

PLANNING REPORT

P-10/90

TO: Mayor M. Collins and Members of Council

PREPARED BY: J. Bernardi, Deputy Clerk/Planning Administrator

SUBMITTED BY: M. Hackett, Clerk Administrator

DATE OF MEETING: March 19th, 1990

SUBJECT: 1989-90 PRIDE Program
Revision to Adopted Community Improvement Plan

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The Town recently received a call from Mr. Kent Murray of the Ministry of Municipal Affairs regarding his review of our 1989-90 PRIDE Program. He has requested that the Town initiate minor changes to the Community Improvement Plan as a result of the Provincial Auditors attempting to avoid overexpenditures that do not balance with the individual applications. The changes will also result in a greater flexibility for the Town when undertaking the various works.

A review of other municipalities has revealed similar suggested changes from the Ministry. As a result of the changes to the Community Improvement Plan, the previous adopting By-Law No. 1322 (1990) must be repealed although the body of the said by-law will not change.

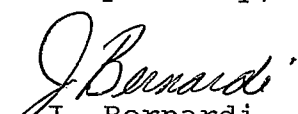
It should be noted that the Ministry has advised us that the changes will not hold up the approval process.

The revised pages together with the original pages are attached for Council's information and convenience.

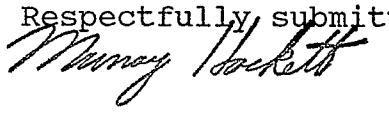
RECOMMENDATION:

THAT Council pass the by-law on tonight's agenda being a by-law to adopt a "Community Improvement Plan" for the Town of Pelham Community Improvement Project Area.

Prepared by,


J. Bernardi
Deputy Clerk

Respectfully submitted by,


Murray Hackett
Clerk Administrator

JB:ke
March 16, 1990
attachment

TABLE OF CONTENTS

	PAGE
1.0 INTRODUCTION & BACKGROUND	1
2.0 COMMUNITY IMPROVEMENT PLAN AREA	3
3.0 COMMUNITY IMPROVEMENT GOALS & OBJECTIVES	4
4.0 PROJECT ELEMENTS	5
5.0 PROJECT IMPLEMENTATION & CASH FLOW	8
6.0 COST ESTIMATES	8
7.0 ALTERNATIVE PROJECT	8
8.0 CHANGING THE PLAN	8

TABLE OF CONTENTS

		PAGE
1.0	INTRODUCTION & BACKGROUND	1
2.0	COMMUNITY IMPROVEMENT PLAN AREA	3
3.0	COMMUNITY IMPROVEMENT GOALS & OBJECTIVES	4
4.0	PROJECT ELEMENTS	5
5.0	PROJECT IMPLEMENTATION & CASH FLOW	8
6.0	COST ESTIMATES	8
7.0	ALTERNATIVE PROJECT	8

ADDITION

LIST OF SCHEDULES

Schedule A Community Improvement Project Area, Municipal Context

Schedule B Fonthill Community Improvement Project Area

LIST OF APPENDICES

I Community Improvement Area, Designating By-Law

II Notice and Minutes of Public Meetings held September 20, 1989 and
January 23, 1990

III Project Components

IV Project Cost Estimates

Revised

LIST OF SCHEDULES

Schedule A Community Improvement Project Area, Municipal
Context

Schedule B Fonthill Community Improvement Project Area

~~Schedule C Project Components~~

~~Schedule D Project Cost Estimates~~

LIST OF APPENDICES

I Community Improvement Area, Designating By-law

II Notice and Minutes of Public Meetings held September 20, 1989
and January 23, 1990

ADDITION

ADDITION

(8101081)

Methods of Implementation

The official plan states that the goals and objectives of community improvement plans will be implemented through the establishment, by by-law, of community improvement project areas and community improvement plans. Council will also ensure that the benefits of community improvement are maximized by:

- i) Supporting the establishment of a business improvement area
- ii) Refining zoning controls to maximize business opportunities
- iii) Using site plan control to co-ordinate development
- iv) Enforcing of the Town's property standards by-law
- v) Maximizing the use of government funds and programs to effect community improvement
- vi) Encouraging rehabilitation and reuse of existing buildings
- vii) Assisting new development with land acquisition
- viii) Preserving historical structures
- ix) Encouraging the infilling of vacant lots

4.0 PROJECT ELEMENTS

Appendix III illustrates the improvement projects proposed in this plan.

