



Staff Report

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Report To:	General Government Committee		
Date of Meeting:	March 29, 2021	Report Number:	PWD-019-21
Submitted By:	Stephen Brake, Director of Public Works		
Reviewed By:	Andrew C. Allison, CAO	Resolution#:	GG-260-21, GG-261-21, GG-262-21
File Number:		By-law Number:	
Report Subject:	Courtice Shores Drive and Parking Lot		

Recommendations:

1. That Report PWD-019-21 be received;
2. That Courtice Shores Drive be improved with surface treatment from the south limit to the tunnel under the CN Rail line;
3. That Council provide direction to staff on whether to proceed with Option 1) the construction of identified parking facilities on-street or Option 2) the creation of parking facilities off-street at the Courtice waterfront; and
4. That all interested parties listed in Report PWD-019-21 and any delegations be advised of Council's decision.

Report Overview

This report is to provide Council with a cost to improve Courtice Shores Drive and to provide parking for the Courtice waterfront.

1. Background

- 1.1 During the General Government Committee meeting held on February 16, 2021, Council passed Resolution # GG-203-21. This resolution provided direction to staff to report back on the cost to improve Courtice Shores Drive and to provide parking for the Courtice waterfront.
- 1.2 Courtice Shores Drive is a municipal local road with an estimated average annual daily traffic (AADT) count of 50 cars per day and a posted speed of 50km/h. The road has a gravel surface and has fallen into poor condition from increased traffic to the Courtice waterfront and the trail along the waterfront east of Courtice Shores Dr. As planning for the area is ongoing, and part of the Courtice Waterfront and Energy Park Secondary Plan, proposed parking improvements may be a temporary measure.
- 1.3 There has been increased traffic observed at this location as it is the only access point to the section of trail that was constructed along the waterfront by the Region of Durham as a requirement of the host community agreement for the Durham York Energy Centre (energy from waste facility). The increased traffic and parking along both sides of the road has been a concern for emergency services access. In 2020, no parking signage was installed along the west side of the road and at the turn around at the south limit.

2. Discussion

- 2.1 In response to the direction given, staff have visited the site to identify preferred parking locations and determine feasibility of existing site conditions. Two potential sites have been identified on Figure 1:

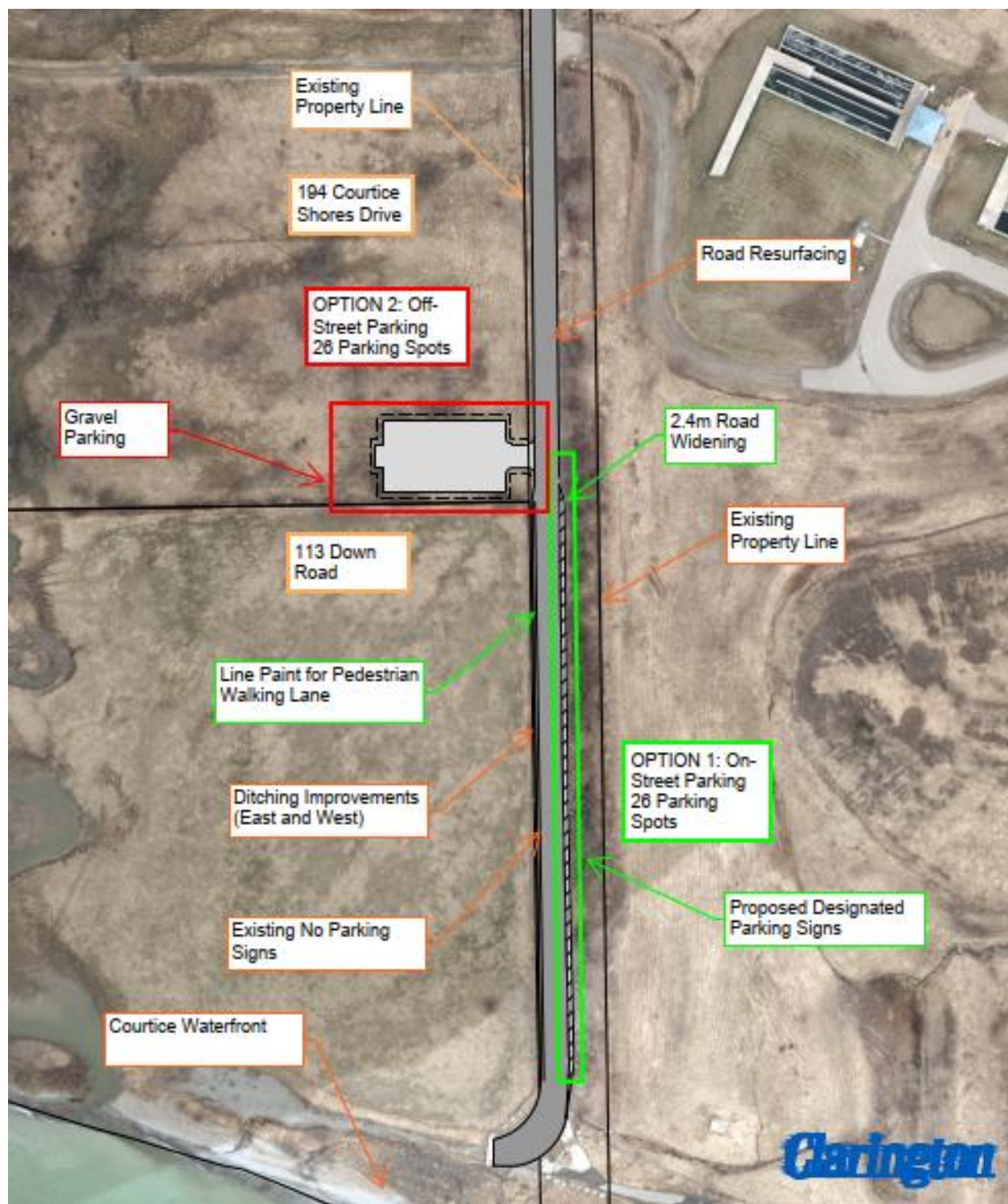


Figure 1: Potential Parking Locations on Courtice Shores Drive

Resurfacing Courtice Shores Drive

- 2.2 Courtice Shores Drive is currently on the list of roads to be included in the surface treatment contract this year, under contract CL2018-25 (Year 4), which was approved by Council on March 22, 2021. The estimated cost to resurface Courtice Shores Drive from its southern terminus to 650m north is \$57,100.
- 2.3 The existing turn around at the south limit of the road is on private property. The improvements to the road should include a formal agreement with the property owner or re-alignment of the turnaround and trail entrance on the west side. Costs associated with re-alignment of the turnaround are not included in the above estimate for surface treatment.

On-Street Parking (Option 1)

- 2.4 Currently, parking is permitted along the east side of the road, however the road platform is narrow, so it is a tight fit to have on-street parking and still allow for two way traffic. The opportunity exists to provide on-street parking by widening Courtice Shores Drive from 7.2m to 9.6m, from the waterfront to the south boundary of 194 Courtice Shores Drive. This would provide adequate width for 26 designated on-street parking spots and a 1.0m pedestrian walking lane. The estimated cost to widen this section of road is \$55,000, which includes excavation, granular fill, surface treatment, and tree removal. This would require the removal of a number of large trees and brush along the east side of the road. Parking will be permitted only on the east side of the road to keep the road clear for emergency services.

Off-Street Parking Lot (Option 2)

- 2.5 In Option 2, 194 Courtice Shores Drive has been identified as a potential site for off-street parking. Since the land adjacent to the Courtice waterfront is under private ownership, this is the closest option for off-street parking and would provide 26 designated parking spots. The estimated cost to provide this parking solution is \$41,000, which includes excavation, granular fill, and brush removal. It should be noted that the distance from the Courtice waterfront to the proposed parking lot entrance is 200m and the proposed layout may not fit the final design for the Courtice Waterfront and Energy Park Secondary Plan. A pedestrian walking lane may be added, utilizing the existing road width of 7.2m. This would require no parking signs on both sides of Courtice Shores Drive, but there may continue to be issues enforcing this regulation.

3. Concurrence

Not Applicable.

4. Conclusion

It is respectfully recommended that Courtice Shores Drive be improved with surface treatment as part of contract CL2018-25 (Year 4). Should Council wish to move forward with the provision of parking, it is recommended that direction be given and a funding source identified to implement Option 1, on-street parking, or Option 2, off-street parking, as identified in this report.

Staff Contact: Sean Bagshaw, Manager of Infrastructure, 905-623-3379 ext. 2320 or sbagshaw@clarington.net.

Attachments:

Not Applicable

Interested Parties:

There are no interested parties to be notified of Council's decision.