



The Corporation of the Town of LaSalle

Date	November 19, 2018	Report No:	PW-50-18
Directed To:	Mayor and Members of Council	Attachments:	~ petition ~ engineering plans Phase 10A & 10B ~ Evola and Bungalow marketing sheets ~ Overall Plan ~ Option 1 ~ Option 2 ~ Option 3 ~ Option 4
Department:	Public Works	Policy References:	
Prepared By:	Peter Marra, P.Eng. – Director of Public Works		
Subject:	Hayes Sidewalk – Kassas to Alliance		

RECOMMENDATION:

That Council concur that a 4 way stop not be implemented at the intersection of Kassas Street and Hayes Street.

That Council approve Option 3 with competing the sidewalk on the south side of Hayes Street between Alliance Street and Kassas Street.

REPORT:

This report is prepared in response to a Council request and furthermore is to address a petition (copy enclosed) received by the Town clerk's office.

There are two matters to address within this report and are separated accordingly in the following sections.

4-Way Stop Kassas/Hayes

As part of the petition received, there is a request to implement, an all-way stop at the intersection of Kassas and Hayes.

Kassas and Hayes was completed early 2016. The house construction in the area has just recently been completed and the area is nearing final construction completion with respect to sidewalk construction, final landscaping, curb repairs and surface asphalt.

This development was Phase 10A and 10B of the overall subdivision known as the Head/D'Amore Subdivision. There are another two large phases to still be completed in the near future by the developer. The future phases will involve completing the road network in the area and providing for routes in and out of the area, most importantly D'Amore Drive that is the collector road for this subdivision.

Hayes and Kassas are local streets with Kassas having direct connection to 6th Concession. The Kassas/Hayes intersection is currently stop controlled with stops on Hayes and the right of way on Kassas. There are a number other streets in overall development that have direct access to 6th Concession such as Alliance, D'Amore Drive and potentially another future street to the east of D'Amore Drive.

To implement a 4-way stop there are warrants that are reviewed through an engineering analysis. These warrants are accidents, traffic volumes and sight lines. The Town has not carried out an analysis of this intersection due to the fact of our knowledge with respect to other intersections busier than the one in question not meeting warrants in other areas of Town.

Due to the fact that the overall development is still being completed and once completed will change traffic pattern and the fact that warrant are felt they will not be met at this intersection, it is recommended that no 4-way stop be implemented at Kassas and Hayes at this time.

Sidewalk location on Hayes

Contained in the petition is a request to have the sidewalk on Hayes between Alliance and Kassas to be constructed on the north side of Hayes for the entire length. The following provides background information for Council to consider in this decision.

During the development process, the developer hires an engineer to complete civil engineering plans for the particular development. The Town receives these plans and approves these plans. A copy of the approved plans are enclosed for information. On these plans the sidewalk in Phase 10A and 10B are shown correctly and is what the Town approved from the initial concept of this phase.

In Phase 10A and 10B there were two builders, Evola Homes and the Bungalow Group. As such, each builder prepared marketing sheets (copies enclosed) for their particular lots, which from what we understand was used for sales purposes. These marketing plans show the location of sidewalks.

Council should be aware that the Town is not circulated nor do we have approval authority over marketing material that a builder or developer may prepare for their respective developments.

You will note that by comparing the marketing sheets and engineering drawings all sidewalk are shown correctly with the exception of the sidewalk on Hayes between Alliance and Kassas. This is depicted on the Overall Plan figure enclosed.

Council should be further made aware that the sidewalks in the previous phase (Alliance Street) was completed in June/July 2016. This consisted of the sidewalks on Alliance and a small portion of sidewalk on Hayes from Alliance towards Kassas was put in place at that time. The section of sidewalk on Hayes from Alliance was installed on the south side of Hayes. The previous phase sidewalks complies with what was approved by the Town at that time of the approval process for that phase.

The Town has took the opportunity to meet with representatives from the area and has held a meeting with representatives from the area present and administration. In addition, Councilor Desjarlais was present as well. It was discussed and agreed by both the Town and the residents that a sidewalk connection between Alliance and Kassas on Hayes is required. However, the means to achieve this connection varies and may involve cost on the Town's behalf.

The Options to achieving this connection on Hayes between Kassas and Alliance are depicted on the enclosed sketches and summarized below.

