



Staff Report

Operations

Report To: COW - Operations, Planning and Building Services
Meeting Date: July 7, 2025
Report Number: OPS.25.029
Title: Victoria Street Urbanization – Alfred Street to Duncan Street
Prepared by: Alan Pacheco, Director of Operations

A. Recommendations

THAT Council receive Staff Report OPS.25.029, entitled “Victoria Street Urbanization – Alfred Street to Duncan Street”;

AND THAT Council direct staff to include the engineering and construction of Victoria Street, from Alfred Street to Napier St W, in the 2028 Capital Budget for consideration;

AND THAT the design reflects an upgrade from a rural cross section to an urban cross section in accordance with the Town’s Engineering Standards and the recommendations of the Transportation Master Plan;

AND THAT Council directs staff to evaluate Victoria St S (Alfred St W to Napier St W) and Napier St W (Victoria St S to Bruce St S) as a potential Thornbury Phase 3 Reconstruction Project and come up with a complete plan for reconstruction rather than looking at Victoria St as stand alone.

B. Overview

On June 2, 2025, Council directed staff to bring forward a staff report in response to a resident’s deputation for installing sidewalk feasibility between Napier Street and Alfred Street on Victoria Street South.

This report seeks Council direction to include in the 2028 Capital Budget the engineering design and construction for the urbanization of Victoria Street between Alfred Street and Duncan Street. This recommendation is a direct result of a recent deputation to Council by a young resident, who presented a community petition requesting the installation of sidewalks along Victoria Street to improve pedestrian safety. In response to this request, staff have reviewed the corridor and determined that a full urbanization is required to support the addition of sidewalks and address existing infrastructure limitations

C. Background

Victoria Street, between Alfred Street and Duncan Street, is currently classified as a local rural road with limited infrastructure to support active transportation. The Town's Transportation Master Plan (TMP) designates this corridor as a minor collector road, recommending its eventual conversion to an urban cross section that supports multi-modal transportation.

A recent deputation to Council from a young community member presented a petition highlighting safety concerns and the need for sidewalks. Upon review, staff have determined that the existing right-of-way (ROW) width and roadside drainage design do not accommodate sidewalk installation without significant infrastructure upgrades.

D. Analysis

Sidewalk Feasibility

The installation of a sidewalk on Victoria Street South between Alfred Street West and Napier Street West is not feasible at this time due to a combination of historical development circumstances and current ROW constraints. This section of the road was originally part of the Thorncroft and later the Stone Gate Subdivision developments in the early 2000s, which were never fully completed to urban standards. The sidewalk and curb infrastructure identified in the original design were never installed, and the developer defaulted, leaving the Town to complete only limited works using available securities. Additionally, private trees and landscaping currently exist within the Town ROW along the frontage of the condominium development, making sidewalk installation challenging without substantial removals and potential property impacts. The existing road being rural cross-section with drainage ditch on both side of the road is another bottleneck to the layoff of a sidewalk. As a result, sidewalk construction in this area presents significant design, financial, and community impact concerns that cannot be reasonably addressed without looking at full reconstruction of the street.

Potential Urbanization

Upgrading this section of Victoria Street to an urban standard will require the installation of curb and gutter, upgrades to the stormwater management system, construction of sidewalks and potentially multi-use paths, as well as road widening and resurfacing where necessary similar to the Victoria Street South north of Alfred Street West. The urbanization of Victoria Street aligns with the Town's Engineering Standards and the vision established in the Transportation Master Plan (TMP), which classifies this corridor as a minor collector road. This designation acknowledges the road's function in supporting increased traffic volumes and providing connectivity between local streets and major arterial routes.

Notably, this segment of Victoria Street has also been identified in the Town's Development Charges (DC) Background Study as future growth-related infrastructure. This identification further supports the project's inclusion in capital planning efforts and confirms that portions of the work may qualify for DC funding.

Urbanizing this corridor will enhance pedestrian and cycling safety, improve drainage and stormwater management, expand community mobility options, and provide more effective integration with adjacent developments and transportation networks.

