

Elora BIA

East Mill St. Reconstruction

March 14, 2022 Consultation with the Elora BIA for East Mill St.

Presentation Outline



- Introduction of the consultants and project team
- Extent of the proposed East Mill St. reconstruction
- Scope of the East Mill St. reconstruction
- Summary of BIA feedback on East Mill St. priorities
- Summary of community feedback for East Mill St.
- East Mill St. Study Plan drawing – Preliminary Draft for discussion
- Streetscaping and landscaping opportunities
- Timing of the project
- Next steps
- Discussion of questions or comments

Introduction of the Consultants and Project Team

Dave Donaldson, P.Eng. – Consulting Team Lead
Triton Engineering Services Ltd.

Tim McCormick, OALA – Landscape Architect, Arborist, Streetscape Consultant
IBI Group Professional Services (Canada) Inc.

Adam Gilmore, P.Eng. – Manager of Engineering
Township of Centre Wellington Infrastructure Services Department

Stephanie Rossi, P.Eng. – Capital Project Manager
Township of Centre Wellington Infrastructure Services Department



Map highlighting
the extent of the
East Mill St.
reconstruction
from Metcalfe St.
to Melville St. in
Elora

Scope of East Mill St. Reconstruction

- East Mill is a County road, joint project for County approval and funding
- Replacement of the watermain due to repeated watermain breaks is the main driver behind this project. There will also be some storm sewer work and some small areas of minor sanitary sewer work.
- Road grading, asphalt paving and line painting along full extent.
- Replace Enbridge gas line along East Mill from Metcalfe to Melville St.
- Replacement of the concrete sidewalks, curbs and gutters.
- Landscaping, streetscaping and new lighting.
- Potential to convert a portion of the overhead utilities to underground.
- Possible pedestrian crossing by Bissell Park and the Elora Centre for the Arts at East Mill St. and Melville St. if feasible with the County.

Summary of BIA Feedback on East Mill Priorities



1. Convert all overhead utility lines to run underground. Bury utilities at the time of reconstruction for a one time tear up to reduce disruption to business access to one season.
2. Extension of sidewalk on south / riverside of East Mill St. from Geddes St. to Melville St. for safe pedestrian access.
3. Transformative redesign of East Mill St. should include:
 - Traffic calming road design for a safer and more beautiful entry into Elora
 - Address blind spot at intersection of East Mill St. & Geddes St. at bend in road / house on corner
 - Wide multi-functional sidewalks (both sides, Metcalfe to Geddes) to allow flexible use for deliveries, events, art installations

Summary of BIA Feedback on East Mill Priorities



4. Addition of new and inviting street lighting with decorative light standards suitable for holiday décor, and low maintenance shrubs / trees to extend the look of Mill as one street from West to East.
5. Defined access to Elora Mart plaza with entrance / exit, concrete curbs and sidewalk.
6. Pedestrian safety crossing at Melville St. linking Bissell Park and the Elora Centre for the Arts.
7. Follow up:
 - Development of East Mill St. initial study plan drawing
 - What plans are in place to keep businesses accessible during construction?

Summary of Community Feedback for East Mill



- Fix the watermain breaks and storm water management problems with water flooding onto private properties.
- There needs to be traffic calming, use bump outs at intersections.
- Improve the poor sight lines for vehicles turning onto East Mill St from the side streets, especially at Geddes / East Mill, and consider removing some on-street parking to improve safety.
- Convert the overhead utilities to underground especially to remove the poles by the plaza between Metcalfe St. and Geddes St.
- Would like a sidewalk on the south side of the street between Geddes St. and Melville St. for pedestrian safety.
- The sidewalks should be wider. There should be signs directing pedestrians where to go where the sidewalk ends.
- Improve the safety for pedestrians crossing East Mill St. at Melville St. by Bissel Park and the Elora Centre for the Arts.

Intersection of Metcalfe St. and East Mill St.



Photo from Google Maps Street View

- Improve traffic calming, use bump outs, keep the length of the turning lane as is.
- Removing the lay-by on the south side increases the width of the sidewalk.

