



Welcome

Mount Albert Downtown Revitalization Project

Community Open House # 2
June 27, 2023

[Please Sign-In](#)

Consent Acknowledgement

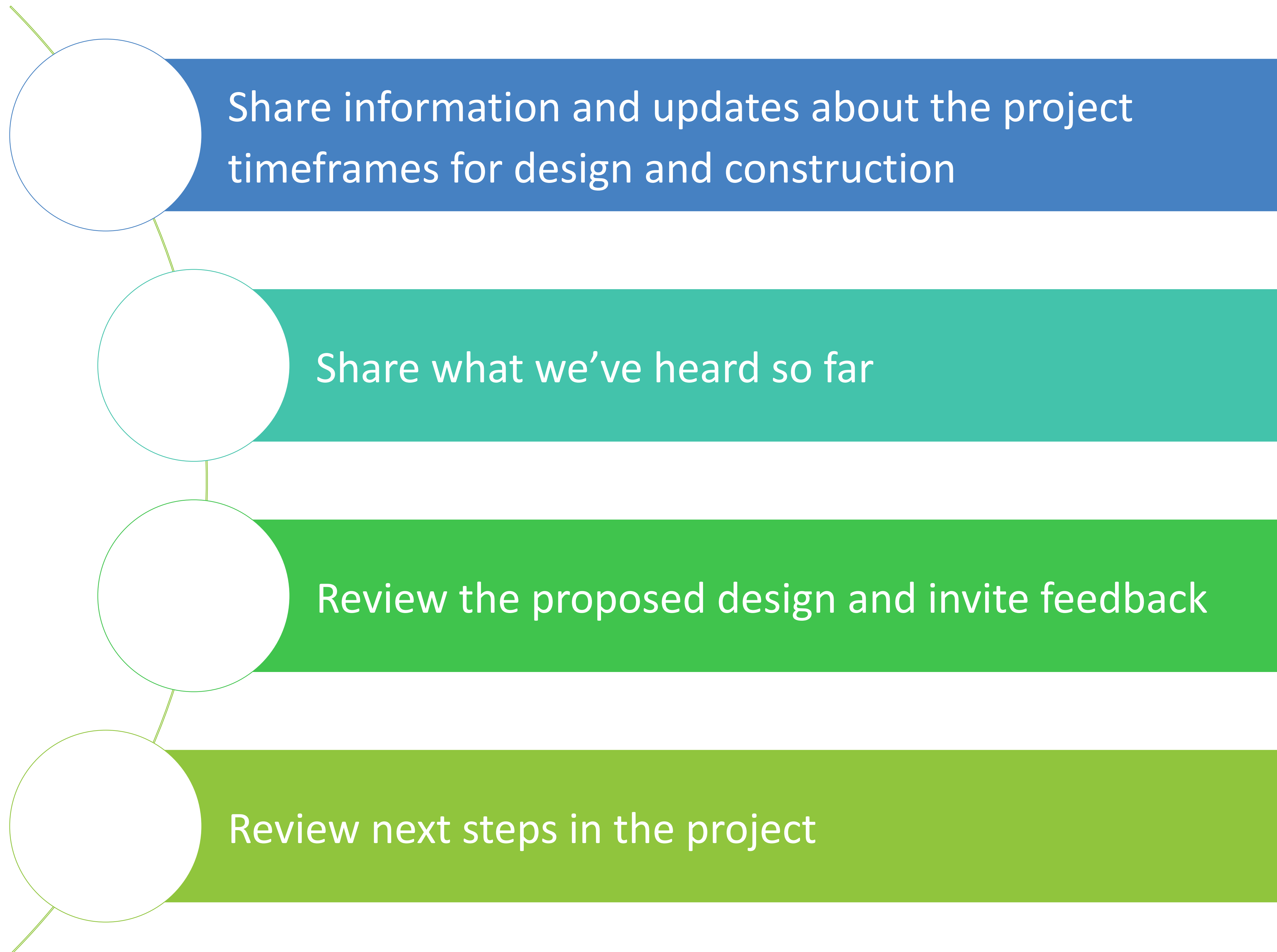
Please be aware that there are photographers and videographers at this event.

