

**COMMITTEE OF THE WHOLE
NOVEMBER 12, 2019
4:30 P.M.
AGENDA**

1. Agenda Additions/Deletions
2. Agenda Approval
3. 4:30 PM - Stacey Benjamin – Stettler Regional Board of Trade – Boomtown Trail
4. 4:50 PM – Downtown Improvements Committee
5. Additions
6. Adjournment

STRATEGIC PLAN UPDATE DOWNTOWN IMPROVEMENTS

Downtown Action Committee

- Councillor Gord Lawlor
- Assistant CAO Steven Gerlitz
- Director of Operations Melissa Robbins
- Director of Planning and Development Leann Graham



DOWNTOWN IMPROVEMENTS



Action:

1. Update Downtown Streetscape Master Plan
2. Parking Assessment
3. Council Participation and Public Engagement
4. Multi Year Cost Estimation

Guiding Principles:

1. Parking Solutions for Downtown
2. Build Upon Existing Infrastructure
3. Parking Bylaw Review



CAPITAL BUDGET 2020-2026

COST OF MULTI-YEAR PARTIAL CONSTRUCTION (6 years)

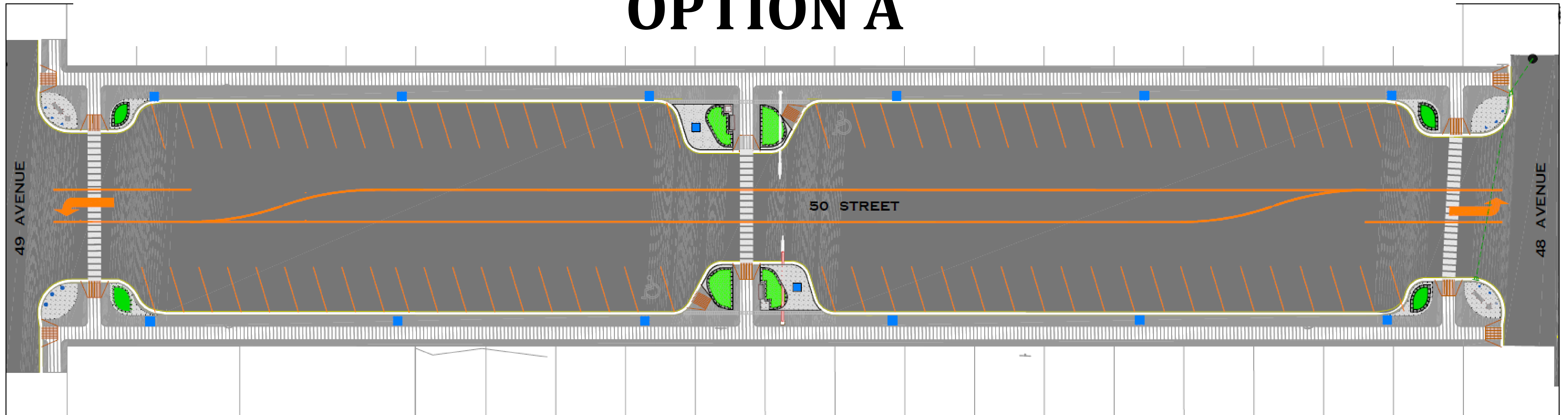
Capital plan to reconstruct main street, including sidewalks, bulbing, planters, furniture, water/sewer mains, servicing and paving. Over the next 6 years, construction of half block phases per year of sidewalk and services. And in 12-15 years, replacement of water/sewer mains and new asphalt.

- Cost of construction per year for 6 years \$373,000
- Hub Parking Lot Improvements \$60,000
- Water/Sewer Mains and Paving in 12-15 years \$3,900,000
- Total project cost \$6,200,000