East Mill St. Plaza

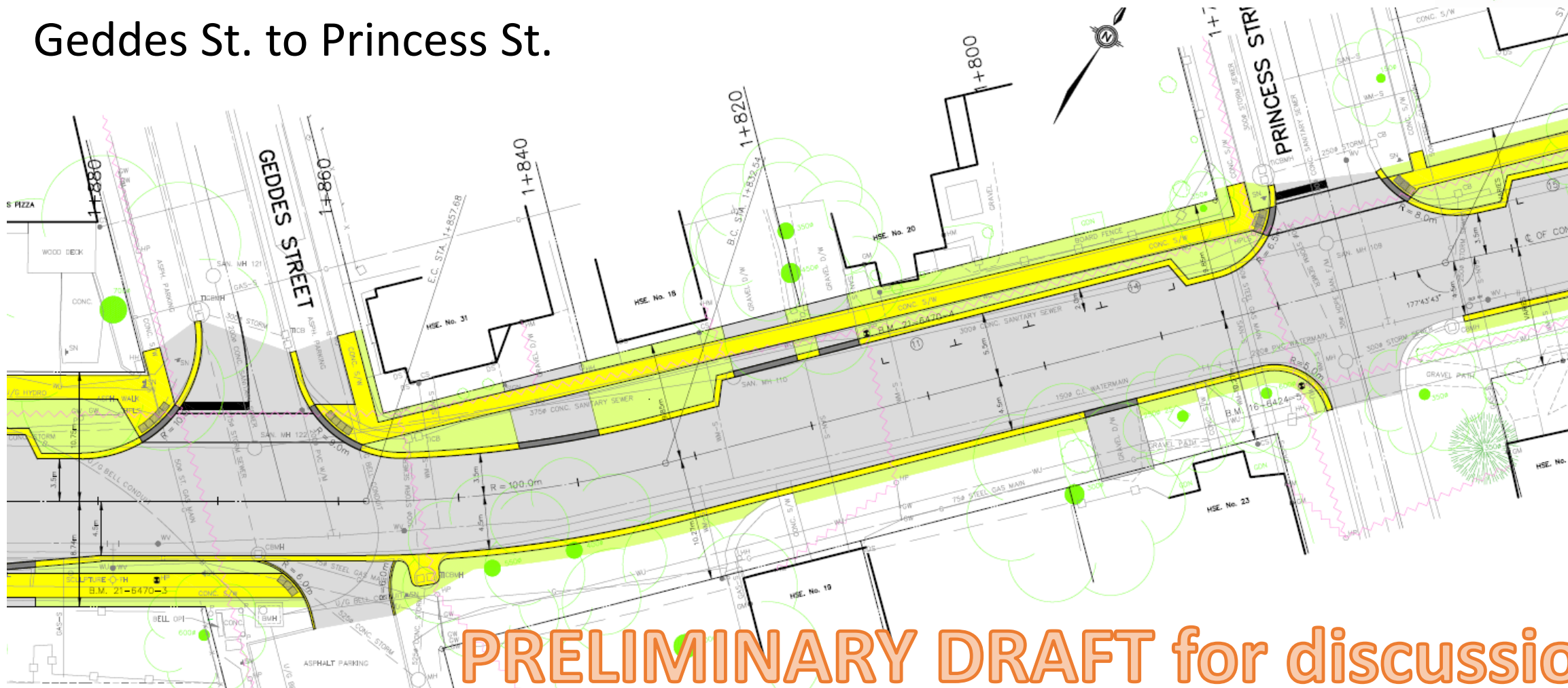


Photo from Google Maps Street View

- Create a defined entrance / exit to the plaza with a new curb and sidewalk.
- Potential to convert overhead utilities to underground between Metcalfe St. and Geddes St. to remove utility pole obstructions and overhead lines.

East Mill St. Study Plan - Second Block

Geddes St. to Princess St.



