



The Corporation of the Town of LaSalle

Date:	October 1, 2018	Report No:	DS- 58 -2018
Directed To:	Mayor and Members of Council	Attachments:	Figure 1 & Petition received August 7, 2018
Department:	Development & Strategic Initiatives, & Public Works		
Prepared By:	L. Silani, M.PI, 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:	Location of the new Asphalt Trail to be constructed within Phase 2B of the Forest Trails Estates Subdivision		

RECOMMENDATION:

That the required new asphalt trail to be built within the town-owned right of way, along the north side of Disputed Road (between Silver Maple and the roundabout), be allowed to be moved to a location within the publicly owned right of way that is no closer than 1.6 metres to the existing curb.

REPORT:

A petition has been received from 5 new home owners located in Phase 2B of the Forest Trails Estates Subdivision (dated August 7, 2018 -- copy attached), requesting that the asphalt trail to be constructed in front of 6179, 6181, 6183, 6185 and 6187 Disputed Road be moved to the curb or as close to the curb as possible.

Currently, as per the language and approved plans as set out in the final approved and registered subdivision agreement, and the final set of approved engineering drawings, this new 2.4 metre wide asphalt trail is to be built no closer than 3.95 metres from the curb. Within this 3.95 metre wide publicly owned “green” boulevard area, street lights, signage, and street trees are to be located and maintained as part of the municipally owned road right-of-way.

Streets are an important component of component of urban neighbourhoods, and they need to be designed and maintained to enable safe and convenient access for all users, including cyclists, pedestrians and motorists of all ages and abilities. When properly designed and built they make it safe and easy for residents to bicycle or walk to nearby schools, parks and visit friends, to take part in active healthy lifestyles. Tree-lined boulevards on streets are also vital elements of liveable, healthy neighbourhoods. Street trees planted in the publicly owned boulevards, along all new roads provide LaSalle residents with many benefits, including:

- Improving public safety, by physically separating cyclists and pedestrians from vehicular traffic, slowing down traffic, and creating safer and more pleasant cycling and pedestrian environments;
- Reducing storm water runoff and improving water quality, by absorbing and filtering rainwater;
- Improving air quality/human health and lowering greenhouse gas emissions, by reducing air pollutants, storing and sequestering carbon dioxide and reducing harm to humans related to direct exposure to UV rays;
- Slow deterioration of street pavement -- thereby reducing pavement maintenance costs;
- Improving habitat for birds, insects and other wildlife.

LaSalle Council and the broader community have understood these benefits, and have taken active steps to make sure that new developments being built in LaSalle have streets with tree lined boulevards and physically separated trails and sidewalks that result in safe, inviting and “great streets and neighbourhoods” which support active healthy lifestyles for all existing and future LaSalle residents.

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, and with street trees to be planted along all new streets built in the Town of LaSalle.

Below are two examples of residential streets that have been built as part of new developments in LaSalle, where in-boulevard asphalt trails are physically separated from the curb by tree-lined landscaped “green” boulevards.



It is important to remember that this section of Disputed Road is designated as a collector road, and is intended to carry larger volumes of traffic, and therefore having in-boulevard cyclist and pedestrian facilities physically separated from this vehicular traffic is an important public safety feature that needs to be maintained.

As part of informal discussions that have taken place with several of the affected property owners, a sketch was prepared to illustrate the location of the required asphalt trail in the public boulevard and to show its relationship to where existing homes have been built. On this sketch information was also provided by Staff to show what would happen if this trail were to be located closer to the curb. What is clear from this diagram is that no additional off-street parking spaces would be obtained, due to the fact that a minimum of 6 metres of depth would be needed within the town owned boulevard area. A recent site visit has revealed that several of the affected owners are currently parking 3 to 4 cars on their respective driveway. For the residents to be able to continue to park this many vehicles on their driveways (including on those portions of land that are owned by the Town) on an on-going basis, it would require the complete elimination of the asphalt trail (and the complete elimination of any other form of active transportation facility) in the town owned right of way. Figure 1 graphically depicts this information. We cannot support such a request for all of the reasons as set out in this report, and in previous Staff reports.


Instead, in our professional opinion, we can support moving the new asphalt trail closer to the existing curb, provided the new 2.4 metre asphalt trail is located no closer than 1.6 metres from the existing curb. By making this change to the location of the new asphalt trail at this location, the five affected residents will have the new in-boulevard asphalt trail moved 2.5 metres further away from the existing homes --- while still maintaining the required tree-lined boulevard area that physically separates pedestrians, roller bladers, persons in wheelchairs (or other mobility devices) and less experienced cyclists from vehicular traffic.

