



Staff Report

Operations

Report To: COW-Operations, Planning and Development Services
Meeting Date: June 27, 2023
Report Number: CSOPS.23.038
Title: 125 Peel Street Servicing Update
Prepared by: Shawn Carey, Director of Operations

A. Recommendations

THAT Council receive Staff Report CSOPS.23.038, entitled "125 Peel Street Servicing Update".

B. Overview

The purpose of this report is to provide an update on the proposed servicing strategy for 125 Peel Street including overall project schedule and next steps.

C. Background

As originally identified through the initial Campus of Care proposal process, there is a lack of adequate infrastructure servicing to support the Campus of Care located at 125 Peel Street. There are several servicing considerations that need to be addressed to support the build-out of this site including, but not limited to, transportation and active transportation needs, water and wastewater servicing, utility connections and stormwater management.

As described in [Staff Report FAF.22.096](#), the review and consideration of implementing the required future servicing of 125 Peel Street property has been initiated by staff to provide a development ready property for the Campus of Care project along with a range of other potential elements. Establishing a potential Multi-Use Recreational/Cultural Community Hub Facility on the remaining land on the property and consideration of the long-term future build out into the future Secondary Planning Area will also be key considerations in the Town's strategic planning of these works.

As described in [Staff Report FAF.23.036](#), Town services for 125 Peel Street and the Campus of Care Project will connect to Town infrastructure at a couple of different locations. Water servicing will be combined with the previous Substandard Watermain Project of Alice Street, Peel Street and Baring Street. The watermain supply will be along Peel Street from the Thornbury Water Plant. The Peel Street North Reconstruction Project will ensure watermain sizing to accommodate the servicing needs of 125 Peel Street. Sanitary servicing will be along Peel Street and connect into existing sanitary system on the north side of Arthur

Street. Stormwater servicing will be from 125 Peel Street to the Little Beaver River which is located on Alice Street.

125 Peel Street will have primary vehicle access along Peel Street which connects to either Alfred Street or Arthur Street. Peel and Alice Street will have expansion of the trail system which will tie in several Town destinations. The trail system will connect into the Georgian Trail on the north side of Arthur Street. As part of the Peel Street North Project, the trail system will be extended from Georgian Trail to Arthur Street along Peel Street. The trail system will extend to Tomahawk Recreation Complex along Peel Street. Destinations that will be accessed from Alice Street will be Moreau Park, future Beaver Parkette and the Town community center. There will be access to shopping along Arthur Street from the Beaver Parkette.

D. Analysis

Engineering scope changes have been applied to two existing capital projects that are being utilized to support the required servicing being the Peel Street North Reconstruction Project and the Substandard Watermain Replacement Project.

Substandard Watermain Replacement Project

WT Infrastructure was retained by the Town to complete the engineering design for the Substandard Watermain Replacement Project which includes Alice Street from Lansdowne Street to Peel Street, Baring Street and Peel Street from Baring to Arthur Street. As described in [Staff Report FAF.22.150](#), WT Infrastructure has been secured and is undertaking the engineering design and contract administration for the majority of the 125 Peel Street servicing which includes water and wastewater services and an upgrade to an urban cross-section with full utilities including active transportation facilities to integrate with existing pedestrian connections. This work includes full reconstruction of Alice Street with an urban cross-section including trails/sidewalks along with sanitary and stormwater servicing along Baring Street. This engineering scope change puts the Town in a position to expedite the engineering design by building off work already completed in support of the Substandard Watermain Replacement Project. Additional work that is required and underway includes:

- Review of active transportation in the area and integration into the engineering design to ensure connectivity;
- Traffic Impact Study / Transportation Study has been initiated to assess impacts of existing and new vehicular volume and traffic patterns;
- Topographic and legal surveys have been completed including majority of the geotechnical investigation to support engineering design (additional geotechnical investigation is required for construction);
- Coordinate utility servicing requirements for 125 Peel Street (e.g. communications, hydro, gas, etc.); and,
- Complete the 60% engineering design work.

With the additional scope of engineering to support the majority of servicing for 125 Peel Street, this project is now referred to as the 125 Peel Street Servicing Project.

Peel Street North Reconstruction Project

The engineering design work for this capital project is nearing completion (currently at 90% design). Additional engineering scope has been added to this project as follows:

- Properly size the new watermain to service needs of 125 Peel Street;
- Extension of services under Highway 26; and,
- Inclusion of a new pedestrian bridge over Little Beaver River to enhance the active transportation connection, including 125 Peel Street, and as contemplated in the Town's Transportation Master Plan.

Next Steps

The following is a high-level summary of the anticipated next steps:

- Utilizing the Town's water and wastewater models, confirm water and wastewater capacity to determine existing servicing constraints in either the water distribution system and/or the wastewater collection system;
 - Depending on the capacity assessment further infrastructure upgrades to the Town's water and wastewater system may be required.
- Public Information Centres (PIC):
 - Peel Street North Reconstruction Project
 - Final PIC - August/September 2023
 - Alice Street West Reconstruction Project
 - First PIC - September 2023
 - Second PIC – November 2023.
- Construction Tender:
 - Peel Street North Reconstruction Project – fall 2023
 - Alice Street West Reconstruction Project – January 2024.
- Construction completed in 2024.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders.

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

Potential impacts to the environment will be mitigated through the engineering design and construction techniques associated with both capital projects described above.

G. Financial Impacts

The 2022 budget includes a capital project of \$11,500,000 for the pre-servicing of 125 Peel Street and the future Secondary Planning Area. Financial updates will be provided in future reports as the engineering designs progress and when the results of the water and wastewater modelling are completed to evaluate if additional servicing capacity is required.

Committed costs to date to support the servicing of 125 Peel Street South:

Capital Project	Committed Costs	Consultant
125 Peel Street Servicing Project	\$459,865 (Engineering)	WT Infrastructure
Peel Street North Reconstruction Project	\$57,000 (Engineering)	MTE

H. In Consultation With

Allison Kershaw, Manager of Water and Wastewater Services

Jim McCannell, Manager of Roads and Drainage

Michael Campbell, Senior Infrastructure Capital Project Coordinator

Mike Humphries, Senior Infrastructure Capital Project Coordinator

Serena Wilgress. Manager of Purchasing and Risk Management.

I. Public Engagement

The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required.

However, any comments regarding this report should be submitted to Shawn Carey, Director of Operations directorops@thebluemountains.ca.

J. Attached

N/A

Respectfully submitted,

Shawn Carey
Director of Operations

For more information, please contact:
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Report Approval Details

Document Title:	CSOPS.23.038 125 Peel Street Servicing Update.docx
Attachments:	
Final Approval Date:	Jun 16, 2023

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

Shawn Carey - Jun 15, 2023 - 4:16 PM

No Signature found

Shawn Everitt - Jun 16, 2023 - 9:18 AM