

Supporting a Steve Bauer Trail Road Crossing

Turkstra Mazza Delegation on behalf of Sterling Realty (Niagara) Inc.

With Upper Canada Consultants and R.V. Anderson Associates

Monday, October 4, 2021

Overview:

Supporting a Steve Bauer Trail Road Crossing

- Forest Park and Kunda Park (extension 4) subdivision applications
- January 11, 2021 Council Trail System Resolution
- Consideration of 3 alternative options to 2 trail crossings
- RVA comparative expert transportation analysis
- Preferred Option 1 – 1 trail road crossing over Steve Bauer Trail
- Request of Council to permit:
 - 1 road crossing over the Steve Bauer Trail
 - Approval of a by-law to deem portion of Steve Bauer Trail a public highway

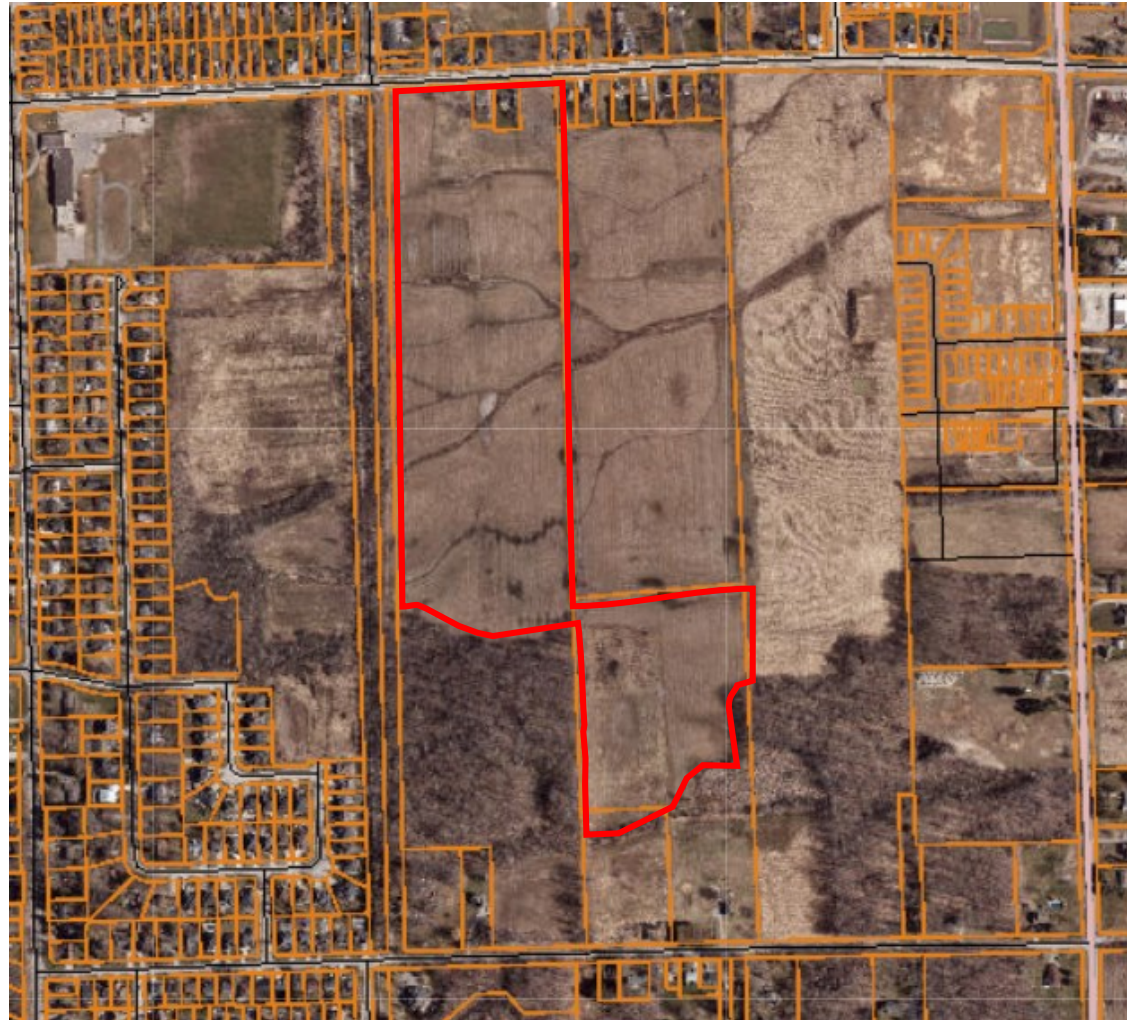
Forest Park Subdivision

Address: Pt. Thorold Twp. Lt. 171-172, Part 1 on RP59R-728

Area: 17.07 Hectares

Developable Area: 16.4 Hectares

Density: 27 UPH



Kunda Park Extension 4

Address: Pt. Thorold Twp. Lt. 173

Area: 11.1 Hectares

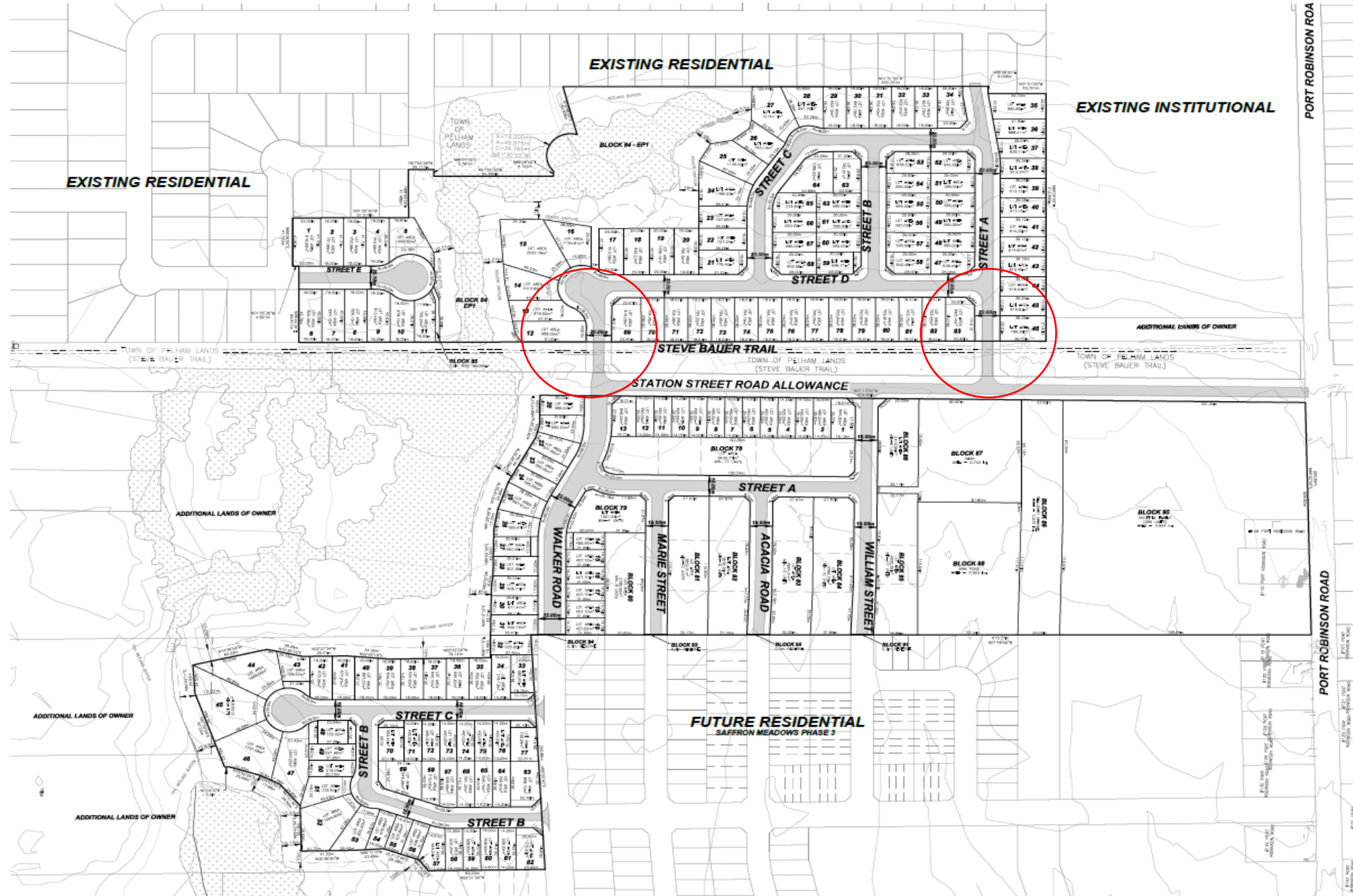
Ward: 3

Developable Area: 6.2 Hectares

Density: 9.7 UPH



KUNDA PARK / FOREST PARK PELHAM



January 11, 2021 Town of Pelham Trail System

