



---

## MANAGEMENT REPORT

**Date:** January 29, 2025  
**To:** Infrastructure, Transportation and Safety Sub-committee  
**From:** Nick Sheldon, Project Manager  
**Report Number:** ITS25-001  
**Attachments:** None

---

**Title:** Albert Street Reconstruction Phase 2 – Open House and Recommendations

**Objective:** To present comments and concerns from the Open House, and to obtain Council approval to proceed with the Albert Street Reconstruction Phase 2 Project.

**Background: Background:** Albert Street from Front Street to King Street (Phase 2) was approved for reconstruction during the 2024 capital budget process. This project will replace underground infrastructure, renew the roadway and sidewalks, and extend the eastbound bicycle boulevard route.

The specific improvements scheduled for this project are:

- Upgrade the existing storm sewer, sanitary sewer and watermains.
- Redirect storm flows to the Queen Street Trunk Storm Sewer as part of our ongoing work to create future capacity in the existing trunk storm system through the downtown core.
- Replace existing sanitary, storm and water services to the property line.
- Reconstruct the road with a total width of 6.7m, upgrading the asphalt roadway, curb and gutter, and sidewalks.
- Install traffic calming measures, including mid-block bump-outs and curb extensions at intersections, to extend the eastbound bicycle boulevard and promote active transportation. This is a recommended priority project in the update to the Master Transportation Plan.
- Remove trees in poor health or conflict with infrastructure renewal.
- Street tree planting.

The eighty-three properties abutting the project limits are a zoned Residential (R2 & R5) under the City Zoning By-law.

December 20, 2024, an invitation to attend the virtual open house was delivered to all properties within the project limits. The property owners and tenants were requested to visit the Engage Stratford page and review a presentation, project plans, anticipated construction schedule, and complete a Resident/Owner Questionnaire prior to January 3, 2025. An option to discuss the project and complete the questionnaire in-person was also provided.

**Analysis:** During the Open House period, the City of Stratford received feedback through various channels, including 18 completed resident questionnaires and direct communication with 4 residents via calls, virtual meetings, or in-person discussions. Additionally, the project page on the Engage Stratford webpage recorded 112 visits, reflecting a strong level of public interest.

The feedback received was a mix of positive and constructive. The primary concerns expressed by residents included:

- Objections to the proposed traffic calming measures and a preference for separated bicycle lanes;
- Requests for additional four-way stop-controlled intersections to deter cut-through traffic; and
- Questions regarding construction logistics and maintaining access to homes during the construction phase.

Conversely, positive feedback expressed by residents included:

- Support for the proposed traffic calming features;
- Support for the planned infrastructure renewal; and
- Appreciation for the quality of the project information provided.

Carried over funding consists of \$4,100,000 for road, storm, sanitary and water components. The estimated project funding and source is as follows:

Wastewater Reserve Fund	\$	700,000	R-R11-WWTR
Water Reserve Fund	\$	660,000	R-R11-WATR
Storm Reserve Fund	\$	1,000,000	R-R11-STRM
Provincial Grants	\$	1,740,000	R-R11-OCIF
Total Funding	\$	4,100,00	

If Council authorizes proceeding with the project, a tender will be issued and return to Council for approval and/or further direction. Any variances from the approved amounts and sources noted would also be identified.

**Financial Implications:**

**Financial impact to current year operating budget:**

The funding for this project is currently in received grants and existing reserve funds. This project, as it was started in 2024, was not identified in the 2025 capital budget as a carried over item but funds for this project are still reserved.

**Financial impact on future year operating budget:**

Reconstruction of linear assets often has the effect of reduced maintenance costs in the earlier years following construction. Annual upkeep for winter and summer maintenance is expected to be consistent with previous years.

**Link to asset management plan and strategy:**

This project would result in a replacement of the current assets in the City's asset inventory. The new assets would be added to the asset management plan, and the old assets removed. New asset replacements are planned for based on estimated useful life. The adjustment to the asset management plan would impact future capital planning forecasts and funding strategies would be updated accordingly.

**Alignment with Strategic Priorities:**

**Enhance our Infrastructure**

This report aligns with this priority as the Albert Street Phase 2 Reconstruction project upgrades roadways, watermains, and sewers to a modern standard to address the present and future needs of the community.

**Alignment with One Planet Principles:**

**Health and Happiness**

Encouraging active, social, meaningful lives to promote good health and wellbeing.

**Equity and Local Economy**

Creating safe, equitable places to live and work which support local prosperity and international fair trade.

**Travel and Transport**

Reducing the need to travel, encouraging walking, cycling and low carbon transport.

**Staff Recommendation: THAT Council receive the report titled, "Albert Street Reconstruction Phase 2 – Open House and Recommendations" (ITS25-001);**

**THAT Council approve the design as presented at the Public Open House on Engage Stratford;**

**AND THAT Council authorize staff to proceed with construction tendering.**

**Prepared by:** Nick Sheldon, Project Manager

**Recommended by:** Taylor Crinklaw, Director of Infrastructure Services  
Joan Thomson, Chief Administrative Officer