Option 1

Construct the sidewalk as shown on the marketing plans. This will leave an unconnected sidewalk on Hayes and will create a midblock crossing.

Option 2

Construct the sidewalk as requested by the petition on the north side of Hayes. This will cost the Town approximately \$6,500.00. This will leave an unfinished sidewalk on the south side of Hayes from Alliance.

Option 3

Finish the sidewalk on the south side of Hayes as per the approved engineering drawings. This will be completed at no cost to the Town and will complete the sidewalks in the area and connect all sidewalk to cross at intersections.

Option 4

This option simply combines option 2 and 3 so that there is no unfinished sidewalk connections on this section of Hayes. This will cost the Town approximately \$13,000.00.

The above noted options are provided to Council for information on how to implement the sidewalk connection on Hayes between Alliance and Kassas.

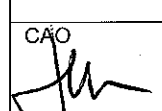
It is recommended that council approve Option 3 given that it is what was originally approved by the Town and is the option that will not cost the Town any money and the meets the intent of the developers agreement and will be put in place by the developer.

Respectfully submitted,



Peter Marra, P.Eng.

Director of Public Works

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

Cyprus Meadows Residents who support the extension of the Hayes St.
Sidewalk continuing on the NORTH side of the street to Alliance and
request a 4 way stop at Hayes Street and Kassas

Received
10/22/18
[Signature]

ADDRESS

NAME(S)

Kassas

Frank Rosella Marion Rosella
Frank Rosella Marion Rosella

Kassas

Linda Baldwin
Linda Baldwin

Kassas

Charles Crowley Tamara Crowley
Charles Crowley Tamara Crowley

Kassas

Anne-Marie Saroli
Anne-Marie Saroli

Kassas

Timothy Wong Sylvia Wong
Timothy Wong Sylvia Wong

Kassas

Elaine Stancek
Elaine Stancek

Kassas

Marie Stewart
Marie Stewart
Jan

Kassas

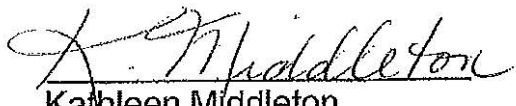
Malcom Musson Nancy Musson
Malcom Musson Nancy Musson