- Town recognized value in protecting Steve Bauer Trail and Gerry Berkhout Trail
- January 11, 2021 Council Trail System Resolution
- Council Resolved
 - No new road crossings over Steve Bauer or Gerry Berkhout Trails
 - Shall not dedicate any portion of either trail as a public highway
 - Council endorsed preservation of the trails as they currently exist
- Sterling also endorses and values preservation of the trails but seeks an exemption to the Resolution

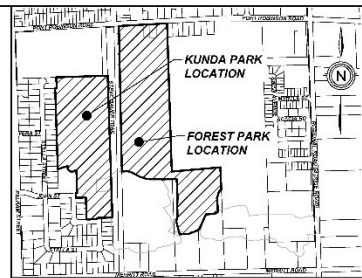
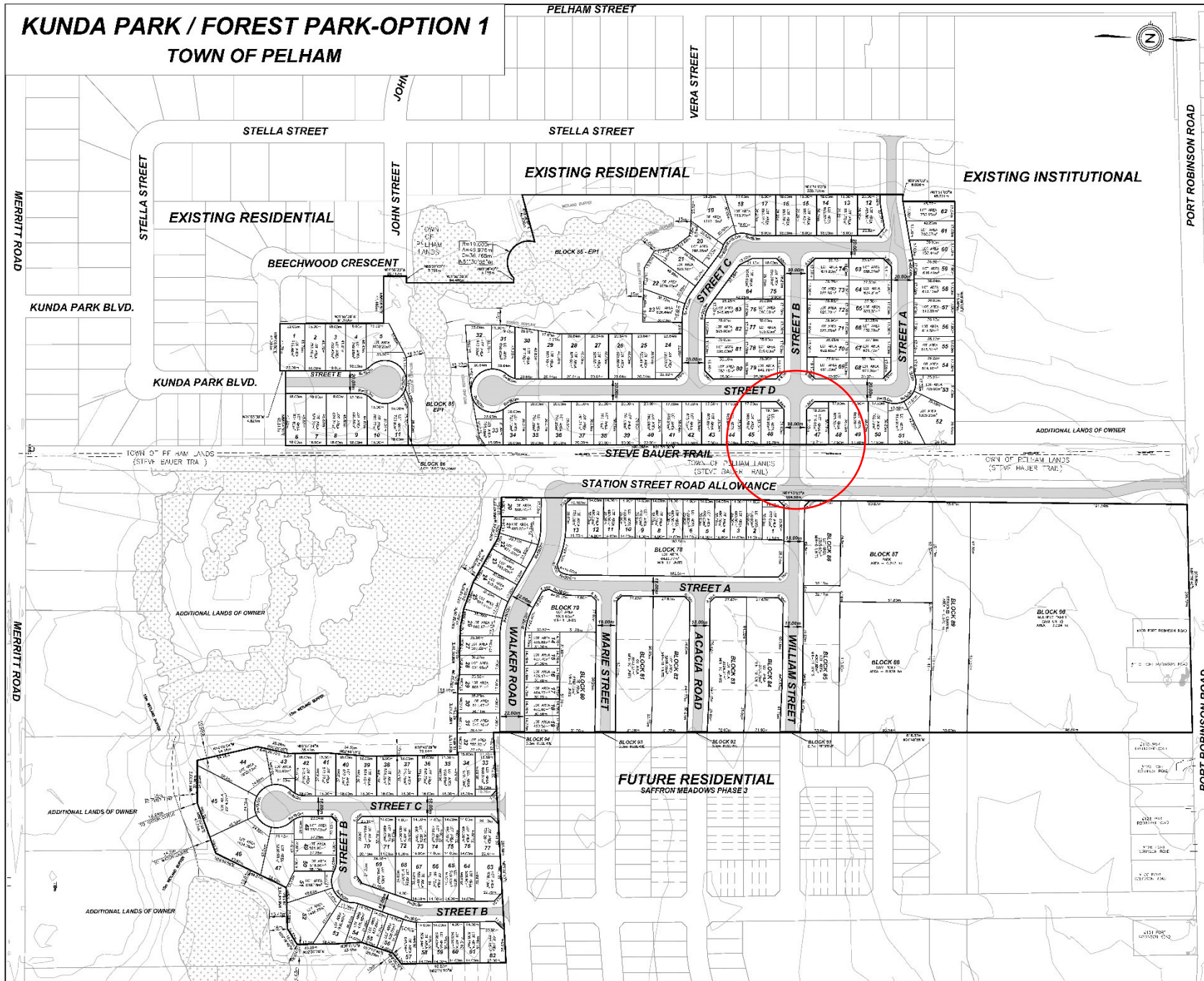
Exploring 3 Alternative Options

