

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: NOVEMBER 4, 2019

FROM: Community Services Commission and Community Development Commission

DATE: October 30, 2019

SUBJECT: Rehabilitation of Towne Square

LOCATION: Towne Square

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RECOMMENDATION:

That the report from the Commissioners of Community Services and Community Development be received;

KEY FACTS:

The following are key points for consideration with respect to this report:

- There was a recent notice of a water emergency affecting properties on Towne Square. The Region advised that there was a valve failure.
- While resolving that issue, the Region discovered that there is a series of previously unknown pipe complications under Towne Square that need to be addressed. This new situation impacts water, wastewater and storm water services.
- While unrelated to the Towne Square facelift project, this new information may have significant impact on the project going forward.
- As a result, the originally planned 2019 construction for Towne Square will have to be rescheduled for 2020.
- The potential timing of the 2020 project schedule will be determined by the complexity of this new work and a consultation with the Downtown BIA, merchants and the owner of Towne Square as key stakeholders.

BACKGROUND:

Council approved a rehabilitation of Towne Square to be completed in conjunction with the reconstruction of Lakeshore Road. The final plan was approved in May 2019 following a lengthy public consultation. The Towne Square project represents

a “facelift” that integrates seamlessly with the new Lakeshore streetscape, incorporating the same materials as used on Lakeshore Road such as granite pavers, light poles, and furnishings. The Towne Square project has been tendered but not awarded.

Very recently, it has been brought to staff’s attention that there are several underground utility issues within Towne Square. These came to light as a result of a recent watermain break on a pipe that extends from Lakeshore Road to Robinson Street. A water valve within this pipe failed which disrupted service to the businesses on both the east and west side of Towne Square, as well as the condominium building at the south end of the Square. The Region of Halton responded and repaired the water pipe. However, given the location and condition of the pipe the only repair that could be undertaken was to seal the leak making the future use of valve inoperable. The result is that a larger area will be impacted by any future shutdown if water issues arise. Not an ideal situation. At this time, staff are clarifying the ownership of this pipe.

Secondly, while repairing the water pipe within the Square, the Region noted that surface drainage water from the Square is being directed into a Regional sanitary sewer, not a storm sewer. This *combined* sewer within Towne Square is not permitted by the Region and this situation must be rectified. The implication of combined sewers is that it can create a flooding risk. Lastly, it has come to staff’s attention that a potentially private sanitary sewer is also located beneath Towne Square that collects sanitary waste from businesses located fronting onto Lakeshore between Thomas and George at a minimum. This sewage pipe recently failed within the parking garage under Towne Square causing extensive damage, mess and cleanup expense. The ownership and condition of this pipe will also need to be determined by Halton Region.

COMMENT/OPTIONS:

The rehabilitation plan for Towne Square as finalized through the public consultation was a “facelift”. As such, there was no requirement in the design, or within the tender documents to expose or redesign the underground servicing. The concerns that have recently been discovered are quite unexpected for pipes that are approximately half way through their expected life. However, the infrastructure issues noted within Towne Square are concerning and require discussion between the Region and the Town in order assess the situation and determine a course of action.

The current tender issued for the rehabilitation of Towne Square did not include any infrastructure repairs. Nor did the construction schedule contemplate a delay to investigate and reconcile infrastructure concerns. Council approved a rehabilitation

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project for Towne Square estimated at \$2.3 million. It is extremely important to resolve these underground infrastructure issues and review/determine the best servicing strategy, prior to undertaking the work at Towne Square. To ignore and not resolve these concerns places residents and local businesses at significant risk if not in the near term, definitely in the future.

The resolution of the infrastructure concerns noted under Towne Square will take some time to review and determine resolutions. It may include design and replacement of existing infrastructure that may need to be included within the Towne Square rehabilitation project scope or completed independently by other agencies with the expertise.

Staff are recommending the Towne Square rehabilitation project be paused at this time and the project be re-tendered in the future when all of the underground infrastructure issues are known and a plan of remediation has been developed. Staff will advise and consult with the Downtown BIA, merchants, and the owner of Towne Square on the new construction timeline in the work at Towne Square. Once staff has an understanding and resolution of the infrastructure issues underneath Towne Square, a report will be brought to Council. Staff expect that this report will likely be first quarter 2020.

CONSIDERATIONS:

(A) PUBLIC

The public has been actively involved in the consultation process for rehabilitation program for Towne Square. All stakeholders and participants were advised that this report would be appearing on the November 4, 2019 P & D Agenda.

(B) FINANCIAL

There are no financial impacts associated with this report. Depending on the resolution of the infrastructure issues underneath Towne Square, the T project budget may need adjustments. Any changes to the budget would be identified to Council in an update report in first quarter 2020.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

Other departments involved in this report and the rehabilitation of Towne Square are the Engineering and Construction and Development Engineering departments.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- Engage the community
- Be open and transparent
- Be the most livable town in Canada

(E) COMMUNITY SUSTAINABILITY

Towne Square is an important public space in Oakville. It functions as a park, gathering place, special events location and supports patio extensions of adjacent restaurants.

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