Kassas

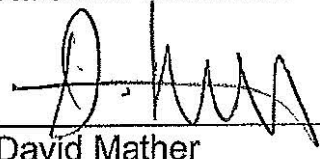
Joseph Mayer

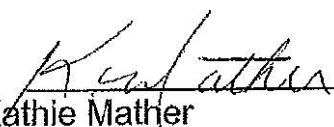

Vicki Baumert

Kassas


Kathleen Middleton

Kassas


David Mather

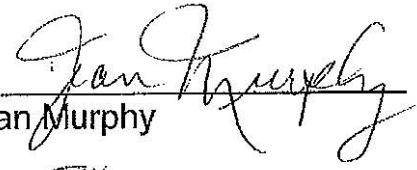

Kathie Mather

Kassas

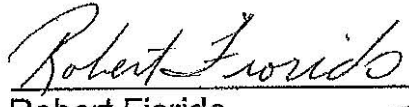
Ines Sontoro

Kassas

Timothy Murphy


Jean Murphy

Hayes


Robert Fiorido


Shelly Fiorido

Hayes


Jeff Spurr

Hayes



Joseph Santarossa

Hayes

Matthew Evola

Hayes


Giovanni D'Alessandro


Anna D'Alessandro

Hayes

Brad Bondy

Trisha Bondy

Hayes

Gabriel Pannuzio

Marianne Pannuzio

Hayes

Robert (George) Williamson

April Williamson

Hayes

Jon Abbey

Susan Abbey

Hayes

Brian Cormier

Elizabeth Demers

Hayes

Naranbhai Patel

Shantaben Patel

Hayes

Ronald Morris

Glenda Lansens

Hayes

Ruby (Shuwen) Su

Hayes

Greg Cowan

Maureen Cowan

Hayes

Michael Robinson

Gaye Robinson

Hayes

German Bosev

Slobadanka Bosev

Hayes

Ross Hamil

Joyce Hamil
Joyce Hamil

Hayes

Nancy Beemer

Hayes

James Peng

Hayes

Stephen Dzibela

Darlene Dzibela

Hayes

James Peng

Hayes

Pauline Dimitroff

Hayes

Melino (Frank) Basile

Rosa Basile

Hayes

Stephanie Federman

Hayes

Ronald Pfaff

Darlene Pfaff

Hayes

Ken Crowley

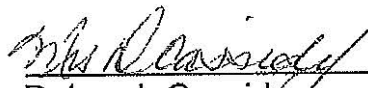
Lynn Crowley

Hayes

Michael Stanko

Judy Stanko

Hayes


Deborah Cassidy

Hayes

Robert Blanchard

Sherri Lynn Blanchard

Hayes

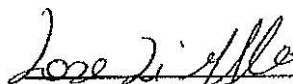
Michael Raymond


Marianne Raymond

Hayes

George Georges

Hayes


Rosa DiGiglio

Hayes


Daniel Yascheshyn

Gail Yascheshyn

Hayes

Tina Ewanski

Branoff


Michael Dwyer

Diane Dwyer


Branoff

Enzo Iacobelli

Nancy Iacobelli

■ Branoff


Mario Caruana


Maria Caruana

■ Branoff


Giuseppe Matroiani

Rafaella Matroiani

■ Branoff

Don Spurr

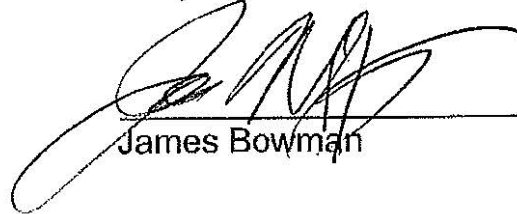
Mary Spurr

■ Branoff


Larry Webb

Diane Webb

■ Branoff


James Bowman

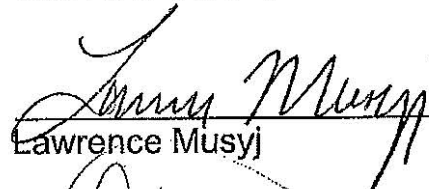
Marlene Bowman

■ Branoff

Vincenzo Calandra

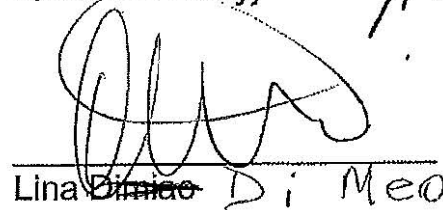
Laura Cappiello

■ Branoff


Lawrence Musy

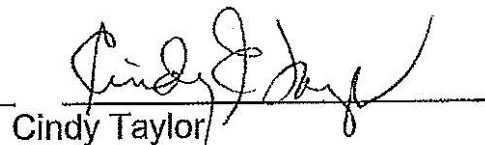

Sandra Musy

■ Branoff


Lina Di Meo

■ Branoff


Paul Taylor


Cindy Taylor

■ Branoff


James Peng

████████ Branoff

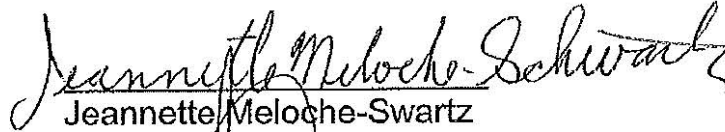
Charlene Fraser

████████ Branoff

Charles Rehab


Isabella Rehab

████████ Branoff

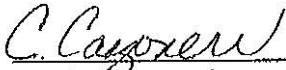


Jeannette Meloche-Swartz

████████ Branoff



John Canzoneri



Clara Canzoneri

████████ Branoff

Frances Ripley

LOT GRADING AND PAVEMENT NOTES:

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3. CHAINAGES ARE MEASURED ALONG CONSTRUCTION BASELINE.
4. LOT ELEVATIONS SHOWN (184.30) ARE FINISHED GRADE AT THE HOUSE AND TOP OF REAR YARD CATCH BASIN.
5. REMOVE ALL EXISTING TREES AND BRUSH WITHIN THE RIGHT OF WAY.
6. ANY WORK ON EXISTING LOTS MUST BE RESTORED TO ITS ORIGINAL STATE OR BETTER, USING MIN. 100mm TOPSOIL AND SOD.
7. LOT GRADING IS NOT PART OF THIS CONTRACT.
8. ALL CURB RETURN RADII ARE 10.0m AT THE EDGE OF PAVEMENT UNLESS OTHERWISE STATED.
9. WHEEL CHAIR RAMPS TO BE CONSTRUCTED BY CONTRACTOR AT ALL INTERSECTIONS WHERE SIDEWALK IS LOCATED AT THE TIME OF CURB CONSTRUCTION. PROVIDE TACTILE WARNING SURFACE PER TOWN OF LASALLE REQUIREMENTS