Option 1: 1 road connection to Station St., Road crossing trail; No PSW extension

Option 2: No road connection to Station St., EMS access crossing trail; No PSW extension

Option 3: No road connection to Station St., Walkway crossing trail; PSW road extension

KUNDA PARK / FOREST PARK-OPTION 1 TOWN OF PELHAM



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 174 & LOT 175
GEORGIAN TOWNSHIP OF PELHAM
REGIONAL MUNICIPALITY OF HADDAM

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the land described in the above description, do hereby certify that the same are correctly shown.

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed surveyor, do hereby certify that the above description is a true and correct copy of the original plan of subdivision as filed in the office of the Registrar of Deeds.

Mark W. Haddam
Surveyor

REQUIREMENTS OF SECTION 51(17)
OF THE PLANNING ACT

TO BE COMPLETED BY THE OWNER

TO BE COMPLETED BY THE SURVEYOR

LAND USE SCHEDULE - KUNDA PARK

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	1-84	84	8,216	85.96
ENVIRONMENTAL PROTECTION 1	BLOCK 85		2,829	23.66
3.5m WIDE ROADWAY	BLOCK 86		0.015	0.14
ROADWAY			2,244	20.21
TOTAL	86	84	11,104	100.00
DEVELOPABLE AREA	= 8,475 ha			
DEVELOPABLE DENSITY	= 9.91 units/ha			

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOTS 77	77	4,764	27.97
STREET TOWN RESIDENTIAL	BLOCK 78-86	67	3,537	20.68
MULTIPLE FAMILY RESIDENTIAL	BLOCK 90	280	3,924	23.84
PARK	BLOCK 87		0.743	4.36
SWM POND	BLOCK 88		0.928	5.45
WATERCOURSE	BLOCK 89		0.470	3.83
0.3m RESERVE	BLOCK 91-94		0.002	0.01
ROADWAY			2,478	14.53
TOTAL	94	444	17,032	100.00
DEVELOPABLE AREA	= 16,342 ha (EXCLUDES WATERCOURSE)			
DEVELOPABLE DENSITY	= 27.14 units/ha			

NO.	ISSUED FOR REVIEW	2021-02-23	M.K.
#	REVISION	DATE	INIT

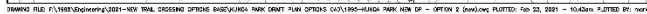


DRAWING TITLE	DRAFTING	TA/MK
KUNDA PARK / FOREST PARK	DATE	JANUARY 16, 2021
OVERALL DRAFT PLAN OF SUBDIVISION	PRINTED	FEBRUARY 23, 2021
(OPTION 1)	SCALE	1:1500
	DWG No.	1995-OP1
	REV	0

Option 1

- **Community Interconnection:** Interconnection of both subdivisions via an extension of William Street across the Steve Bauer Trail. The trail crossing is a proposed 8.5-metre-wide roadway with accommodation for all modes including boulevards, sidewalks, and street illumination.
- **PSW Impacts:** Kunda Park Boulevard is discontinuous at the Provincially Signification Wetland (PSW) located near the south end of the subdivision. No road extension is proposed through PSW areas.