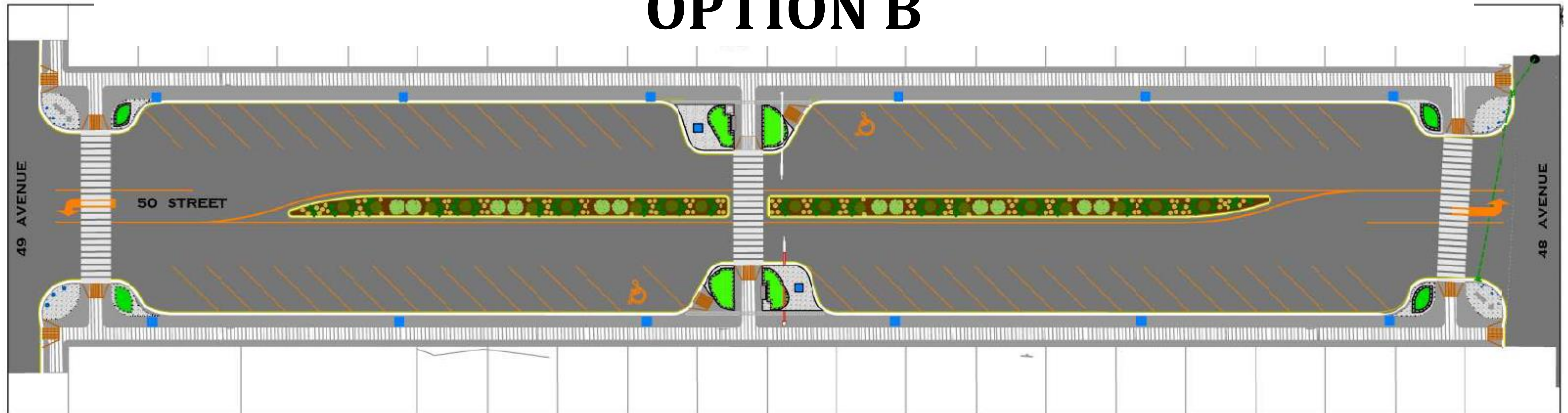
**This cost estimate does not include the center median*

STREETSCAPE MASTER PLANS