Any images or videos taken may be used in social media, online promotions, newspaper articles and more.

By being at this event, you consent to being in the photos or videos taken and shared.



Purpose Of This Open House



How To Share Your Input

Your input will help confirm the detailed design of Downtown Mount Albert!

What is detailed design?

It is the plan that the Town will build/construct.



Talk with us!

Town staff and project team members are here today to chat about the project and answer questions. Come and say hello!



Contact us directly!

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Project Overview and Updates

The **Mount Albert Downtown Revitalization Project** is a collaborative and comprehensive initiative that aims to revitalize downtown Mount Albert through infrastructure, streetscape and landscape improvements.

We are creating an accessible, vibrant and inviting streetscape while making the necessary upgrades to municipal infrastructure.

This project builds on the vision established in the Mount Albert Downtown Revitalization Strategy & Community Improvement Plan (2014) that envisions:

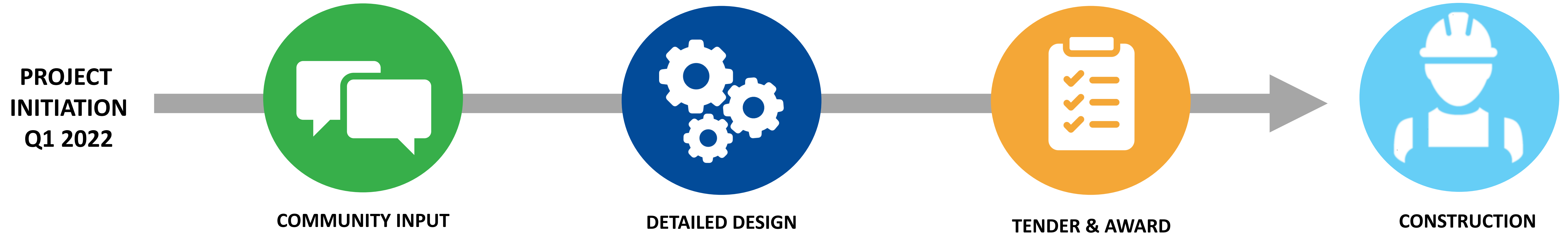
- A destination for residents and visitors characterized by an attractive mix of businesses, services, amenities, and vibrant public spaces that support economic activity and community participation.
- A place to provide services to the residents of Mount Albert and beyond.
- A central gathering place for the community.
- An excellent mix of businesses and services that supports the needs of the community.

What is Downtown Revitalization?

