

ATTACHMENT 3 (5 pgs)

July 24, 2018 Council meeting report



The Corporation of the Town of LaSalle

Date:	July 18, 2018	Report No:	DS- 48 -2018
Directed To:	Mayor and Members of Council	Attachments:	Figure 1 & Petition received July 13, 2018
Department:	Development & Strategic Initiatives, & Public Works		
Prepared By:	L. Silani, M.Pl, MCIP, RPP Director of Development & Strategic Initiatives P. Marra, P. Eng. Director of Public Works	Policy References:	Council Adopted Strategic Plan and Official Plan
Subject:	Construction of Trails and Sidewalks in the Forest Trails Estates Subdivision		

RECOMMENDATION:

That Council re-affirm that the developer of the Forest Trails Estates subdivision is required to construct a new asphalt trail within the town-owned right of way along the north side of Disputed Road (between Silver Maple and the roundabout), as per the language and approved plans set out in the final approved and registered subdivision agreement.

REPORT:

A petition has been received from 5 new home owners located in Phase 2B of the Forest Trails Estates Subdivision (copy attached), requesting that *"the material used for sidewalk to be concrete cement instead of asphalt in front of 6179, 6181, 6183, 6185 and 6187 Disputed Road"*

Town Engineering and Planning Staff, have working collaboratively with Staff from ERCA and with the developer, to create and build a comprehensive network of safe and convenient active transportation facilities for cyclists, pedestrians, rollerbladers, and persons with disabilities within the Forest Trails Estates development.

Attached, please find a map (Figure 1) which depicts the location of the new asphalt trails and concrete sidewalks that the developer is required to build as part of all three phases within this new development.

Disputed Road (between Huron Church Line Road and the new roundabout) and LaSalle Woods Boulevard are both collector roads intended to carry higher volumes of vehicular traffic as compared to the adjacent local roads. Similarly, Huron Church Line Road is an arterial road that is designed to carry even larger volumes of traffic.

On these collector and arterial roads, asphalt trails are required to be built (in addition to concrete sidewalks) within the town-owned right of ways --- in order to create built environments for town residents of all ages and abilities to safely and conveniently walk, ride their bikes, push a stroller/wheelchair, and roller blade. The Council adopted Official Plan requires that 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.

It should be noted that what is being required in front of these five homes is no different from what the developer is required to build in front of the 21 new homes that will be constructed as part of Phase 3 of this development, and what has already been built beside one new home in Phase 1.

This same requirement was applied to the new homes that have been built south of Laurier Parkway on the east side of Disputed Road, where a new asphalt trail is being constructed in front of those homes. Similarly, a new asphalt trail will be built in front of the new homes on Meo Drive, from the Seven Lakes development heading north through the new Donato subdivision.

As part of the recent reconstruction of Todd Lane, a new asphalt trail was built in front of the all of the homes on the south side of Todd Lane, from Tenth Street to Elmdale.

What is being required at this location is no different from what is being required by the Town of LaSalle as part of all new developments, when a collector and/or arterial road is being constructed and/or reconstructed. In the Town of LaSalle, trails are made of asphalt (2.4 metres to 4 metres in width) and sidewalks are built with a concrete surface (1.5 metres in width).

This is all being done to enhance public safety, and to facilitate LaSalle residents of all ages and abilities being able to walk and ride their bikes safely within this growing community, and to live healthier lifestyles.

It should be noted that the development agreement for Phase 2 includes specific language and plans that provide all prospective purchasers with notice that an asphalt trail is being built at this location. This agreement was signed on October 13, 2015, and was registered on title against all of the affected lands on November 25, 2015. Subsection 5.8 of this agreement states that *"the Owners also shall, at their own expense, construct and install a 2.4 metre wide asphalt trail on the north side of that portion of Disputed Road from Huron Church Line Road westerly to and including the said roundabout."* The solicitor for each of these five new homeowners should have made them aware of this requirement before they bought their home.

For all of the above noted reasons, we strongly recommend that the existing asphalt trails as shown on the attached Figure 1 be built by the developer as approved --- with no change in material or facility type.

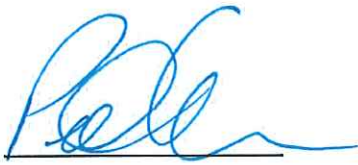
We are available to answer any questions you may have with respect to the contents of this Staff Report.

Respectfully,



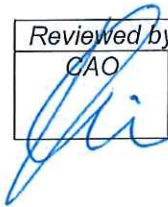
L. Silani, M.Pl., MCIP, RPP
Director of Development &
Strategic Initiatives

Attachment



P. Marra, P. Eng.
Director of Public Works

Reviewed by:						
CAO	Finance	Council Services	Public Works	Development & Strategic Initiatives	Culture & Recreation	Fire





ASPHALT TRAIL
CONCRETE SIDEWALK.

Excerpt from July 24, 2018 Council meeting minutes

C. DELEGATIONS

1. CONSTRUCTION OF TRAILS AND SIDEWALKS IN THE FOREST TRAILS ESTATES SUBDIVISION

P. Konkolowicz, 6185 Disputed Road, appears before Council regarding the material used for sidewalk/trail construction on the north side of Disputed Road between Silver Maple Street and Short Disputed Road, requesting to change from the proposed asphalt to concrete cement. Mr. Konkolowicz presents his position on behalf of residents of 6179, 6181, 6183 and 6187 Disputed Road.

275/18

Moved by: Deputy Mayor Bondy

Seconded by: Councillor Meloche

That the report of the Director of Development & Strategic Initiatives & Director of Public Works dated July 18, 2018 (DS-48-2018) regarding the construction of trails and sidewalks in the Forest Trails Estates Subdivision BE RECEIVED and that as per the language and approved plans set out in the final approved and registered subdivision agreement, the developer of Forest Trails Estates Subdivision BE REQUIRED to construct a new asphalt trail within the town-owned right of way along the north side of Disputed Road (between Silver Maple and the roundabout).

Carried.

D. PUBLIC MEETINGS AND/OR HEARINGS

E. REPORTS / CORRESPONDENCE FOR COUNCIL ACTION

1. FIRE COMMITTEE MEETING - JUNE 14, 2018

276/18

Moved by: Councillor Burns

Seconded by: Councillor Meloche

That the recommendations contained in the minutes of the Fire Committee Meeting dated June 14, 2018 BE APPROVED

Carried.

2. RFQ BACKHOE PURCHASE 2018

277/18

Moved by: Councillor Burns

Seconded by: Councillor Akpata

That the report of the Manager of Roads & Parks and Superintendent of Roads & Drainage dated July 9, 2018 (PW-34-18) recommending trading-in the current 1990 CASE SM Backhoe for the purchase of one (1) 2018 CASE Backhoe/Tool Carrier with one (1) Front Bucket and one (1) Rear Bucket from Kucera Canada at a cost of \$129,758.00 (+HST) including a three (3) year 3000 Hour Premier Warranty, BE APPROVED.

Carried.