



MANAGEMENT REPORT

Date: February 26, 2025
To: Infrastructure, Safety and Transportation Sub-committee
From: Nick Sheldon, Project Manager
Report Number: ITS25-004
Attachments: Avon Street and Avondale Avenue Reconstruction Project

Title: Avon Street and Avondale Avenue Reconstruction – Open House and Recommendations

Objective: To present the comments and concerns from the Open House, and to obtain Council approval to initiate the Avon Street and Avondale Avenue Reconstruction Project.

Background: Avon Street from Avondale Avenue to John Street South and Avondale Avenue from the southern limits to Huron Street is approved for reconstruction in the 2025 capital budget. This project will replace underground infrastructure, renew the roadway and sidewalks.

The proposed specific improvements scheduled for this project are:

- Upgrade the existing storm sewer, sanitary sewer and watermains.
- Replace existing sanitary, storm and water services to the property line.
- Reconstructing the road with a total width of 7.3m, upgrading the asphalt roadway, curb and gutter, and sidewalks.
- Installation of one sidewalk on the north side of Avon Street at a width of 1.5m and elimination of the south sidewalk.
- Installation of one sidewalk on the west side of Avondale Avenue at a width of 1.5m and elimination of the east sidewalk.
- Removal of trees in poor health or conflict with infrastructure renewal.
- Street tree planting.

If Council authorizes the project, construction would be completed in two stages beginning in the summer of 2025 and concluding in the summer of 2026.

The sixty-two properties abutting the project limits are zoned Residential (R1 & R2) and Commercial (C1) under the City Zoning By-law. The project length is 750 metres representing approximately 0.4% of the Corporation’s linear infrastructure.

Analysis: On January 17, 2025, an invitation to attend the virtual open house was delivered to all properties within the project limits. The property owners and tenants were invited to visit the Engage Stratford page and review a presentation, project plans, anticipated construction schedule, and complete a Resident/Owner Questionnaire prior to January 31, 2025. An option to discuss the project and complete the questionnaire in-person was also provided.

During the Open House period, the City of Stratford received feedback through various channels, including 13 completed resident questionnaires and direct communication with three residents via calls, virtual meetings, or in-person discussions. Additionally, at the time of this report, the project page on the Engage Stratford webpage recorded 50 unique visitors, reflecting a strong level of public interest.

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

- Questions regarding construction logistics and maintaining access to homes during the construction phase;
- Request for justification of sidewalk elimination;
- Objections to proposed street tree planting species or location; and
- Requests for reevaluation of tree condition assessments.

Conversely, positive feedback expressed by residents included:

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

The 2025 Capital program included \$5,600,000 in budgeted expenses for this project for road, storm, sanitary and water components. The project funding is planned as follows:

Provincial Funding	\$	3,000,000	R-R11-OCIF
Wastewater Reserve	\$	670,000	R-R11-WWTR
Water Reserve	\$	1,210,000	R-R11-WATR
Storm Reserve	\$	720,000	R-R11-STRM
Total Funding	\$	5,600,00	

Financial Implications:

Financial impact to current year operating budget: If the project is authorized, a tender will be issued that would inform the financial implications and any variances from budget. Staff would report to Council the anticipated financial impact at the time of the tender award.

Financial impact on future year operating budget: Reconstruction of linear assets typically 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.

To maintain the 190 km of linear infrastructure that has an averaged 75-year useful life the renewal rate should be at least 2.5 km annually. Currently, the renewal rates are not meeting this requirement, which is a significant contributor to the backlog in work identified during the budget process.

Alignment with Strategic Priorities:

Enhance our Infrastructure

This report aligns with this priority as the Avon Street and Avondale Avenue 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.

Staff Recommendation: THAT Council receive the description of the proposed design for the Avon Street and Avondale Avenue Reconstruction Project;

THAT Council accept the design as presented at the Public Open House and 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