4.1 Watermains

Improvements to the Hurricane Road watermain between Chestnut Street and Pelham Street and the Vera Street watermain running between Pelham Street and Stella Street are proposed. Specifically, the improvement proposed is a "looping" design on Vera Street and Hurricane Road that would alleviate inadequate waterflows and pressure. The proposed improvement of this system would also upgrade fire-fighting capability in the area and permit development in the area that is currently restricted due to inadequate water pressure in the area.

Revised

- viii) Buildings in need of physical improvements and/or repairs
- ix) Social and recreational facilities in need of upgrading (arenas, swimming pools, etc.)
- x) Inadequate parking in commercial areas

Methods of Implementation

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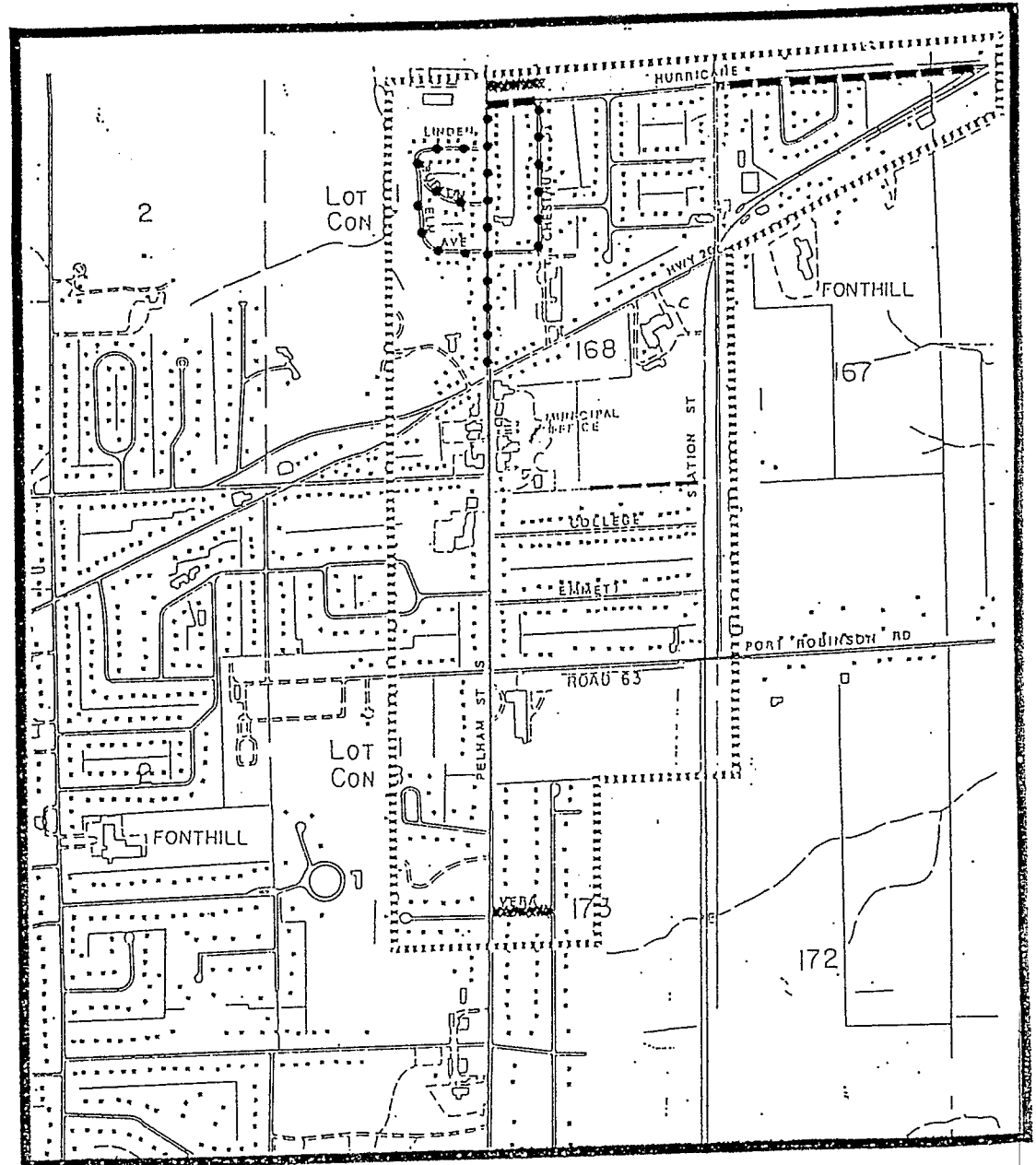
- i) Supporting the establishment of a business improvement area
- ii) Refining zoning controls to maximize business opportunities
- iii) Using site plan control to co-ordinate development
- iv) Enforcing of the Town's property standards by-law
- v) Maximizing the use of government funds and programs to effect community improvement
- vi) Encouraging rehabilitation and reuse of existing buildings
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- ix) Encouraging the infilling of vacant lots

4.0 PROJECT ELEMENTS

~~Schedule C~~ illustrates the improvement projects proposed in this plan.