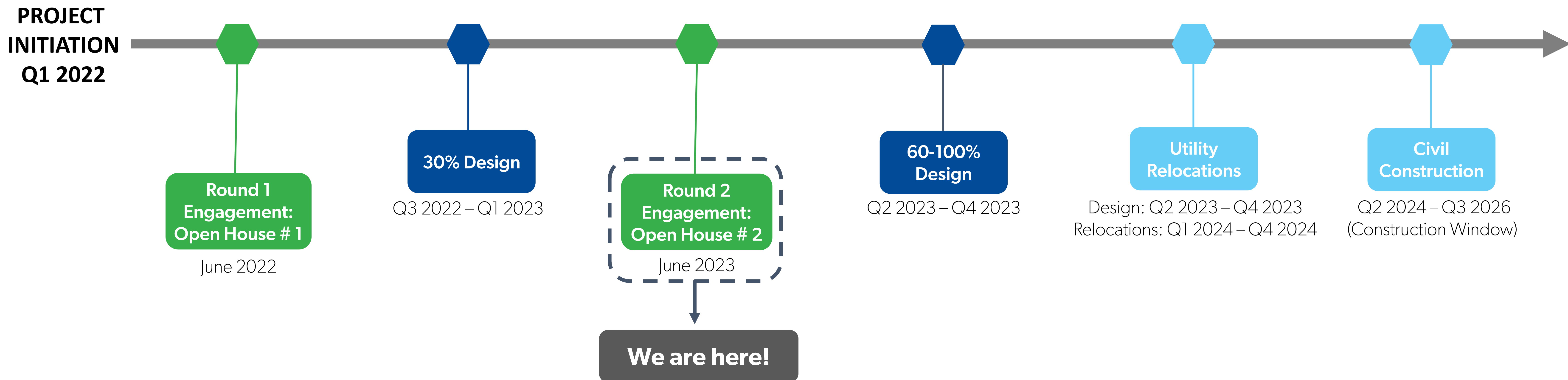


Project Process and Milestone Timeline

Project Process



Milestone Timeline



PROJECT WEBPAGE, EMAIL & SOCIAL MEDIA UPDATES THROUGHOUT PROJECT

Investing in Canada Infrastructure Program (ICIP) Rural and Northern Stream

Provincial/Federal Grant Amount (83.33%): \$2,272,213.17

Town's Portion - Mandatory Contribution (16.67%): \$454,051.71

Total Eligible Project Costs: \$2,726,264.88

- Transportation related improvements
- \$2.27M is an upset limit for grant funding
- What we recoup from the grant is proportional to what we spend
- Scope and budget determined through consultation process
- Conditions of the grant defines eligible and ineligible costs

What are Eligible and Ineligible Expenditures?

Eligible Expenditures

- Design consultant
- Pavement related works
- Curb and gutter
- Bridge
- Sidewalks
- Tactile plates (AODA)
- Lighting
- Utility relocations

Ineligible Expenditures

- Watermain
- Wastewater sewer
- Storm sewer
- Trails
- Buildings
- Public realm (furniture)
- Staff salaries

Public Engagement Summary



Engagement Tactic	Date	Details
Project Launch (and throughout)	May 20, 2022	A number of tactics were used to inform the public of the project, including: <ul style="list-style-type: none"> • Project webpage • Postcards sent to residents / property owners within Mount Albert • Newspaper ads published • Emails sent to agencies, stakeholders, Indigenous Communities, local businesses • Social media posts • Council reports and presentations
Pop-up: Civic Open House	May 26, 2022	The Project Team attended the Town’s Civic Open House to advertise the project and answer any questions the public had.
Online Survey	May 27 - August 2, 2022	A survey on the project webpage was posted to hear initial thoughts and feedback.
Pop-up: Sports Day	June 4, 2022	The Project Team attended the Town’s Sports Day to advertise the project and answer any questions the public had.
Community Open House # 1	June 15, 2022	The Town hosted an in-person Open House to get initial feedback on design preferences.
Meetings with Business Owners	May 17 & June 1, 2023	The Project team held one-on-one meetings with directly affected business owners to discuss specific design impacts on businesses.
Pop-up: Farmer’s Market	June 22, 2023	The Project Team attended the Farmer’s Market to advertise the project and answer any questions the public had.

What We've Heard

Open House # 1 and Online Survey

On June 15, 2022 the Town hosted an Open where a range of informative and interactive boards were displayed to share information and collect feedback from the public. The online survey was available from May 27 to August 2, 2022.

General Public Feedback received included:

- Preference for Main Street and Centre Street cross-sections with more boulevard space
- Acceptance / preference for reducing on-street parking to enhance landscape opportunities
- Acceptance of possible one-way streets for Elizabeth and Bank Streets
- Support for burying hydro and utilities
- Preferences for street trees, hanging baskets, decorative streetlighting