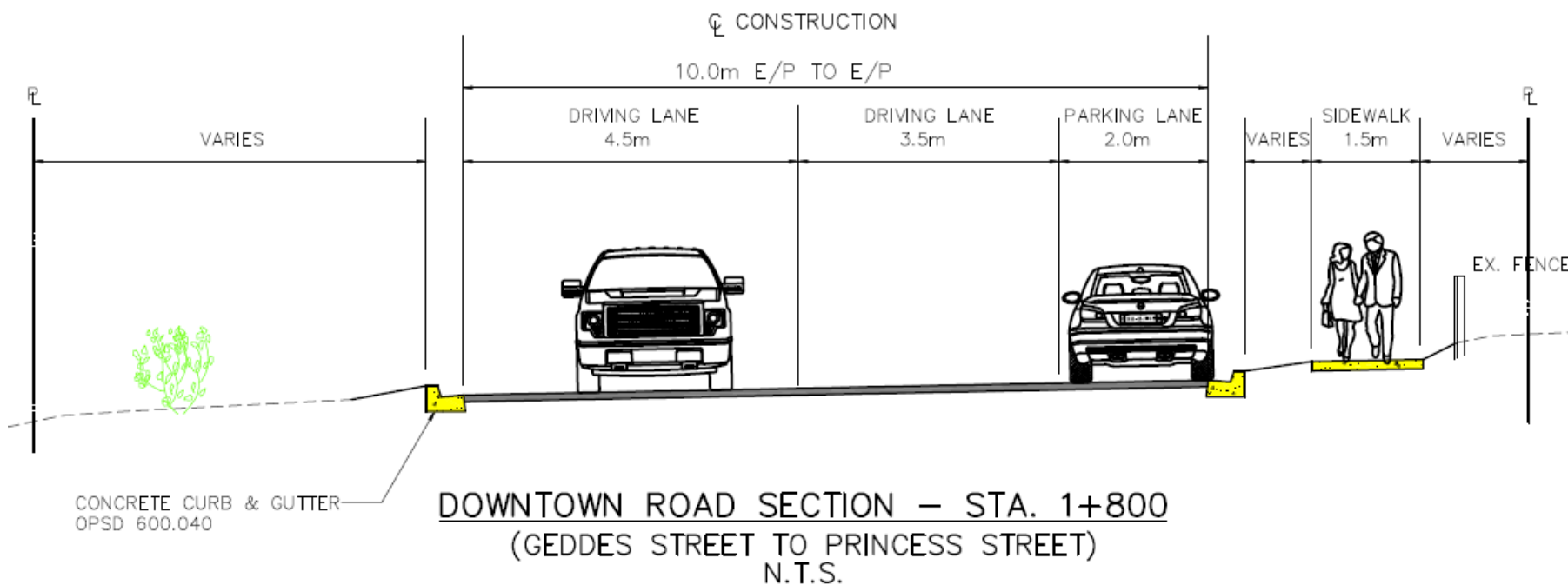
PRELIMINARY DRAFT for discussion

East Mill St. Study Plan Section - Second Block

Geddes St. to Princess St.



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PRELIMINARY DRAFT for discussion

Sidewalk on south side could be part of future private development of this block

Intersection of Geddes St. and East Mill St.



Photo from Google Maps Street View

- Improve sightlines for vehicles turning onto East Mill St. from Geddes St., use bump outs at intersection, shift on street parking away from intersection.
- Sidewalk on south side could be part of future private development of this block.

East Mill St. Study Plan - Third Block

Princess St. to Melville St.