- LEGEND**
- ASPHALT PATHWAY
 - CONCRETE SIDEWALK
 - WCR WHEEL CHAIR RAMP - (OPSD 310.030 MODIFIED)
 - 183.00 PROPOSED GRADE
 - REAR YARD CATCHBASIN

AS-BUILT DRAWING

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DILLON CONSULTING LIMITED 3200 DEZEL DRIVE, SUITE 608, WINDSOR, ONTARIO, N9W 5K9, PHONE (519) 946-5000, FAX (519) 946-5004

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DILLON CONSULTING

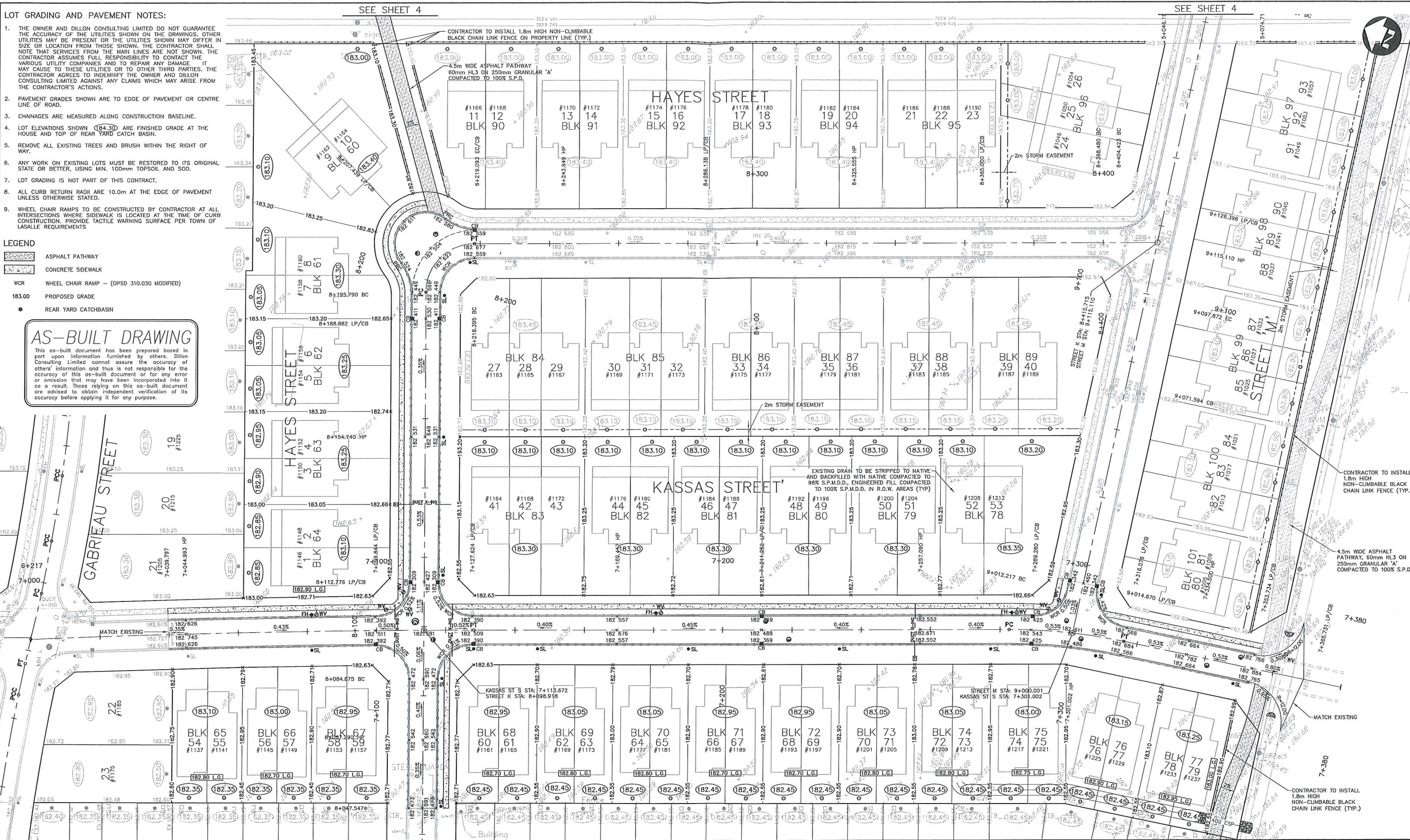
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3	MUNICIPAL REVIEW	OCT 09/15	KNE
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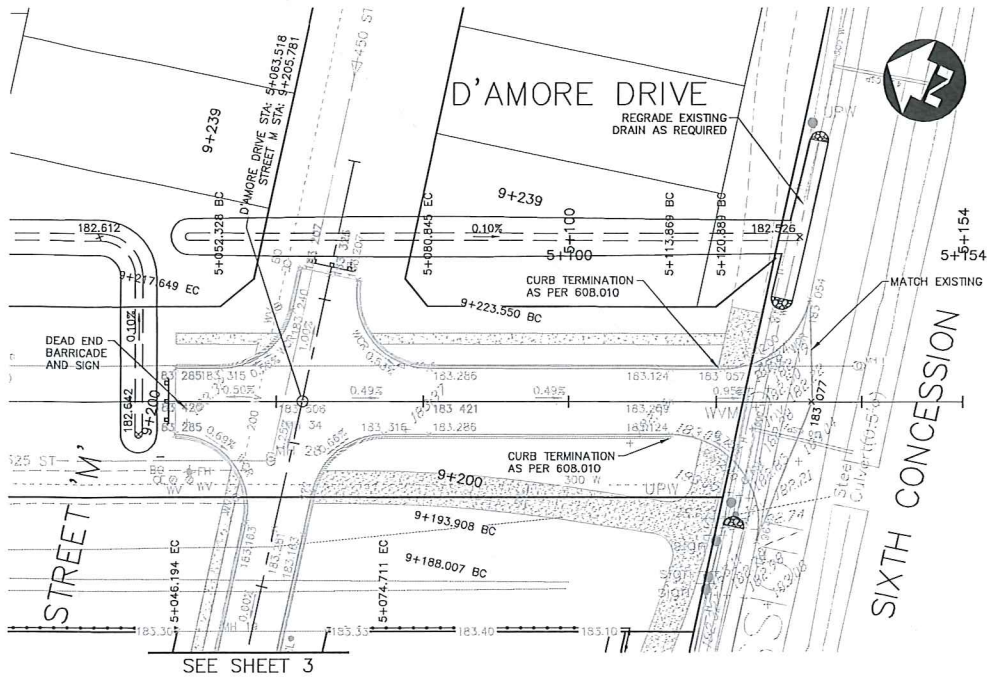
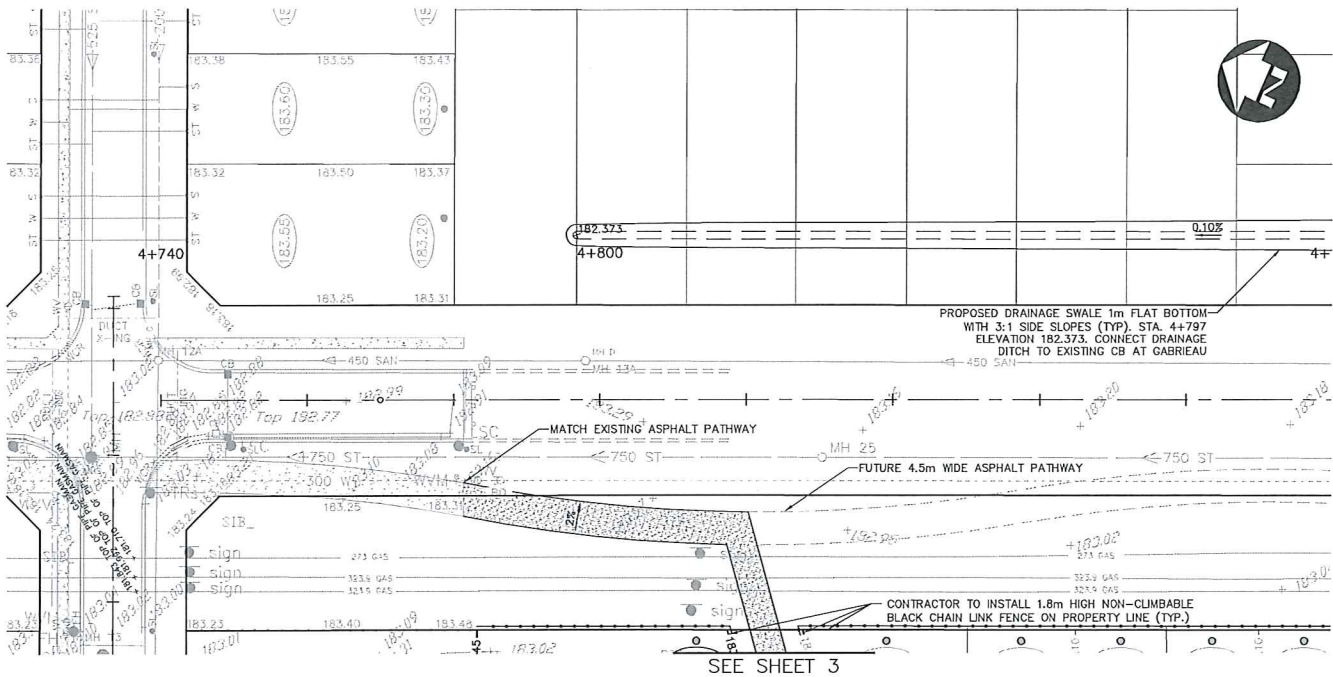
HEAD / D'AMORE DEVELOPMENTS
PHASES 8 & 10

