



## **Addendum to the Regional Council Agenda**

Regional Council Chambers  
Regional Headquarters Building  
605 Rossland Road East, Whitby

**Wednesday, May 29, 2019**

**9:30 AM**

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### **6. Communications**

CC 22 Alexander Harras, Acting Clerk of the Town of Ajax, writing to the Regional Clerk advising that Council of the Town of Ajax, at their meeting held on May 21, 2019, adopted a resolution consenting to the passing of the New Regional Smoke-Free By-law. (Our File: C00)

Recommendation: Receive for information

CC 23 Alexander Harras, Acting Clerk of the Town of Ajax, writing to the Regional Clerk advising that Council of the Town of Ajax, at their meeting held on May 21, 2019, adopted a resolution that Ajax Council supports Sport Durham's bid to host the 2022 Ontario Summer Games, encouraging Regional Council to provide their support; and acknowledge that if the Region is awarded the bid, the Town of Ajax is a willing host and participant in the games (Our File: D02)

Recommendation: Receive for information

### **11. Other Business**

11.2 Supplementary Report to Works Committee Report #2019-W-40: Affordable Housing Development – 1505 Bowmanville Avenue, in the Municipality of Clarington ([2019-W-41](#))



# The Regional Municipality of Durham Report

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To: Regional Council  
From: Commissioner of Works  
Report: [#2019-W-41](#)  
Date: May 29, 2019

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## **Subject:**

Supplementary Report to Works Committee Report #2019-W-40: Affordable Housing Development - 1505 Bowmanville Avenue, in the Municipality of Clarington

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## **Recommendation:**

That Report #2019-W-41 of the Commissioner of Works, being a supplementary report to Report #2019-W-40, be received for information.

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## **Report:**

### **1. Purpose**

- 1.1 At the May 8, 2019, Works Committee meeting, Regional staff were directed to meet with Mr. Dennis O'Connell, Project Manager, Independent Project Managers (IPM) and Municipality of Clarington (Clarington) staff to discuss IPM's delegation at this same meeting.
- 1.2 Regional staff met with IPM and Clarington and following this meeting, staff considered various alternatives based on the discussion.

### **2. Meeting Summary**

- 2.1 Regional staff hosted a meeting with IPM and Clarington on May 16, 2019. Several items were discussed at the meeting, including:
  - a) The Rezoning Application completed by the previous landowner and relied upon by IPM. It is worth noting that Regional Works Department staff were not approached by the New View Holdings Inc. until 2017 to review or comment on design requirements for the proposed development;

- b) The Site Plan Application, including discussions regarding Clarington's requirement for a sidewalk connection to provide safe passage across Regional Road 57 (Bowmanville Avenue);
- c) Regional versus Local Municipality responsibilities, including clarification that sidewalk and streetlighting are the responsibility of the Local Municipality;
- d) The Region Share Policy approved in the Regional Residential and Non-Residential Development Charge By-Law and Study dated July 2018, and clarification that the road component of Regional Share was unchanged from the 2013 By-Law and Study;
- e) The forecasted timing of the future Bowmanville Avenue Capital Project;
- f) Clarification that the development at 1505 Bowmanville Avenue was the driver for the signalization warrant, and that without this development the intersection would not warrant signalization including when the full reconstruction project was undertaken; and
- g) The geometric changes to the intersection of Bowmanville Avenue and Hartwell Avenue that are required due to the proposed entrance to the proposed development and signalization of the intersection.

### **3. Regional Staff Review**

- 3.1 Following the meeting, Regional staff met to consider items discussed and explored alternatives to assist in facilitating the proposed development.
- 3.2 Regional staff have reviewed the design requirements for the intersection improvements and have recommended additional modifications to the design based on site specific geometric conditions at the proposed intersection. The modifications to the design will result in reduced costs to the developer to complete these requirements. The proposed modifications to the intersection design considers Transportation Association of Canada design standards to acknowledge and consider the safety of pedestrians and motorists in the vicinity of the development.
- 3.3 New View Holdings Inc. will still be required to construct the improvements and the Region Share Policy will be applied.

**4. Follow up with New View Holdings Inc.**

- 4.1 Regional staff contacted IPM to discuss the recommended design alternative and advised that based on the unit prices that they provided with their detailed design that the construction costs of the road component of their project were estimated to be reduced from approximately \$250,000 to \$180,000.
- 4.2 IPM advised that they would like to conduct their own review of the cost savings and if satisfied, that they would be prepared to proceed to construct the reduced scope.

**5. Conclusion**

- 5.1 As directed at the May 8, 2019 Works Committee Meeting, Regional staff met with Mr. Dennis O'Connell, Project Manager, Independent Project Managers and Municipality of Clarington staff to discuss the delegation made by Mr. O'Connell at the May 8, 2019 Works Committee. This report provides an overview of the items discussed at the meeting as well as acknowledgement that the Regional Municipality of Durham has considered and is recommending alternatives to the proposed intersection design to assist in facilitating the proposed development.
- 5.2 This report has been reviewed by the Finance, Social Services – Housing Services, and Corporate Services – Legal Services Departments.
- 5.3 For additional information, please contact Mike Hubble, Development Approvals Engineer, Business Services at 905-668-7711, extension 3460.

Respectfully submitted,

**Original signed by John Presta for:**

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Susan Siopis, P.Eng.  
Commissioner of Works

Recommended for Presentation to Committee

**Original signed by:**

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Elaine C. Baxter-Trahair  
Chief Administrative Officer