One on One Meetings with Business Owners

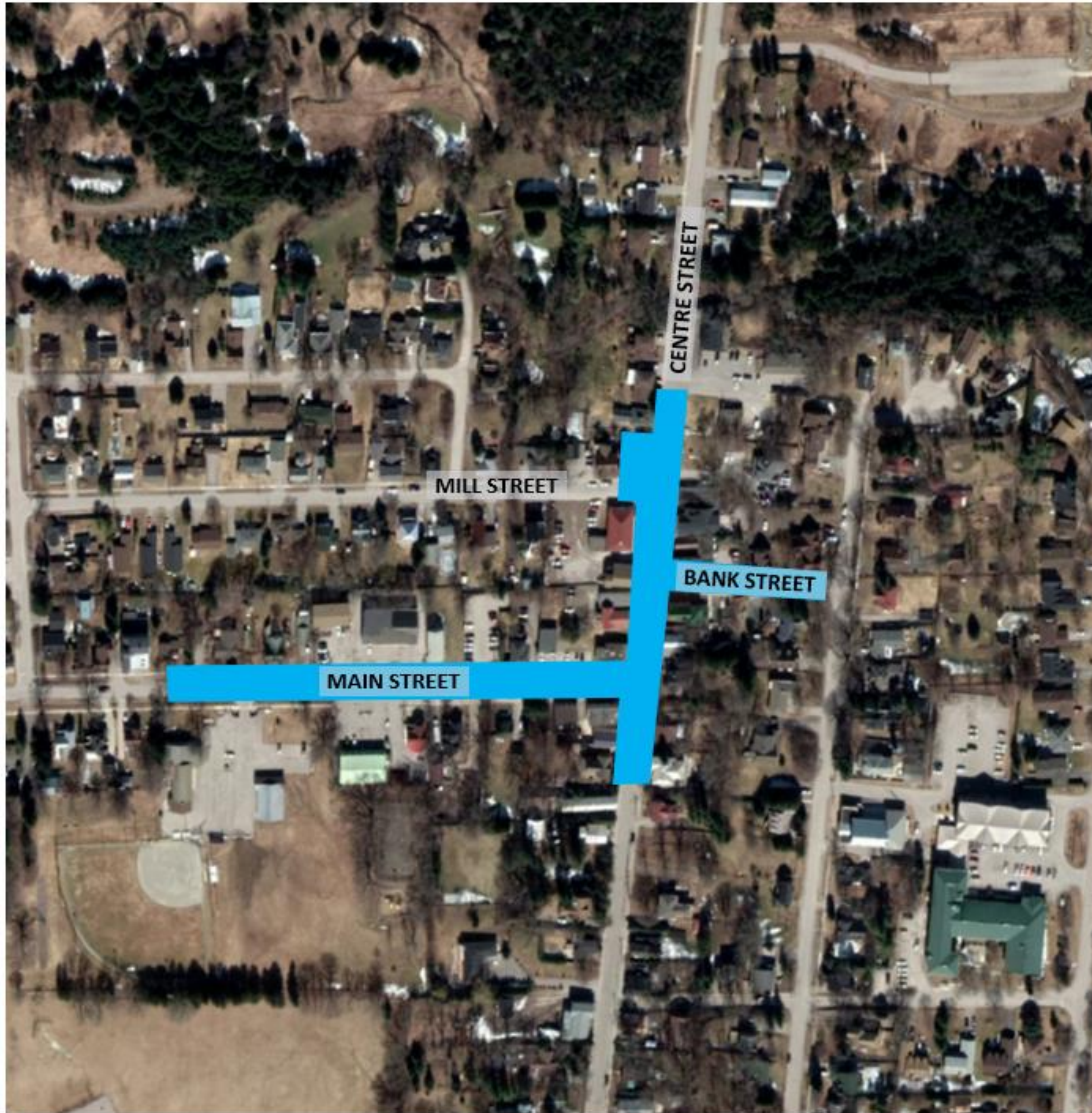
On May 17 and June 1, 2023 the Town met with business / property owners of businesses within Downtown Mount Albert to discuss the preliminary design for the study area, based on the initial public feedback.