PROJECT NO.
15-2518-1000

**ALIGNMENT, PAVING AND LOT GRADING
(SOUTH OF GABRIEAU)**

3





LOT GRADING AND PAVEMENT NOTES:

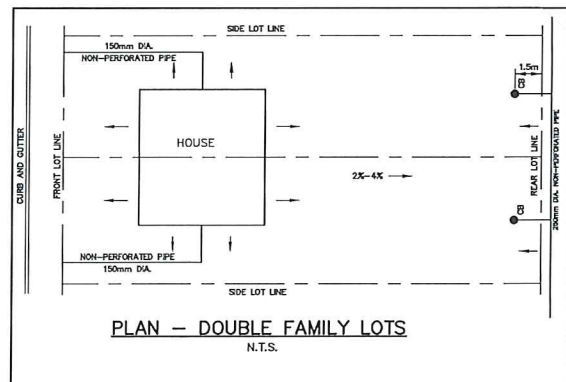
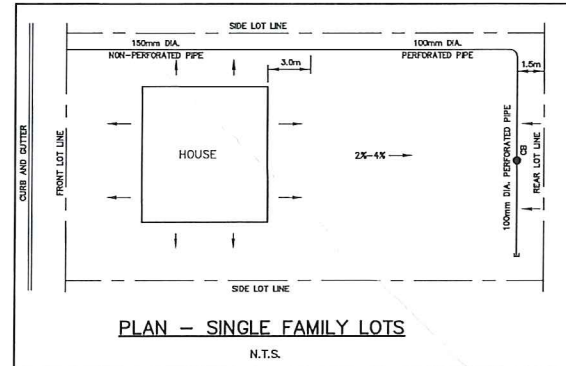
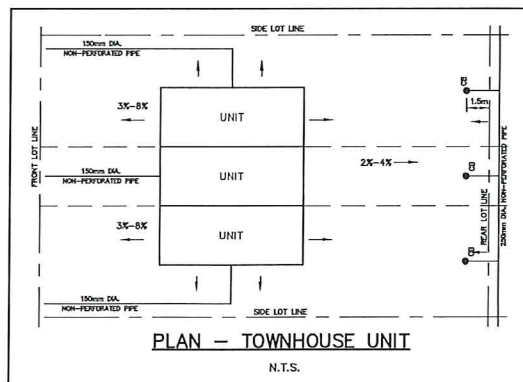
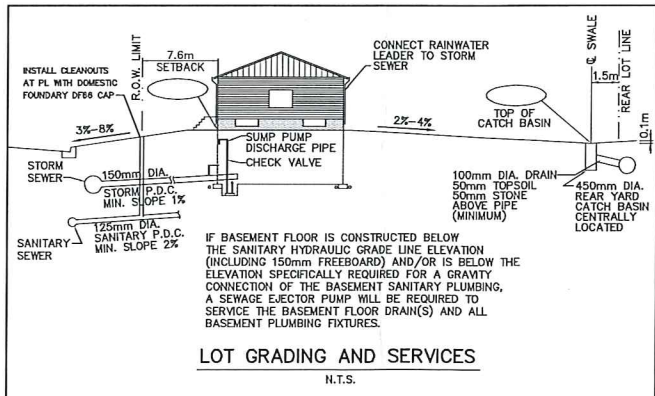
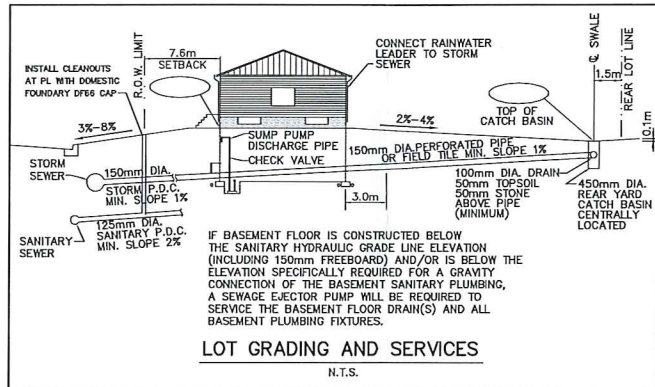
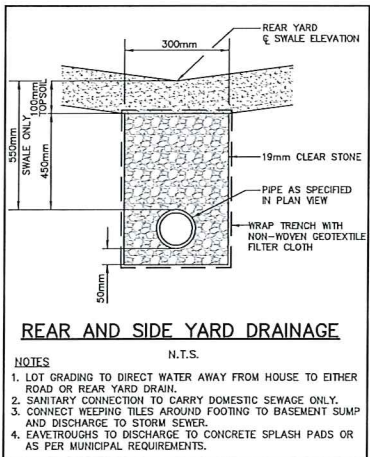
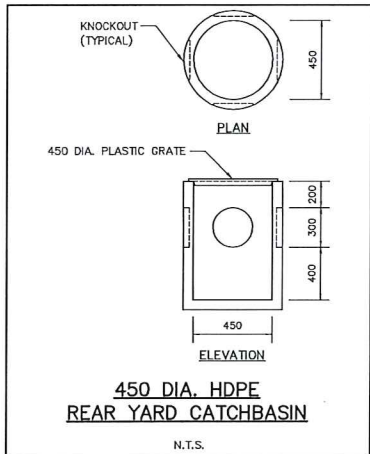
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LEGEND