MERRITT ROAD



N.T.S.

1995-0

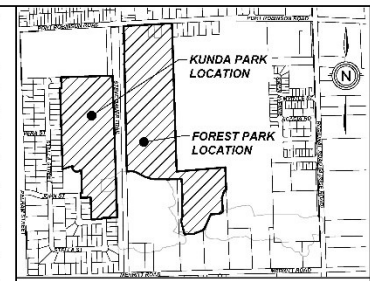
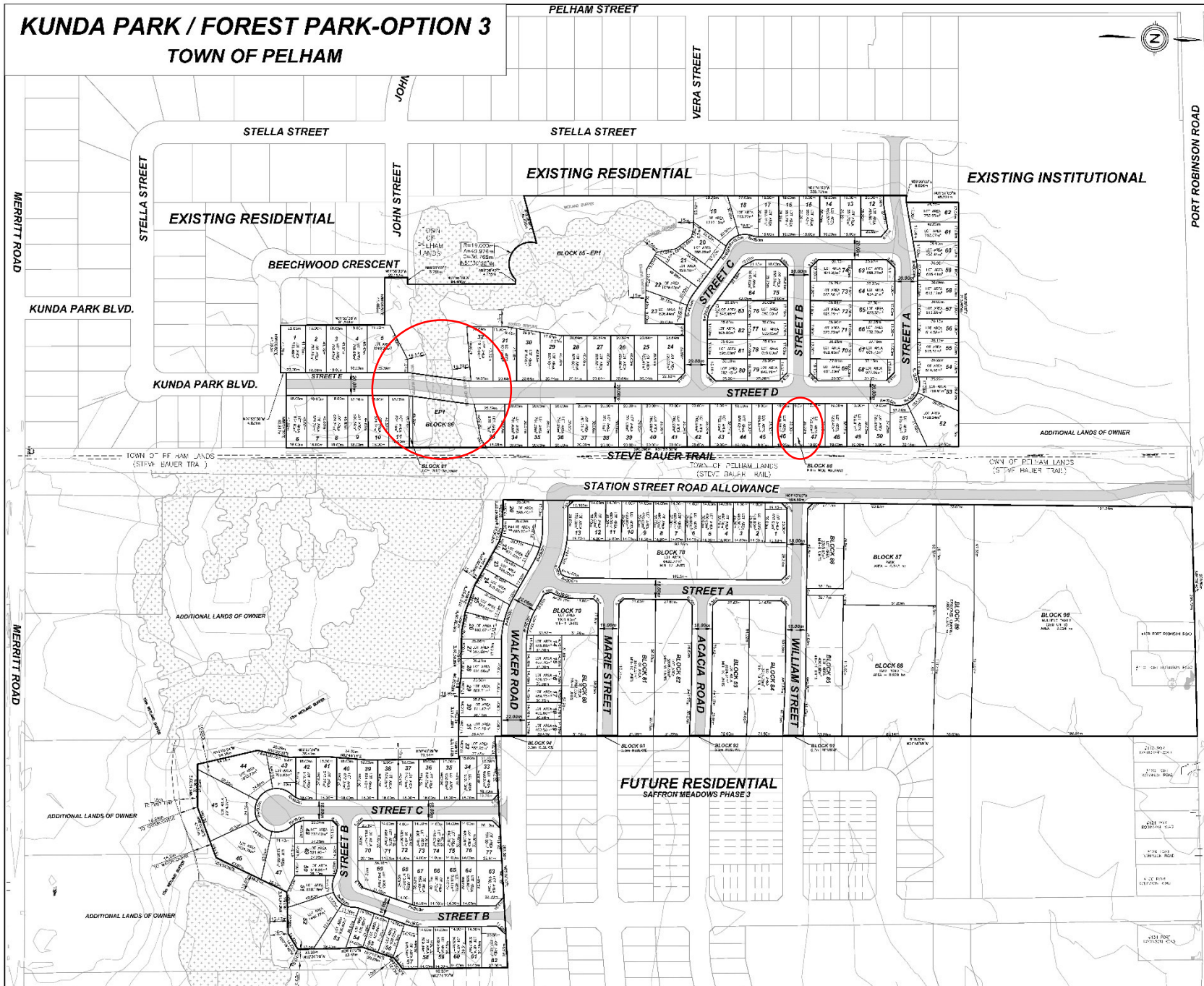
 UPPER CANADA CONSULTANTS ENGINEERS / PLANNERS	DRAWING TITLE:	
	KUNDA PARK / FOREST PARK	
	OVERALL DRAFT PLAN OF SUBDIVISION (OPTION 2)	
	DRAFTING	TA/MK
	DATE	JANUARY 18, 2021
PRINTED FEBRUARY 23, 2021		
SCALE		1:1500
DWG. No.	REV	
1995-OP2	0	