OPTION A



OPTION B



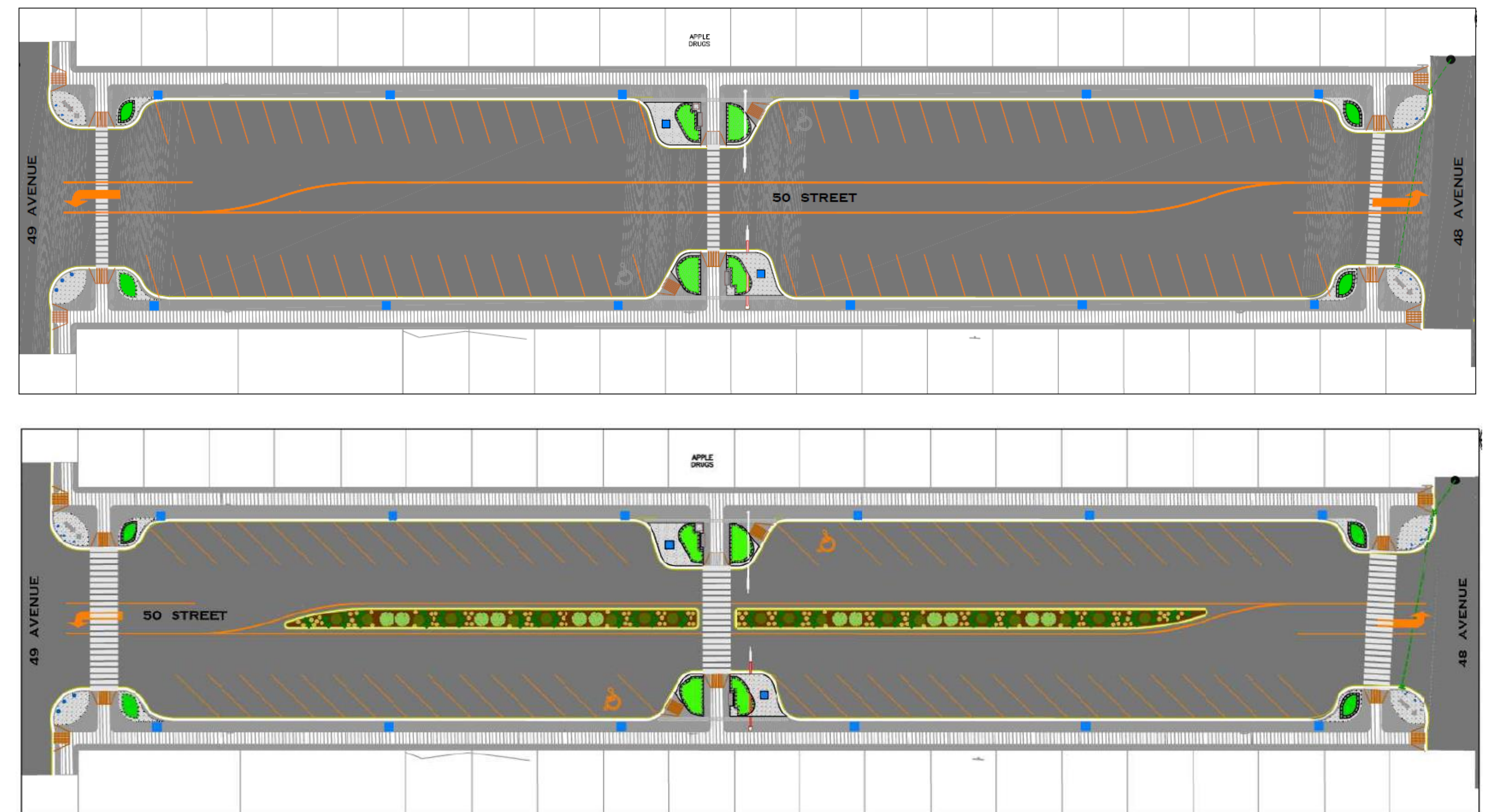
COUNCIL CONSIDERATION FOR EXPEDITED CONSTRUCTION