- ASPHALT PATHWAY
- CONCRETE SIDEWALK
- WCR WHEEL CHAIR RAMP - (OPSD 310.030 MODIFIED)
- 183.00 PROPOSED GRADE
- REAR YARD CATCHBASIN

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KNE		CDP	
DRAWN		CHECKED BY	
MMM		RJZ	
DATE		DATE	
JAN-26-2016		JAN-26-2016	
SCALE		SCALE	
N.T.S.		N.T.S.	
ISSUED FOR		DATE	
BY		BY	

HEAD / D'AMORE DEVELOPMENTS
PHASES 8 & 10

ALIGNMENT, PAVING AND LOT GRADING
(D'AMORE DRIVE)
& MISCELLANEOUS DETAILS

PROJECT NO.
15-2518-1000

SHEET NO.

4



HEAD/D'AMORE DEVELOPMENTS
KASSAS STREET AND HAYES STREET

MARKETING PLAN

EVOLA

- BUILDING
- STREET TREE
- ASPHALT ROAD
- TRANSFORMER
- CONCRETE SIDEWALK
- STREET LIGHT
- LANDSCAPING
- CATCHBASIN
- FIRE HYDRANT



File Location:
c:\project\working directory\active\32amm\0170999\152518 marketing plans -
november 20, 2017.dwg
October, 03, 2018 11:05 AM