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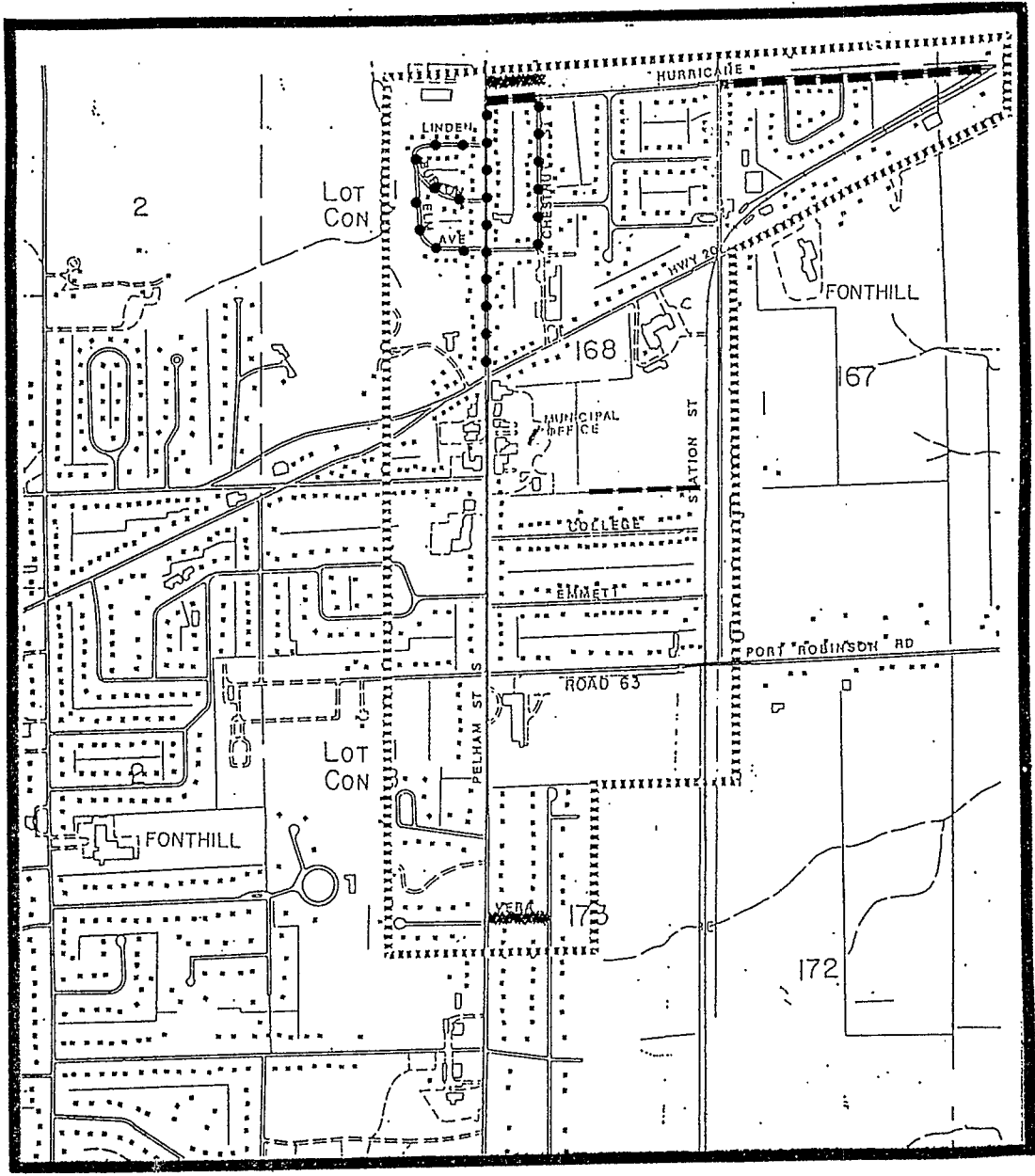
PROJECT COMPONENTS



- PELHAM TOWN SQUARE EXTENSION TO STATION ST.
- COMMUNITY IMPROVEMENT PROJECT AREA
- ~~~~~ WATERMAIN (COMPLETION OF LOOPING)
- FIRE HYDRANTS (REPLACEMENT)
- ===== SIDEWALKS

Revised

PROJECT COMPONENTS



- PELHAM TOWN SQUARE EXTENSION TO STATION ST.
- COMMUNITY IMPROVEMENT PROJECT AREA
- ~~~~~ WATERMAIN (COMPLETION OF LOOPING)
- FIRE HYDRANTS (REPLACEMENT)
- SIDEWALKS

4.2 Fire Hydrants

The replacement of fire hydrants is proposed as identified in Appendix III.

