



Subject: West Street Road Closure (Extension)

To: Council

From: Development and Legislative Services Department

Report Number: 2023-249

Meeting Date: December 12, 2023

Recommendation:

That Development and Legislative Services Department – Planning Division Report 2023-249 be received; and

That the road closure extension of West Street from Victoria Street to Adelaide Street until April 30, 2024, as detailed in Appendix A of Report 2023-249, be approved.

Purpose:

The purpose of this report is to seek Council's approval of a road closure extension of West Street from Victoria Street to Adelaide Street. This report comes in response to an urgent request by Rankin Construction to continue the roadway closure of West Street to allow for the safety of workers and residents until April 30, 2024.

Background:

The South Port Condominium Development on West Street, approved in 2021 via the Site Plan process, is presently progressing with its construction. Since 2021, a portion of West Street has been closed to protect members of the public from construction hazards caused by the limited right of way and the road width near the site. Construction progress has been hindered by Covid restrictions, requiring an extension of the project duration, as detailed in the request attached as Appendix A to this report.

Discussion:

This report has been prepared in response to an urgent extension request from the contractor. The City of Port Colborne Public Works and the City's Planning Divisions have both been circulated on the request and agree with the proposed extension of the road closure.

As detailed in Appendix A, the request is to maintain the road closure until April 30, 2024. The ongoing construction phase is progressing towards the installation of bricks for the outer façade of the development, which requires the use of scaffolding. Opening the area to vehicles and residents during this phase poses a significant risk to public safety due to the construction hazards.

Upon reviewing the request from the contractor, attached as Appendix A, staff explored the alternative to extending the road closure, which would be to open the roadway as per the original timeline approved by the City. If Council permits the roadway to open as originally planned, the contractors would need to build their scaffolding for the next phase of the development on the sidewalk due to the lack of space between the edge of the sidewalk and the building façade.

Erecting scaffolding on a City sidewalk would result in the closure of the sidewalk to protect pedestrians from construction materials and other environmental hazards created by the use of scaffolding. Vehicular traffic would also be at risk of damage from falling construction materials because of the limited space from the sidewalk to the road. During snowfalls, the scaffolding would create a situation where there is no safe space to store snow from the sidewalks, and there would be an additional safety hazard created from the potential of a snowplough hitting the scaffolding and causing it to fall.

After considering alternative measures to allow the roadway to reopen while protecting public safety, based on the details provided in Appendix A, staff concluded that the most viable and safe choice remains maintaining the roadway closure until April 30, 2024, due to the road's width constraints and the pending works essential for completion.

Internal Consultations:

The Planning Division collaborated with the City's Public Works Division to consider alternatives to extending the roadway closure. Both Divisions ultimately concluded that the extended closure of the roadway, as detailed in Appendix A, is required to protect members of the public from ongoing construction hazards.

Financial Implications:

This section is not applicable.

Public Engagement:

As this proposed roadway closure extension is a public safety matter, staff have not provided and venue for public engagement. This decision has been made due to the safety issues the construction will entail.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillar(s) of the strategic plan:

- Welcoming, Livable, Health Community
 - Increased Housing Options
 - Sustainable and Resilient Infrastructure
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Conclusion:

Staff recommend that Council approve the extension of the West Street road closure until April 30, 2024, as per the Appendix A, to protect members of the public from the construction hazards posed by the ongoing work at the South Port Condominium Development.

Appendices:

A. West Street Closure Extension - Nov. 27, 2023

Respectfully submitted,

Adam Motchka,
Development Services Supervisor
(905) 835-2900 x225
Adam.Motchka@portcolborne.ca

Denise Landry, MCIP, RPP
Chief Planner
(905) 835-2900 x203
denise.landry@portcolborne.ca

Report Approval:

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.