

Corporate Report

REPORT NUMBER 417-2024-Infrastructure & Operations-Engineering

DATE

PREPARED

November 12, 2024

FILE

MEETING DATE

November 25, 2024

SUBJECT

Local Improvement – MacDonell Street

RECOMMENDATION

WITH RESPECT to Report 417-2024-Infrastructure & Operations-Engineering, we recommend that the local improvement for new curb and gutter and storm sewer on MacDonell Street from Central Avenue to Squier Street be approved for construction;

AND THAT the Mayor and Clerk be authorized to sign all documentation related to this matter;

AND THAT any necessary By-laws be presented to City Council for ratification.

EXECUTIVE SUMMARY

Property owners on MacDonell Street approached the City's Engineering Division to request street upgrades consisting of new curb and gutter and storm sewer from Central Avenue to Squier Street. These upgrades are considered improvements to the street and are subject to the City of Thunder Bay Local Improvement Policy 11-03-03. Under this policy, property owners fronting or benefitting from the proposed work are responsible for the costs.

The proposed work includes installing new curb and gutter and storm sewer, as well as removing the existing ditches and culverts to create a new grassed boulevard.

A notice and petition form was sent to the head petitioner on June 28, 2024, outlining the project details and estimated costs. The head petitioner was responsible to reach out to the property owners to discuss the improvements and gather support. In August 2024, the petition was submitted to the City Clerk's Office, where it was later confirmed to be sufficient under Ontario Regulation 586/06 for local improvements.

With the petition validated, City Council is now authorized to pass a by-law to allow construction to proceed. The affected property owners were notified of the Council's

intention to pass this by-law, with notices published in the Chronicle Journal and direct mailing to the owners.

DISCUSSION

Property Owners on MacDonell Street approached the City Engineering Division for new curb and gutter and storm sewer on the MacDonell Street from Central Avenue to Squier Street. The owners were informed that new curb and gutter and storm sewer are considered an upgrade to the street and are subject to local improvement charges in accordance with the Municipal Act and the City of Thunder Bay Local Improvement Policy 11-03-03. The applicable improvement charges would apply only to the properties that front and benefit from the proposed works.

The proposed curb and gutter and storm sewer improvement would allow the existing ditches and culverts to be removed, and a new grassed boulevard established. The location of the work is shown in Attachment A.

Planning Division has reviewed the proposed improvement and is satisfied the works are consistent with the Official Plan for this area.

An information package along with the applicable petition forms were mailed out on June 28, 2024 to the head petitioner. The information package included details on the work, local improvement process, and estimated costs. The head petitioner was responsible for discussing the improvements with the affected property owners and gather support. In August 2024, the petition was submitted to the City Clerk's Office, where it was deemed to be sufficient under Ontario Regulation 586/06 for local improvements.

In accordance with the Regulation 586/06, Council can now pass the By-law to authorize construction of the curb and gutter and storm sewer local improvement for MacDonell Street, provided the City issues notice to the public and the owners of the fronting properties.

The notice advising the public of Council's intention to pass this by-law was advertised in the local newspaper on November 16, 2024. A notice was also mailed to the fronting property owners liable for the charges on November 13, 2024.

FINANCIAL IMPLICATION

The following summary of estimated costs is provided for local improvement work. The City's share (net) is limited to the costs for curb and gutter and storm sewer within the road allowance of intersecting streets, laneways, and City owned property.

Street	Type	Gross	Net
MacDonell Street – Central Avenue to Squier Street	Curb and Gutter	\$271,500.00	\$3,900.00
MacDonell Street – Central Avenue to Squier Street	Storm Sewer	\$452,500.00	\$6,500.00

The City's share of the cost is included in the 2025 Capital Budget for Council's consideration.

CONCLUSION

It is concluded that the Local Improvement for curb and gutter and storm sewer on MacDonell Street be approved for construction.

BACKGROUND

The City often receives local improvement requests for extension of municipal services. In an effort to ensure the orderly provision of municipal services, maintain consistent standards, and to coordinate work with other capital projects, Local Improvement petitions are reviewed on an annual basis with Engineering and Planning Divisions. This review ensures that City Council is apprised of all relevant information. It is a policy that Administration provides comments on each petition before it is included for consideration in the Budget for construction.

REFERENCE MATERIAL ATTACHED

Attachment A – Site Plan MacDonell Street

REPORT PREPARED BY

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REPORT SIGNED AND VERIFIED BY

Kayla Dixon, Commissioner Infrastructure & Operations

November 18, 2024