As alluded to earlier, the replacement of these units will alleviate the concerns of area residents regarding the adequacy of fire protection services in their area.

4.3 Sidewalks

The provision of sidewalks is recommended for certain sections of Hurricane Road.

The provisions of these sidewalks will increase the level of safety on roads experiencing increasing levels of vehicular traffic. These sidewalks will reduce the need for pedestrians to use the roadway due to the abrupt end of sidewalks in these areas.

4.3 Pelham Town Square Extension to Station St.

The extension of Pelham Town Square to Station Street is one of the key elements of this plan. Road construction and street lighting are the key features of this component of the plan.

There is a serious traffic congestion problem in the town square area that must be addressed to ensure the economic viability of the core area.

The extension of Station Street to Pelham Town Square will provide a much needed third access point to the square and will ameliorate the serious traffic congestion problem in the area by facilitating a more efficient flow of traffic through the square area.

The extension of Pelham Town Square will also provide an excellent opportunity for housing intensification by introducing a road into municipal lands that are currently not serviced by a public road. The area that would be serviced by this road extension is one of the few urban areas in Fonthill that is available for development.

4.5 Conclusions

The implementation of the aforementioned improvements (particularly the watermain looping, fire hydrant replacement and sidewalk additions) would contribute to the achievement of a higher level of medium to high density accommodation in the community; the Municipal Housing Policy Statement recommended that 25 percent of the housing stock in the municipality be of medium to high density (as opposed to 10 percent today). Such development would, by its very nature, be more affordable.

Revised

4.1 Watermains

Improvements to the Hurricane Road watermain between Chestnut Street and North Pelham Street and the Vera Street watermain running between South Pelham Street and Stella Street are proposed. Specifically, the improvement proposed is a "looping" design on Vera Street and Hurricane Road that would alleviate inadequate water flows and pressure. The proposed improvement of this system would also upgrade firefighting capability in the area and permit redevelopment in the area that is currently restricted due to inadequate water pressure in the area.

4.2 Fire Hydrants

The replacement of fire hydrants is proposed ~~to comply with the following schedule:~~

Chestnut Street	1 unit
Pelham Street	2 units
Linden Avenue	1 unit
Durton Avenue	1 unit
Elm Avenue	1 unit

As alluded to earlier, the replacement of these units will alleviate the concerns of area residents regarding the adequacy of fire protection services in their area.

4.3 Sidewalks

The provision of sidewalks is recommended for ~~the following:~~

- ~~i) Hurricane Road: from Chestnut Street to Pelham Street~~
- ~~ii) Hurricane Road: from Station Street east (approximately 1,450')~~

The provision of these sidewalks will increase the level of safety on roads experiencing increasing levels of vehicular traffic. These sidewalks will reduce the need for pedestrians to use the roadway due to the abrupt end of sidewalks in these areas.

4.4 Pelham Town Square Extension to Station St.

The extension of Pelham Town Square to Station Street is one of the key elements of this plan. Road construction and street lighting are the key features of this component of the plan. Also additional lighting to serve the library parking lot is included as part of this component

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It should be noted that the intensification of land uses within the urban area that would result from this plan would reduce pressures to expand the urban area boundary of Fonhill. There are two important benefits of maintaining the present urban boundaries:

- 1) Prime agricultural land will not be consumed by urban expansion.
- 2) The servicing of a compact urban form is more cost effective than the servicing of low density urban development that is spread over a large area.

5.0 PROJECT IMPLEMENTATION AND CASH FLOW

The maximum allocation from the Ministry of Municipal Affairs to implement this plan will be \$1000,000, to be matched by the municipality, for a total program cost of \$200,000. The timing of expenditures will meet the program criteria of spending a minimum of one-third of the program costs in each of the three implementation years as follows:

\$67,000 prior to December 31, 1990
\$67,000 prior to December 31, 1991
\$66,000 prior to December 31, 1992

\$200,000 total expenditure by
December 31, 1992

6.0 PRELIMINARY COSTING ESTIMATES

The cost estimates for the proposed improvements are itemized in Appendix IV.