Our recommended change in location of the new asphalt trail maintains public safety, and facilitates LaSalle residents of all ages and abilities being able to walk and ride their bikes safely along this designated collector road, and to live healthier active lifestyles. It also is in keeping

with the approved Official Plan policy direction pertaining to how new streets and new developments are built in the Town of LaSalle.

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



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

Attachment

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

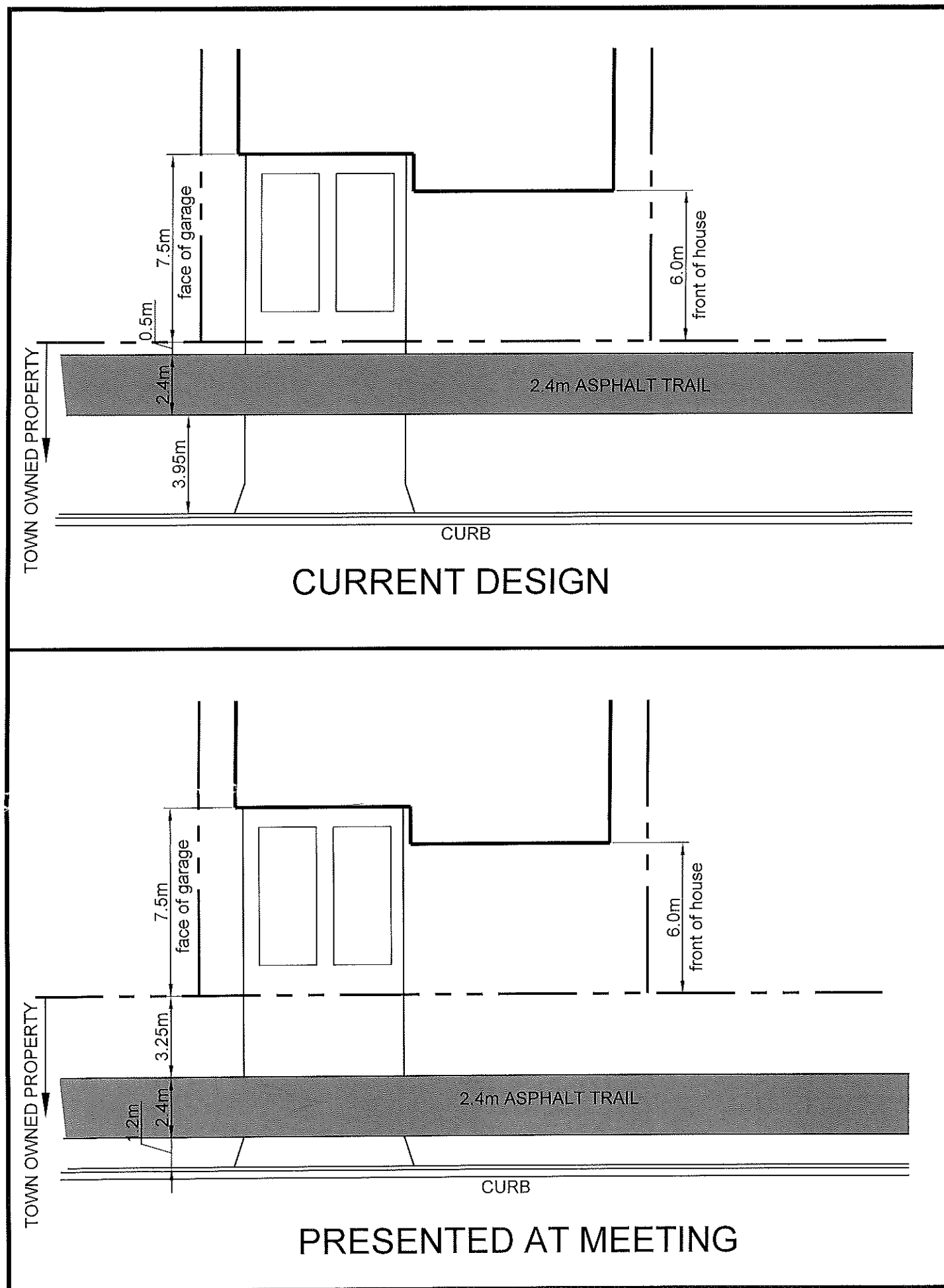
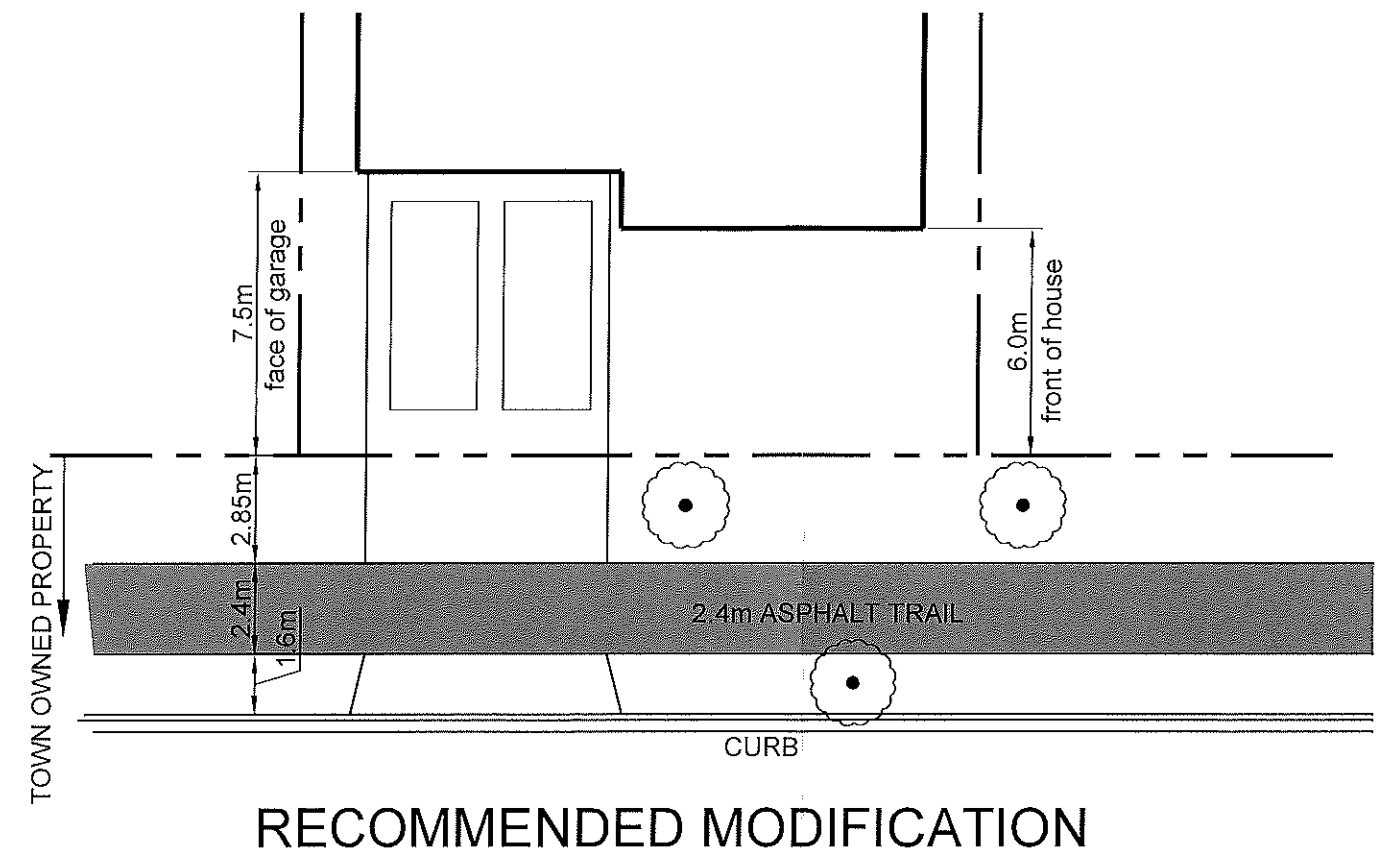


FIGURE 1



RECEIVED AUG 07 2018

TOWN OF LASALLE MAYOR AND MEMBERS OF COUNCIL

We the undersigned would like to SUBMIT our petition to the town of LASALLE to move the sidewalk or trail made of cement or asphalt from where it is currently scheduled to go to the curb or as close as possible to the curb.

NAME	ADDRESS	SIGNATURE
DENNIS DANERON	6179 DISPUTED RD	D. Daneron
Emily Daneron	6179 Disputed Rd.	E. Daneron
PANEL KONKALOWICZ	6185 DISPUTED RD.	[Signature]
LINH KONKALOWICZ	6185 DISPUTED RD	[Signature]
Mariam Ahmad Shah	6187 Disputed Rd	Mariam Shah
JAY QZU	6181 Disputed Rd.	[Signature]
HARINDER GHOTRA	6183 Disputed Rd	Harinder Ghotra

All information collected will be made available for public viewing. By signing this petition you acknowledge and give consent to share your name and address on a public Council agenda.