



Subject: Hansen Boulevard & Edgewood Valley Update

Department: Infrastructure Services

Division: Transportation and Development

Report #: INS-2023-060

Meeting Date: 2023-10-16

Recommendations

That report INS-2023-060, Hansen Boulevard and Edgewood Valley Update, be received.

Background and Analysis

The purpose of this report is to update Council on the progress of the Hansen Boulevard Creek Crossing (Bridge) Project and Staff's discussions with the Developer responsible for the subdivision development (Edgewood Valley Phase 2B) that will complete the Hansen Boulevard connection west of Blind Line.

Hansen Boulevard is a Major Collector Road spanning east to west across the northern part of the Town. Its designation in the Town's Official Plan as a "Major Collector Road" means that it is intended to facilitate traffic between various neighbourhoods in the area and throughout Town.

The current Hansen Boulevard alignment was established through an Environmental Assessment (EA) undertaken by the Town in 2006-2007. Construction of the road has been completed in segments, as subdivision areas containing the Hansen Boulevard alignment have proceeded to develop incrementally.

The final segment of Hansen Boulevard to be completed falls within two key areas:

- i) Middle Monora Creek crossing area, west of College Avenue; and
- ii) Development lands subject to draft plan of subdivision applications by NG Citrus Limited (an entity of Great Gulf), known as the Edgewood Valley Phase 2B Subdivision and the Aldenhill Subdivision, generally west of Blind Line

The creek crossing project was planned to be completed by the Town, because the crossing does not fall centrally within any specific subdivision area and is not clearly tied

to any specific development(s). Completion of the Hansen Boulevard road and underlying services connection was to be completed by the developer(s) responsible for the underlying subdivision area(s).

Staff coordinated the creek crossing project closely with the advancement of the nearby subdivision approvals (i.e. Edgewood Valley Phase 2B). This was to avoid completing the crossing project too early, which could result in the crossing works languishing while the subdivision approvals (and corresponding road construction) progress at the developer's pace. Waiting too late to complete the crossing could hold-up those same subdivision developments, or conflict with their construction activities.

Draft approval of the Edgewood Valley Phase 2B plan of subdivision was granted in February 2021. A condition of draft approval requires the developer to complete the entire remaining connection of Hansen Boulevard before final approval can be issued for the subdivision. Final approval of this subdivision must be granted before home construction can proceed. This means that all the related subdivision infrastructure (i.e. roads, services, etc.) internal to the Plan, and the Hansen Boulevard connection, must be completed before any home construction begins within the plan of subdivision.

Concurrent with the Phase 2B subdivision approval process, the design of the creek crossing project began in September 2020. Construction commenced in July 2022 and was completed in August of 2023. Although the construction presented challenges, the structure is now in place awaiting the developer's construction of the road as part of their subdivision advancement, which will link the west development area near Veteran's Way (i.e. Sarah Properties and Cachet Developments) to the rest of the Town's transportation network.

While the construction of the bridge was underway, Town Staff had been working with NG Citrus Limited (an entity of Great Gulf), the owner and developer of the Edgewood Phase 2B and Aldenhill subdivisions, to advance the Edgewood 2B plan through the final approval process. Great Gulf is responsible for the construction of the local roads and services within the subdivision, which is typical of any residential subdivision development. While completing those works, general practice with other developments has been for the developer to construct the extension of the collector road (Hansen Boulevard) to a full collector standard. In doing so, the developer incurs additional costs up-front for the oversizing portions of the roads and services and receives Development Charges Credits in exchange for those costs.

Current Status:

Staff had previously reported to Council that discussions were underway with the Developer and that according to those discussions, the timing of the completion of the bridge was starting to align with the completion of the earthworks (previously approved and already underway) and the start of servicing and road construction within the Edgewood 2B subdivision.

Staff had been meeting with the Developer's team on a regular basis. Those meetings had a number of benefits including negotiating a pre-servicing agreement, development charge credit agreement and finalizing the engineering design details of the subdivision. However, there have been some complexities with coordinating the construction permissions and development charges credit arrangements to complete this work. There are unique liability factors associated with the developer completing the road and underlying services in the vicinity of the creek crossing project. Essentially, the Town must ensure that there will be no damage or liabilities to the creek crossing due to the developer's road construction activities, whereas the developer wants to ensure that their road construction will not be adversely impacted by the underlying creek crossing. Furthermore, the developer has advised Town staff that recent changes in the economic landscape and market have impacted their operations.

Staff previously anticipated that the subdivision infrastructure and Hansen Boulevard construction would have commenced immediately following the completion of the creek crossing project. However, the aforementioned factors have seemingly delayed the commencement of the developer's construction activities. Staff now anticipate that this work would commence in early 2024, with the road being open to traffic in the late summer or fall.

Staff will provide a further update as discussions continue and advance.

Strategic Alignment

Strategic Plan

Strategic Goal: Future Readiness

Objective: Capacity – Ensure infrastructure facilitates desired development

Sustainable Neighbourhood Action Plan

Theme: Land Use and Planning

Strategy: Co-ordinating land use and infrastructure planning to promote healthy, liveable and safe communities

Notice Provisions

N/A

Financial Impact

There are no direct financial considerations or impacts as a result of the recommendations within this report.

It should be noted that the Development Charges Agreement, which will consider any financial implications for the Town and the Developer, will be completed and attached to a separate report. This subsequent report, anticipated for later this year or early in 2024, will seek Council's approval.

Respectfully submitted

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Attachments:

None