Option 2

- **Community Interconnection:** Interconnection of both subdivisions does not exist for all modes. A paved 9-metre-wide emergency access connecting Station Street Road Extension to Street D in the Kunda Park Subdivision would be in place. The access would require paving of the trail at the crossing point for emergency vehicles. The emergency access would be gated at each end and would require emergency personnel to exit their vehicles and unlock the gate prior to proceeding. Pedestrians and cyclists could utilize the access for connectivity to the Steve Bauer Trail and the subdivisions. The access would be aligned with the proposed William Street and Station Street intersection and would not be illuminated.
- **PSW Impacts:** Kunda Park Boulevard is discontinuous at the PSW located near the south end of the subdivision. No road extension is proposed through PSW areas.

KUNDA PARK / FOREST PARK-OPTION 3

TOWN OF PELHAM



KEY PLAN

N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 173 & LOT 175
GEORGIC TOWNSHIP OF THE OLD
NOW IN THE TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described land, do hereby certify that the same is correctly shown on the plan hereof.

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified surveyor of the Province of Ontario, do hereby certify that the above described land is correctly shown on the plan hereof.

REQUIREMENTS OF SECTION 51(17)
OF THE PLANNING ACT

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LAND USE SCHEDULE - KUNDA PARK

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	1-84	84	6.349	27.18
ENVIRONMENTAL PROTECTION	BLOCK 85-88		2.512	22.62
3.0m WIDE MAINTENANCE	BLOCK 87		0.015	0.14
9.0m WIDE EMERGENCY ACCESS	BLOCK 89		0.034	0.30
ROADWAY			2.184	13.78
TOTAL	88	84	11.104	100.00
DEVELOPABLE AREA	= 8.592ha			
DEVELOPABLE DENSITY	= 9.78 units/ha			

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOTS 1-77	77	4.764	27.97
STREET TOWN RESIDENTIAL	BLOCK 78-80	87	3.532	20.68
MULTIPLE FAMILY RESIDENTIAL	BLOCK 90	280	3.924	23.84
PARK	BLOCK 87		0.743	4.36
ENVIRONMENTAL PROTECTION	BLOCK 88		0.029	0.40
WATERCOURSE	BLOCK 89		0.070	3.83
0.3m RESERVE	BLOCK 91-94		0.002	0.01
ROADWAY			2.478	14.55
TOTAL	94	444	17.032	100.00
DEVELOPABLE AREA	= 16.367ha (EXCLUDES WATERCOURSE)			
DEVELOPABLE DENSITY	= 27.14 units/ha			

