

Report to Council

Report Title:	37 Yonge Street Development Update – Traffic Safety Assessment		
Prepared By:	Dieter Wetz, Building and Planning Manager/CBO and Nicholas Schnurr, Director of Operations		
Department:	Planning		
Date:	August 27, 2024		
Report Number:	PLN2024-06	File Number:	C11PLN
Attachments:	TNS - RE: Entrance Safety Assessment at 37 Yonge Street, Municipality of Brockton, Ontario, 37 Yonge St Townhouse Development revised Site Plan prepared by Cobide Engineering		

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number PLN2024-06 - 37 Yonge Street Development Update – Traffic Safety Assessment, prepared by Dieter Wetz, Building and Planning Manager/CBO and Nicholas Schnurr, Director of Operations for information purposes and in doing so supports the recommendations presented within the Traffic Safety Assessment for the proposed development at 37 Yonge Street, Walkerton, with a By-Law to be brought forward at a future Council Meeting to amend the Traffic and Parking By-Law after completion and approval of the Site Plan Agreement.

Report:

Background:

The subject property and proposed Residential Development at 37 Yonge Street, Walkerton has been revised as the property is under new ownership with the proposal increasing in density from the original site plan approval of nine row townhouse units to thirty stacked row townhouse units. The subject property from the time of the previous site plan approval has seen in an increase in total lot area from the lot addition consent application and approval under Bruce County Planning File Number B-2022-054.

Analysis:

The proposed amended site plan design because of the increase in lot area and the increase in density from nine units to thirty staff has been subject to a new site plan application and approval with complete review of the proposed revised site plan.

Municipal Staff and our consulting engineers requested as part of the revised site plan a traffic safety assessment be prepared and undertaken. The Developer obtained the services of TNS – True North Safety

Group Incorporated who submitted and provided requested report dated June 5th 2024 which is attached to this report.

The conclusion of the report as result of the proposed development is for an all way stop to be implemented at the intersection of Yonge Street and Valleyside Drive with sidewalk extensions on the west side of Yonge Street extending to the intersection.

At the time of this report Municipal Staff are finalizing the draft Site Plan Control Agreement which will incorporate full securities being provided by the Developer for the external works including works associated with the all-way stop.

We bring this to Council's attention for information purposes.

Strategic Action Plan Checklist:

What aspect of the Brockton Strategic Action Plan does the content/recommendations in this report help advance?

- Recommendations help move the Municipality closer to its Vision Yes
- Recommendations contribute to achieving Heritage, Culture, and Community Yes
- Recommendations contribute to achieving Quality of Life Yes
- Recommendations contribute to achieving Land Use Planning and the Natural Environment Yes
- Recommendations contribute to achieving Economic Development Yes
- Recommendations contribute to achieving Municipal Governance Yes

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



Dieter Wetz, Building and Planning Manger/CBO



Nicholas Schnurr, Director of Operations

A handwritten signature in cursive script, appearing to read "Sonya Watson", with a long, sweeping flourish extending to the right.

Sonya Watson, Chief Administrative Officer