HEAD/D'AMORE DEVELOPMENTS
KASSAS STREET

MARKETING PLAN

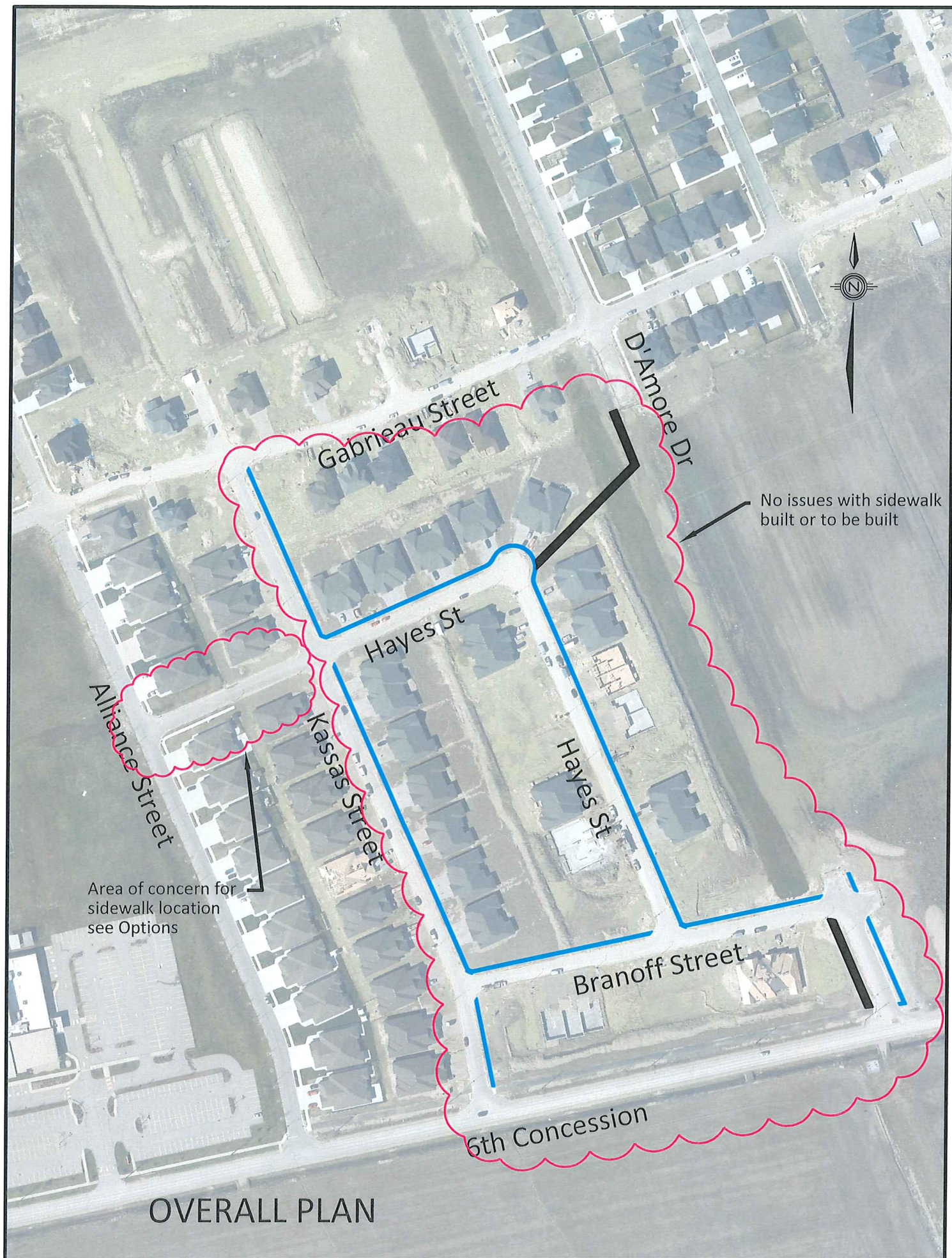
BUNGALOW GROUP

BUILDING ASPHALT ROAD CONCRETE SIDEWALK LANDSCAPING



File Location:
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kassas - february 2016.dwg
October, 03, 2016 12:59 PM

PROJECT #: 15-2518 STATUS: DRAFT DATE: 09/08/14



OVERALL PLAN





- one sidewalk with no connection
- will cost the Town approx. \$6,500.00
- addresses petition

OPTION 2



Existing Community Mailbox

Mun #1157

Mun #1160

Hayes St

Mun #1161

Kansas St

Mun #1162

Existing Community Mailbox

Alliance St

- completes the sidewalk connection
- paid for as part of the development

OPTION 3



- completes sidewalk connections
- will cost the Town approx. \$13,000.00
- addresses the petition

OPTION 4