Business Feedback received included:

- Majority preferred a design option that maintained on-street parking with consideration for temporary / seasonal parking on Centre Street
- Concerns with on-street parking on Bank St and converting it to a one-way street with traffic in an easterly direction due to winter conditions
- Concerns with driveway and intersection sight lanes related to on-street parked cars



Proposed Construction Limits



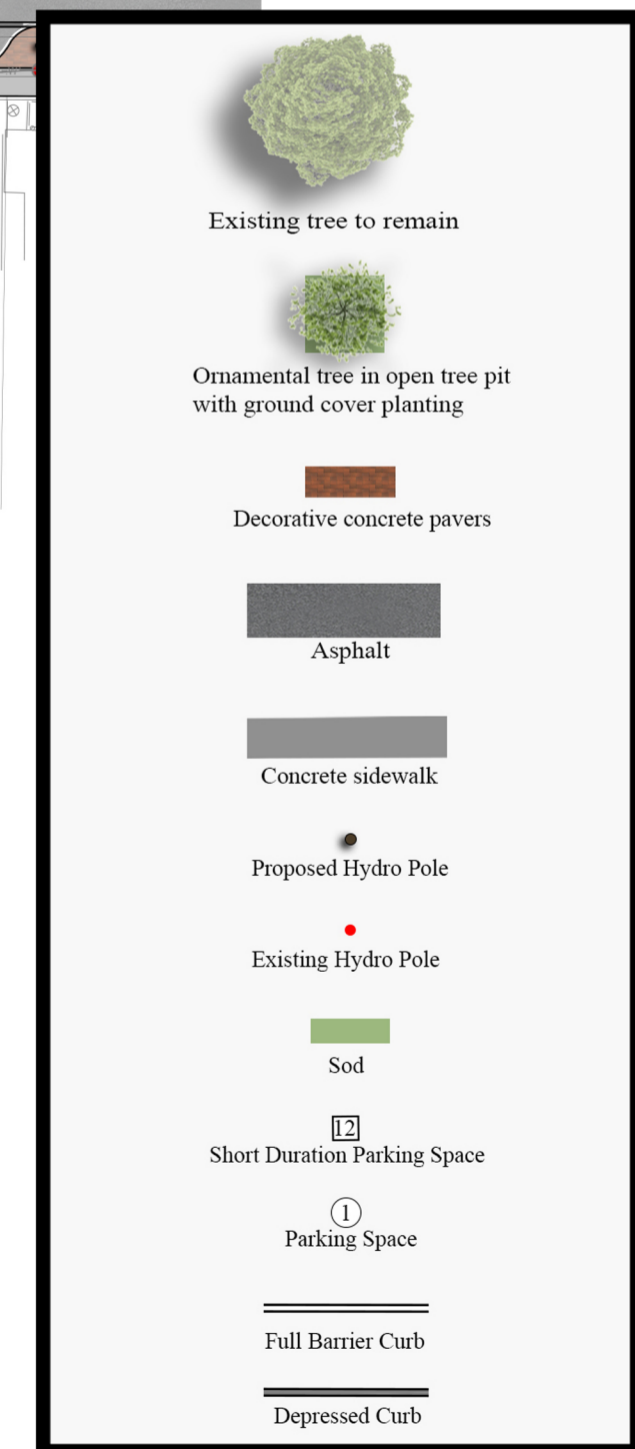
The study area focused on Centre Street between Mount Albert Road and King Street, including portions of intersecting side street at Elizabeth, Main, Bank and Mill Streets.

The **blue boundary** identifies the **area where a detailed road and streetscape design** will be developed for construction in 2024 to 2026.