Big Picture

TRIP (Thornbury Reconstruction Infrastructure Project) – Project Phasing Overview

As part of the Thornbury Reconstruction Infrastructure Project (TRIP), Town staff initiated a comprehensive assessment of the existing underground infrastructure within the Thornbury area. The purpose of this assessment was to identify and prioritize areas for reconstruction due to:

- Aging and undersized sanitary sewers
- Leaking maintenance holes
- Sanitary and water services crossing private properties without appropriate easements
- Deteriorating cast iron watermain infrastructure prone to failure
- Inadequate storm sewer capacity and overland flow routes traversing private properties

Based on this assessment, the reconstruction work has been strategically divided into multiple phases to align with infrastructure priorities, development charges (DC) eligibility, and capital planning timelines.

Thornbury West Phase 1 – Construction Underway

Engineering and construction for the Thornbury West Phase 1 Reconstruction Project is currently underway and includes the following streets:

- Victoria Street South – from Arthur Street West to Alice Street West
- Louisa Street West – from Beaver Street South to Bruce Street South
- Elma Street South – from Arthur Street West to Alfred Street West
- Beaver Street South – from Victoria Street South to Alice Street West

Thornbury West Phase 2 – Design Initiating in 2026

The Thornbury West Phase 2 Reconstruction Project will focus on the areas north of Arthur Street West, with engineering design anticipated to commence in 2026. The proposed streets within Phase 2 include:

- Lansdowne Street North
- Elma Street North – from Lakeshore Drive to Arthur Street West
- Bruce Street North – from Lakeshore Drive to Arthur Street West
- Lakeshore Drive, Huron Street West, and King Street West – from Lansdowne Street North to Bruce Street North

Thornbury Phase 3 – Future Reconstruction Areas

The Thornbury Phase 3 Reconstruction Project is proposed to include the following streets:

- Louisa Street East – between Bruce Street and Hester Street
- Hester Street – between Louisa Street East and Bridge Street
- Alice Street East – between Bruce Street and Moore Crescent
- Moore Crescent – between Alice Street East and Alfred Street East
- Ferguson Avenue
- Alice Street West – between Lansdowne Street South and Victoria Street South (DC Eligible Road)
- Victoria Street South – between Alfred Street West and Napier Street West (DC Eligible Road)
- Napier Street West – between Victoria Street South and Bruce Street South (DC Eligible Road)

To streamline coordination with development projects as per the Town's Official Plan and minimize future disruptions, it is recommended to include the segments noted below in the future, separate from the TRIP project:

- Victoria Street South – from Napier Street West to Duncan Street West
- Napier Street West – between Albert Street and Victoria Street South
- Duncan Street West

These additions are consistent with the Town's Transportation Master Plan, which identifies Victoria Street South and Napier Street West as General Active Transportation corridors. Furthermore, Victoria Street South, Napier Street West, and Duncan Street West have been identified as DC-eligible projects under the 2024 Development Charges Background Study.

Timeline

Several developments including Applejack, Thorncroft Court, and Pyatt Avenue are already present while the development at Boynton Court on Victoria Street South between Alfred Street West and Napier Street West is ongoing. Due to this potential overlap it is suggested to move the reconstruction of the Victoria Street South post completion of Boynton Court Development. Further, also Thornbury West Phase 3 can be split into 2 construction season, which can be evaluated with the engineering exercise.

Staff Recommendation

Given the scope and broad community benefits of the proposed improvements, staff recommend that the project titled Thornbury West Phase 3 reconstruction be included in the Town's 2028 Capital Budget for detailed design and construction.

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

Not applicable

G. Financial Impacts

The estimated costs for engineering and construction will be determined through preliminary design and scoping exercises in advance of the 2028 budget deliberations. This project will likely be funded through development charges. As the Town continues to closely monitor reserves, the DC Roads Reserve at the end of 2024 was \$15.6M.

H. In Consultation With

Monica Quinlan, Director of Corporate and Financial Services

Pruthvi Desai, Manager of Capital Projects.

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 Alan Pacheco, Director of Operations directorops@thebluemountains.ca.

J. Attached

1. Attachment 1 Thornbury Reconstruction Projects Map

Respectfully submitted,

Alan Pacheco

Director of Operations

For more information, please contact:

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Report Approval Details

Document Title:	OPS.25.029 Victoria Street Urbanization - Alfred Street to Duncan Street.docx
Attachments:	- Attachment 1 Thornbury Reconstruction Projects.pdf
Final Approval Date:	Jun 27, 2025

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

Alan Pacheco - Jun 27, 2025 - 9:22 AM