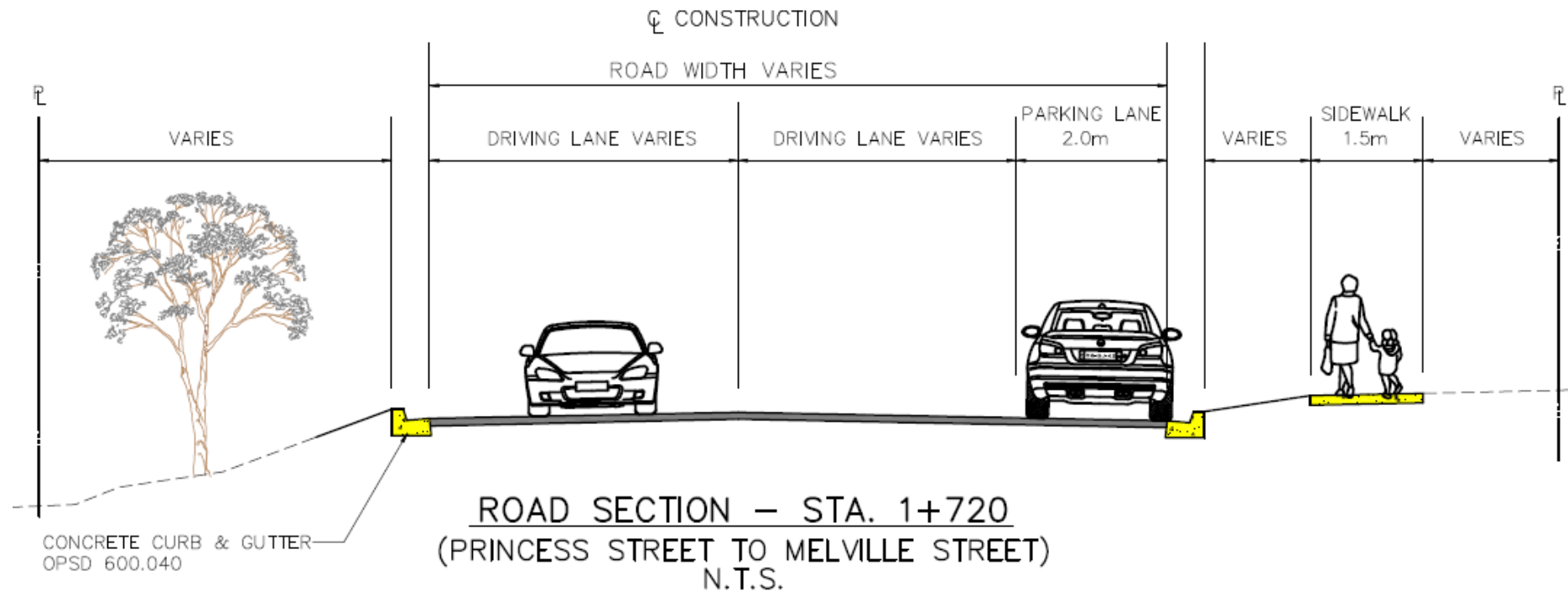
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PRELIMINARY DRAFT for discussion

East Mill St. Study Plan Section - Third Block

Princess St. to Melville St.



PRELIMINARY DRAFT for discussion

East Mill St. Between Princess St. and Melville St.



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Photo from Google Maps Street View

No sidewalk on south side due to steep slope along the private properties

Intersection of Melville St. and East Mill St.



Photo from Google Maps Street View

- Potential pedestrian crossing at Melville St. and East Mill St. if feasible with the County.

Streetscaping Opportunities

Existing Work on West Mill Street



Streetscaping Opportunities

Parking Layby Opportunities



With Barrier Curb



With Flush Curb

Streetscaping Opportunities

Parking Layby Flex Space



Seating with temporary barriers



Seating with planter barriers

Streetscaping Opportunities

Parking Layby Flex Space



Various seating options adjacent to barrier curb

Landscaping Opportunities



Parking Layby with landscape bump outs



Utilizing all areas for landscape opportunities

Landscaping Opportunities

Site Elements



Seating areas with benches



Lighting



Planters

Timing of the East Mill St. Project



- In 2021, the Township completed a legal survey and a soils investigation in the project area to inform the design.
- On December 20, 2021, as part of the 2022 Budget process, Council approved advancing the reconstruction of East Mill St. from 2024 to 2023.
- Council approved funds for use in 2022 for public consultation and detailed design of the reconstruction project.
- Enbridge Gas to replace the gas main on East Mill St. from Metcalfe St. to Melville St. in fall 2022.
- The majority of the East Mill St. reconstruction is planned for the 2023 construction season, which is typically May to Dec.
- Some landscaping and final streetscaping could extend into 2024.

Next Steps

- Project team will meet with the County for input regarding the design of the roadway layout, the pedestrian crossing, intersection bump outs, on street parking, low profile curbs and detour route.
- Meet with utilities for input on converting overhead to underground.
- Develop the study plan into the detailed design drawings.
- Meet with the BIA to review and discuss the 90% design drawings later in 2022.
- Finalize the design to issue for construction tender in early 2023 and provide the BIA with the final design drawings.
- Keep the BIA informed of key developments in the project and provide updates on the progress during construction.

Discussion of questions or comments

Thank you for participating!

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