

THE CORPORATION OF THE CITY OF KAWARTHA LAKES

REPORT

PW 2003-118

Meeting Date: December 9, 2003
Development and Public Works

WARD: 7

**Subject: Assumption of a Portion of Cedartree Lane and Juniper Court
No Heavy Trucks – Cedartree Lane and Birch Crescent**

Author: Trevor Lewis, P. Eng.

Signature: 

RECOMMENDATION(S):

THAT Report PW2003-118, "*Assumption of Cedartree Lane and Juniper Court*", be received;

AND THAT Cedartree Lane from Road #36 easterly 300 metres and Juniper Court be assumed,

AND THAT a bylaw be presented to City Council for Cedartree Lane and Birch Crescent to be signed for no heavy trucks.

DIRECTOR: 

OTHER: 

TREASURER (if applicable)

CHIEF ADMINISTRATIVE OFFICER

BACKGROUND:

On November 17, 2003, the Public Works Department hosted a public meeting for the residents of the Riverside Heights Subdivision in Bobcaygeon. Forty-three residents attended. Residents had concerns with the road cross-section, road condition and the fact that the municipality has not assumed the subdivision.

Staff explained the situation with the subdivision. The first phase (Registered Plan 611) had a "V" cross-section, an unusual design feature usually found in the southern United States. It is crosshatched on the attached plan. The municipality had approved this cross-section through a subdivision agreement executed in 1988 and the City has no recourse other than to re-construct the street through the capital works program to improve the drainage and road surface. The City is currently providing maintenance on these streets. It is proposed to include this re-construction over a two-year period for 2004 and 2005.

The second phase (Registered Plan 626) has a storm sewer system and curbed cross-section, in some areas. The honeycombed sections have curbing and the area with dots has no curbing. The City has a letter of credit to cover the completion of the curbing and final lift of asphalt. We will notify the Developer to complete these deficiencies by a date in early summer of 2004.

RATIONALE:

The development is the subject of two subdivision agreements, one in 1988 and one in 1989. We do not have any security for the first but we have a letter of credit in the amount of \$110,000 for the second phase. The letter of credit is sufficient security for the work required to complete some sections of curb, repair the base asphalt and complete the final lift of asphalt.

At the meeting a concern was raised about heavy trucks using the roads in the subdivision to get out to Road #36 as opposed to using Riverside Drive. The use of "No Heavy Truck" signs was explained and the residents liked the idea of signing the subdivision accordingly. The posting of signs would prohibit the use of the roads by heavy trucks unless they are making deliveries to houses in the subdivision. We are recommending the installation of "No Heavy Trucks" signs on Cedartree Lane at Road #36 and on Birch Crescent at Riverside Drive.

OTHER ALTERNATIVES CONSIDERED:

We have looked at different types of cross-sections in the first phase of the subdivision. The first type being a crowned road with asphalt gutters, the correction installed in another subdivision of the same age elsewhere in Bobcaygeon. The second was a curb and gutter with a storm sewer. Public Works Department will table a capital cost for these works for consideration under the Capital Program.

It would be beneficial to complete a portion of Birch Crescent that is still undeveloped. We will ask the Developer to complete that section.

FINANCIAL CONSIDERATIONS:

The costs for the reconstruction of the first phase will be presented during the capital budget considerations. The costs for the second phase will be borne by the Developer and if not done by the Developer will be paid for with the letter of credit.

The cost of the signs is approximately \$400 and will be covered off in the operating budget in Area 1.

RELATIONSHIP OF RECOMMENDATIONS TO 2002-2012 VISION:

The Servicing section of the Action Plan states: "3. Provide and improve hard services such as sidewalks, curbs, gutters, roads, sewers, watermain and street lighting to applicable standards that are appropriate to the location.

The Transportation Section of the Action Plan states " 1. Develop a transportation system strategy which will **emphasize safety**, convenience and efficiency and which will address the multiple forms of transportation found in the City including roads, waterways, trails, pedestrian routes, public transit; and the airport."

CONSULTATIONS:

Residents of Riverside Heights Subdivision and the Developer have been consulted.

ATTACHMENTS:

A plan showing current state of the subdivision is attached.

Phone: (705) 324-9460, Ext. 230	Director: Wayne Hancock, P.Eng.
E-Mail: tlewis@city.kawarthalakes.on.ca	Dept. File:

RIVERSIDE HEIGHTS SUBDIVISION