7.0 ALTERNATIVE PROJECTS

In the event that the projects proposed in this plan come in under budget and dollars remain available within the \$200,000 total program cost, other projects within the community improvement project area will be considered for implementation.

A recreational corridor developed from an abandoned railway was considered at the original PRIDE application stage; however, this project received low priority relative to other projects. If possible, this recreational corridor stretching south from Highway 20 along Station Street will be initiated if dollars permit. The inclusion of this project within the PRIDE program would be by amendment to his plan.

8.0 CHANGING THE PLAN

Minor changes may be made to the plan subject to the approval of the Ministry of Municipal Affairs without formally amending the document. Major changes, including the deletion or addition of projects and reallocation of funds accordingly, may require an amendment to the plan.

Revised

5.0 PROJECT IMPLEMENTATION AND CASH FLOW

The total allocation from the Ministry of Municipal Affairs to implement this plan will be \$100,000, to be matched by the municipality, for a total program cost of \$200,000. The timing of expenditures will meet the program criteria of spending a minimum of one-third of the program costs in each of the three implementation years as follows:

\$67,000	prior to December 31, 1990
\$67,000	prior to December 31, 1991
\$66,000	prior to December 31, 1992

\$200,000 total expenditure by December 31, 1992

6.0 PRELIMINARY COSTING ESTIMATES

The cost estimates for the proposed improvements are itemized in ~~Schedule D~~.

7.0 ALTERNATIVE PROJECTS

In the event that the projects proposed in this plan come in under budget and dollars remain available within the \$200,000 total program cost, other projects within the community improvement project area will be considered for implementation.

A recreational corridor developed from an abandoned railway was considered at the original PRIDE application stage; however, this project received low priority relative to other projects. If possible, this recreational corridor stretching south from Highway 20 along Station Street will be initiated if dollars permit. The inclusion of this project within the PRIDE program would be by amendment to his plan.

ADDITION

(8101081)

APPENDIX IV

TOWN OF PELHAM
FONTHILL COMMUNITY IMPROVEMENT AREAPROJECT COST ESTIMATES

<u>PROJECT COMPONENTS</u>	<u>COST ESTIMATE \$</u>	<u>MUNICIPAL SHARE \$</u>	<u>PROVINCIAL SHARE \$</u>
1. <u>Pelham Town Square</u> (road extension to Station Street) road construction, streetlighting, sidewalks	80,000	40,000	40,000
2. <u>Watermains</u> - Hurricane Road from Chestnut St. to Pelham St. - Vera St. from South Pelham St. to Stella St.	19,550	9,775	9,775
3. <u>Fire Hydrants</u> - Chestnut St., Pelham St., Linden Ave., Burton Ave., Elm Ave.	62,200	31,100	31,100
4. <u>Sidewalks</u> - Hurricane Rd. east of Station St. (approx. 1250 ft.) - Hurricane Rd. between Chestnut and Pelham Sts.	30,000	15,000	15,000
5. <u>Administration</u> (Max. of 5% of total project costs)	8,250	4,125	4,125
Total	\$200,000	\$100,000	\$100,000

Revised

~~SCHEDULE D~~TOWN OF PELHAM
FONTHILL COMMUNITY IMPROVEMENT AREAPROJECT COST ESTIMATES

<u>PROJECT COMPONENTS</u>	<u>COST ESTIMATE</u>	<u>MUNICIPAL SHARE \$</u>	<u>PROVINCIAL SHARE \$</u>
1. <u>Pelham Town Square</u> (road extension to Station Street) road construction, street- lighting, sidewalks, library parking lot lighting	80,000	40,000	40,000
2. <u>Watermains</u> - Hurricane Road from Chestnut St. to Pelham Street - Vera St. from South Pelham St. to Stella St.	19,550	9,775	9,775
3. <u>Fire Hydrants</u> - Chestnut St., Pelham St., Linden Ave., Burton Ave., Elm Ave.	62,200	31,000	31,100
4. <u>Sidewalks</u> - Hurricane Road, east of Station St. (approx. 1250 feet) - Hurricane Road between Chestnut and North Pelham Street	30,000	15,000	15,000
5. <u>Administration</u> (Max. of 5% of total project costs)	8,250	4,125	4,125
Total	\$200,000	\$100,000	\$100,000
			(8101081)