



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Peter Marra, P.Eng. – Director of Public Works

Department: Public Works

Date of Report: November 12, 2020

Report Number: PW-27-20

Subject: Richmond Court Subdivision Sidewalk

Recommendation

That the report of the Director of Public Works dated November 12, 2020 (PW-27-20) regarding the Richmond Court Subdivision Sidewalk be RECEIVED and the Council CONCUR that Town administration work with the developer in completing the sidewalk as per the Richmond Court Subdivision agreement.

Report

This report is being prepared in response to a request from residents on Normandy Street to appear before Council on the matter of the sidewalk requirements of the Richmond Court Subdivision. This report is prepared in order to provide Council with the relative information as it pertains to this matter. A copy of the **resident's delegation request** is attached to this report.

The final proposed sidewalk for the Richmond Court Subdivision is shown on **Figure 1** attached to this report.

At the time of writing this report, the Town is only aware that objections appear to be for that portion of sidewalk on Normandy between Richmond and Seventh.

It is important to note, that Council and Town administration has for years, during new developments, worked diligently to ensure all new lots, are connected into the Town already established pedestrian facilities in a safe and efficient manner. This sometime, does require developments to construct sidewalks in front of existing houses and/or lots of record on Town property in order to achieve this objective. The Town has done this many times in the past and continues to do this in order to provide pedestrian safe

facilities for new and existing residents to safely walk around neighborhoods and connect with parks, trails, etc.

Background Information – 2308 and 2316 Normandy Street

The Richmond Court Subdivision was developed by T Rauti who is also the home builder on the lots. The lots were created in two distinct ways, with two lots on Normandy (2308 and 2316) created by a severance agreement and the remainder of the lots (8 on Richmond and 3 on Sovereign) were created by a subdivision agreement. Please refer to Figure 1 attached to this report for illustrated purposes.

The developer elected to proceed in the two separate ways, because they wanted to get lots on the market as quickly as possible. The notion of the two lots fronting Normandy already had most of the servicing in place, it was decided to proceed with a severance agreement for 2308 and 2316. This agreement was completed and executed in Dec 2015. At the time of the severance agreement, the developer was continuing to secure environmental approvals and worked with the Town to continue the final development details for the remainder of the lands. Final details of the sidewalk requirements were not known at the time of executing this severance agreement.

While finalizing the development of the remainder of the lands, the Town and developer finalized the sidewalk requirements August/September 2016. Enclosed as **Figure 2** is a drawing prepared by the developer's engineers showing the preliminary proposed location of the sidewalk.

At the time of finalizing the sidewalk location along Normandy, August/September 2016, 2308 and 2316 Normandy had not been built on yet. In fact, the building permit for these lots were issued April 11, 2017 and September 7, 2016 respectively. The Town recognized this fact and strongly iterated to the developer, who was also the home builder, that they needed to advise the prospective buyers of these homes about the future sidewalk requirements. The developer and home builder have acknowledged that this notification did take place.

Background Information – Remainder of Sidewalk on Normandy

As shown in Figure 2, the preliminary extents of the sidewalk impact on existing lots along Normandy was greater than what was eventually finalized. The original rational, as depicted in Figure 2, was to eliminate all uncontrolled pedestrian crossings of Normandy.

During the final stages of finalizing the development, the Town accepted the fact that there was a need for at least one additional pedestrian crossing on Normandy and as such you see what the final requirements are for sidewalk as shown in Figure 1. The

acceptance of one additional pedestrian crossing at Normandy/Sovereign was kept and brought forward.

The sidewalk that crosses 2320, 2330 and 2340 Normandy was kept in place to ensure the new lots on Richmond Court, including these properties, are safely connected into the Town's exiting sidewalk and trail networks at Normandy and Seventh. This was also kept in place to avoid a pedestrian crossing at Normandy/Richmond and bring pedestrians to an existing all way stop controlled intersection to cross Normandy.

2320, 2330 and 2340 Normandy Street were existing homes and/or lots of records at the time of finalizing the Richmond Subdivision agreement and as such there is nothing registered on title of these lots.

It should be further noted that the home at 2260 Normandy, was also an existing home and as such there is nothing registered on title of that property. But will be affected by the proposed sidewalk along their side yard.

If the removal of the sidewalk on Normandy occurs, this will put an all way stop and potentially two pedestrian crossing on Normandy all within a 300m stretch. There is a potential that vehicles may need to stop often within this stretch of Normandy, which is problematic from both a vehicular and pedestrian safety point of view.

Closure

As noted earlier, it has been a long-standing practice and policy within the Town of LaSalle to review all new developments to ensure new residents within those developments have safe access to the Town's existing pedestrian facilities through use of sidewalks and/or trails. This does sometimes require sidewalks and/or trails to be built on Town property in front of existing homes to achieve this objective and this has been done many times in the past and we believe it will continue into the future.

Five examples of where this has been implemented in other areas of Town are included as attachments to this report.

It is recommended that Council receive this report and that Council concur with Town administration to continue to work with the Richmond Court developer to finalize the sidewalk as anticipated as part of the developer's legal agreement with the Town.

Consultations

The residents that have requested delegation have been advised of this report.

Financial Implications

There are no financial impacts to the Town with respect to the recommendations of this report. All sidewalk identified to be completed are a requirement of the developer as part of a legal agreement.

Prepared By:

A handwritten signature in black ink, appearing to read 'Peter Marra', is positioned below the 'Prepared By:' heading.

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

Link to Strategic Goals

	Enhancing organizational excellence
X	Sustain strong public services and infrastructure
	Strengthen the community's engagement with the Town
	Grow and diversify the local economy
X	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
	2316 Normandy St	
	2330 Normandy St	
	2320 Normandy St	
	2340 Normandy St	
	2308 Normandy St	

Report Approval Details

Document Title:	PW-27-20 Richmond Court Subdivision Sidewalk .docx
Attachments:	<ul style="list-style-type: none">- Richmond sidewalk delegation request.pdf- richmond sidewalk figure 1.pdf- richmond sidewalk figure 2.pdf- PW-27-20 examples.pdf
Final Approval Date:	Nov 13, 2020

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



Chief Administrative Officer

Joe Milicia