Alternatively, Council can consider expediting construction into a two year window

- Year one would include replacement of all utilities, including services.
- Year two would include, sidewalk replacement, bulbing at pedestrian crossings, furniture, planters and new asphalt.
- Both options include upgrades to the Hub Parking Lot.

Option A: \$3,880,000
Debentured over 20 years - \$250,420/yr
Total project cost with interest \$5,008,000

Option B: \$4,010,000
Debentured over 20 years - \$258,800/yr
Total project cost with interest \$5,176,000



**Community Revitalization Levy may be available as a funding option*

STREETSCAPE CONSTRUCTION

Utility Replacements:

Closure of the entire road, to replace the water and sewer mains, including disturbing the sidewalk at each property to replace the services to the building



STREETSCAPE CONSTRUCTION

Sidewalk Replacement:

Road will be open to traffic during sidewalk construction. Most of the sidewalk during the pouring will be closed, with only plywood ramps built from the road to the business door. Road will then be closed to traffic during the paving.



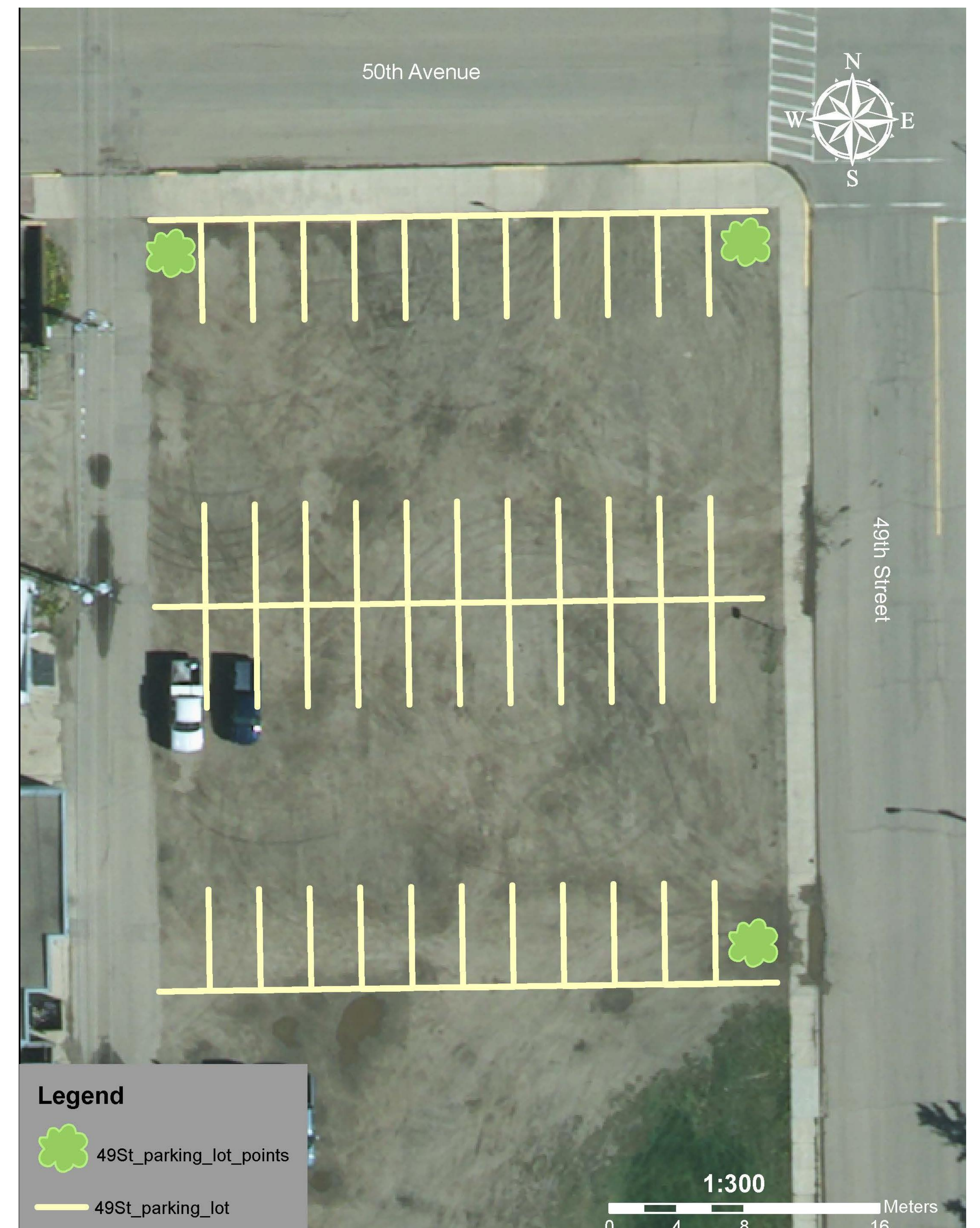
TRAFFIC CONTROL

With the increased traffic at 48 Avenue (at the new Vision Credit Union) the committee recommends installing a
4 WAY STOP AT 50 STREET AND 48 AVENUE



HUB PARKING LOT

The current HUB parking lot is underutilized due to the undeveloped nature. The HUB Parking Lot has the potential to provide an additional 45 parking stalls with minimal redesign similar to the spray park parking lot with regrading and resurfacing with asphalt millings, parking curbs, minimal landscaping and most importantly lighting. The Downtown Action Committee discussed signage and landscaping to honour our sister town of Okoppe, Hokkaido, Japan.



DOWNTOWN PUBLIC PARKING ASSESSMENT

Our downtown currently has 589 public parking stalls and 16 barrier free parking stalls, these stalls are accounted for by street parking and public parking lots:

Main Street - Angle Parking

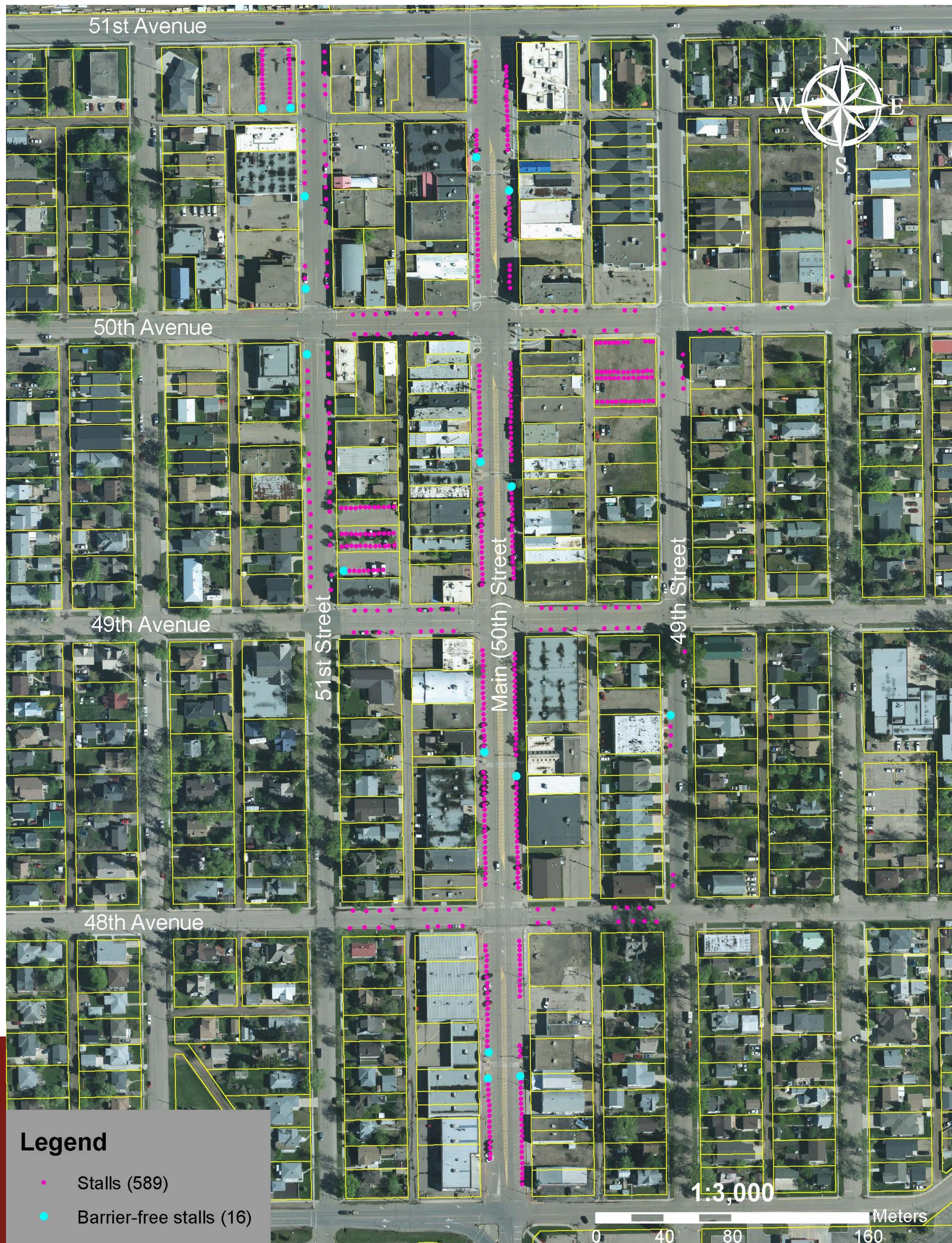
Street Parking West of Main Street – Parallel Parking

Street Parking East of Main Street – Parallel Parking

Legion Parking Lot

Corner Appliance Parking Lot

HUB Parking Lot (undeveloped)



MAIN STREET PARKING ASSESSMENT

COMMUNITY COMPARISONS

- Lacombe: Follow the Alberta Building Code
- Ponoka: Provide 1 Barrier Free stall per block
- Camrose: Provided % in Table
- High River: Provided % in Table
- Cochrane: Follow the Alberta Building Code

Communities who had a Downtown Action Plan did not mention numbers of required barrier-free stalls but instead how to make their communities more accessible in general.

Communities who did address parking mentioned that they would provide barrier-free stalls near ramps or where curbs are already cut. Also near businesses such as clinics, banks and pharmacies.

Town	Standard Stalls	Barrier-Free Stalls	%
Stettler	286	9	3
High River	291	19	6
Camrose	236	19	8

MAIN STREET BARRIER FREE PARKING ASSESSMENT

Our Main Street currently has 9 Barrier-free parking stalls and 286 standard parking stalls.

The Town of Stettler main street barrier free calculations in accordance with the Safety Codes Council – Barrier Free Design Guide require 6 while we currently provide 9 barrier free stalls on main street.

Table 3.8.2.2.
Designated Parking Spaces
Forming Part of Sentence 3.8.2.2.(2)

Number of Parking Stalls Required	Number of Designated Stalls Required for use by Persons with Disabilities
2 - 10	1
11 - 25	2
26 - 50	3
51 - 100	4
for each additional increment of 100 or part thereof	One additional stall



PUBLIC ENGAGEMENT

All options presented for improvements will require significant public consultation with downtown business', professionals and all residents/visitors who need to access the downtown area.



NEXT STEPS

Capital Budget
January 2020

Public
Consultation
February –
March 2020

Tradeshow
April 2020