Grow and diversify the local economy
yes	Build on our high-quality of life

Communications

	Not applicable
	Website
	Social Media
	News Release
	Local Newspaper
	Bids & Tenders
	Notification pursuant to the Planning Act

Notifications

Name	Address	Email
Tom Lascak		
Richard Pollock		

Report Approval Details

Document Title:	PW-24-20 Meo Boulevard Trail.docx
Attachments:	<ul style="list-style-type: none">- Pollock letter attachement 1.pdf- Lascak letter attachment 2.pdf- DS_48_2018 report and meeting minutes attachment 3.pdf
Final Approval Date:	Oct 20, 2020

This report and all of its attachments were approved and signed as outlined below:



Chief Administrative Officer

Joe Milicia