NO.	ISSUED FOR REVIEW	2021-02-23	M/K
#	REVISION	DATE	BY



DRAWING TITLE
**KUNDA PARK /
FOREST PARK
OVERALL DRAFT PLAN
OF SUBDIVISION
(OPTION 3)**

DRAFTING TA/MK
DATE JANUARY 18, 2021
PRINTED APRIL 1, 2021
SCALE 1:1500
DWG No. 1995-OP3
REV 0

Option 3

- **Community Interconnection:** Interconnection of both subdivisions does not exist for all modes. A paved 3-metre-wide walkway connecting Station Street Road Extension to Street D in the Kunda Park Subdivision would be in place for use by pedestrians and cyclists. The walkway would be aligned with the proposed William Street and Station Street intersection and would not be illuminated.
- **PSW Impacts:** Kunda Park Boulevard would be extended southerly across the PSW area impacting the environment.

RVA Multi-Criteria Evaluation of Road Network Options

Table 2: Evaluation Criteria

CRITERIA	DESCRIPTION
Traffic Operations	
Neighbourhood Connectivity	Number and accessibility of road network connections provided between the site and the external road network.
Emergency Medical Services (EMS) Access	Degree of accessibility for emergency vehicles to access the site from the external road network
Intersection Operations	Anticipated traffic operational impacts of the site generated traffic on surrounding intersections
Trail Operations and Safety	
Road/Trail Crossings	Number of road-trail crossing proposed
Trail Access	Degree of accessibility for trail users accessing the trail
Illumination	Level of additional trail illumination proposed
Natural Environment Impacts	
Vegetation Impacts	Variation in vegetation impacts (i.e., tree removals) between the options
PSW Impacts	Variation in PSW impacts between the options

RVA Multi-Criteria Evaluation – Preferred Road Network Option



OPTION 1 IS THE PREFERRED ROAD NETWORK OPTION, FOR THE FOLLOWING KEY DISTINGUISHING FACTORS:



• TRAFFIC OPERATIONS: THIS OPTION MAXIMIZES ROAD NETWORK CONNECTIVITY AND EMS ACCESSIBILITY WITH MULTIPLE ROAD CONNECTION OPTIONS PROVIDED AND OFFERS THE BEST DISPERSION OF TRAFFIC TO THE SURROUNDING COLLECTOR AND ARTERIAL ROAD NETWORK WITH THE LEAST ANTICIPATED IMPACTS TO INTERSECTION OPERATIONS FOR ALL MODES AND SERVICES.



• TRAIL OPERATIONS AND SAFETY: THIS OPTION PROPOSES A ROAD-TRAIL CROSSING THAT PROVIDES AN ADDITIONAL ACCESS POINT FOR TRAIL USERS VIA WILLIAM STREET, WITH ADDITIONAL ILLUMINATION PROPOSED AT THE SUBJECT CROSSING; AND



• NATURAL ENVIRONMENT: THE LEVEL OF VEGETATION IMPACTS ASSOCIATED WITH THE PROPOSED TRAIL CROSSING IS GENERALLY NOMINAL AS PER THE BEACON ENVIRONMENTAL TREE LOSS ASSESSMENT REPORT, WITH NO MEASURABLE DIFFERENCE IN TREE LOSS IF AN EMS ACCESS TO THE TRAIL WAS PROPOSED INSTEAD OF THE WILLIAM STREET CROSSING, AND FURTHERMORE NO PSW IMPACTS ARE PROPOSED.

Conclude:

Supporting a Steve Bauer Trail Road Crossing

- 1 trail road crossing at William Street is the best solution for the Town
- Key considerations: Traffic operations, trail operations & safety and natural environmental impact
- The Trail remains protected and crossing enhances access and safety
- Request of Council to permit an exception to the Trail Resolution:
 - 1 road crossing over the Steve Bauer Trail
 - Approval of a by-law to deem portion of trail a public highway
- Client will continue work with staff on Forest Park and Kunda Park



Thank you for your time and consideration of this request.

The following people are available for questions:

- Scott Snider, Turkstra Mazza Associates (legal counsel)
- Matt Kernahan, Upper Canada Consultants (planner)
- Nick Palumbo, R. V. Anderson Consultants (transportation)
- John Delisio, Sterling Realty (Niagara) Inc. (owner)