The approximate construction program includes the following:

- ~ 160m of Centre Street, ~250m of Main Street and ~90m of Bank Street – Total = ~500m of road reconstruction and streetscaping improvements
- Upgraded street lighting, aerial hydro pole replacements and utility relocations
- Limited underground servicing replacement/repairs (watermain and sewers) based on existing conditions
- New storm sewer along a portion of Main Street to accommodate on-street parking and improve drainage

Proposed Centre Street Road & Cross-Section

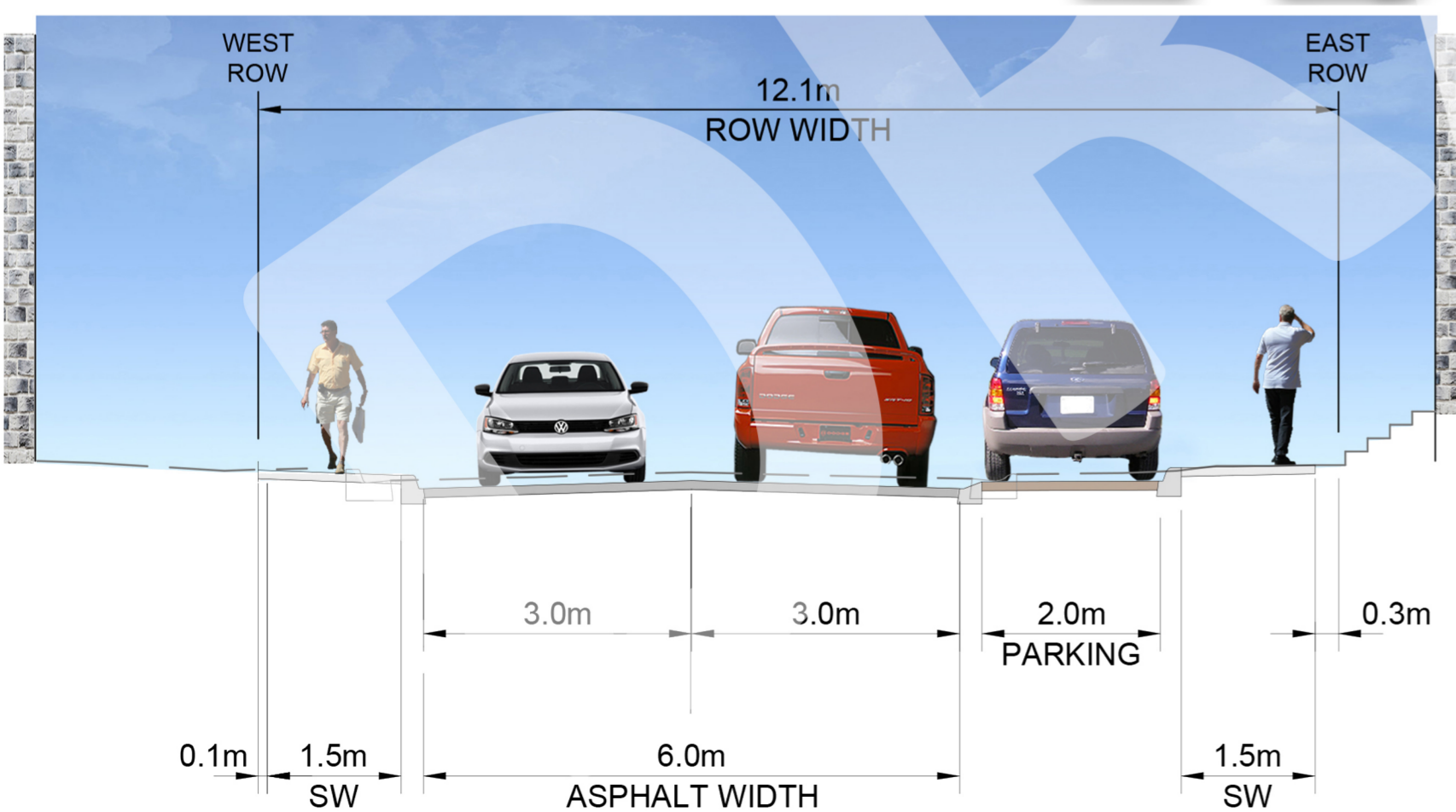


On-street parking maintained, but narrow “short-term” parking spots due to limited space (and wider sidewalks). Potential concerns with sideview mirror clearances.

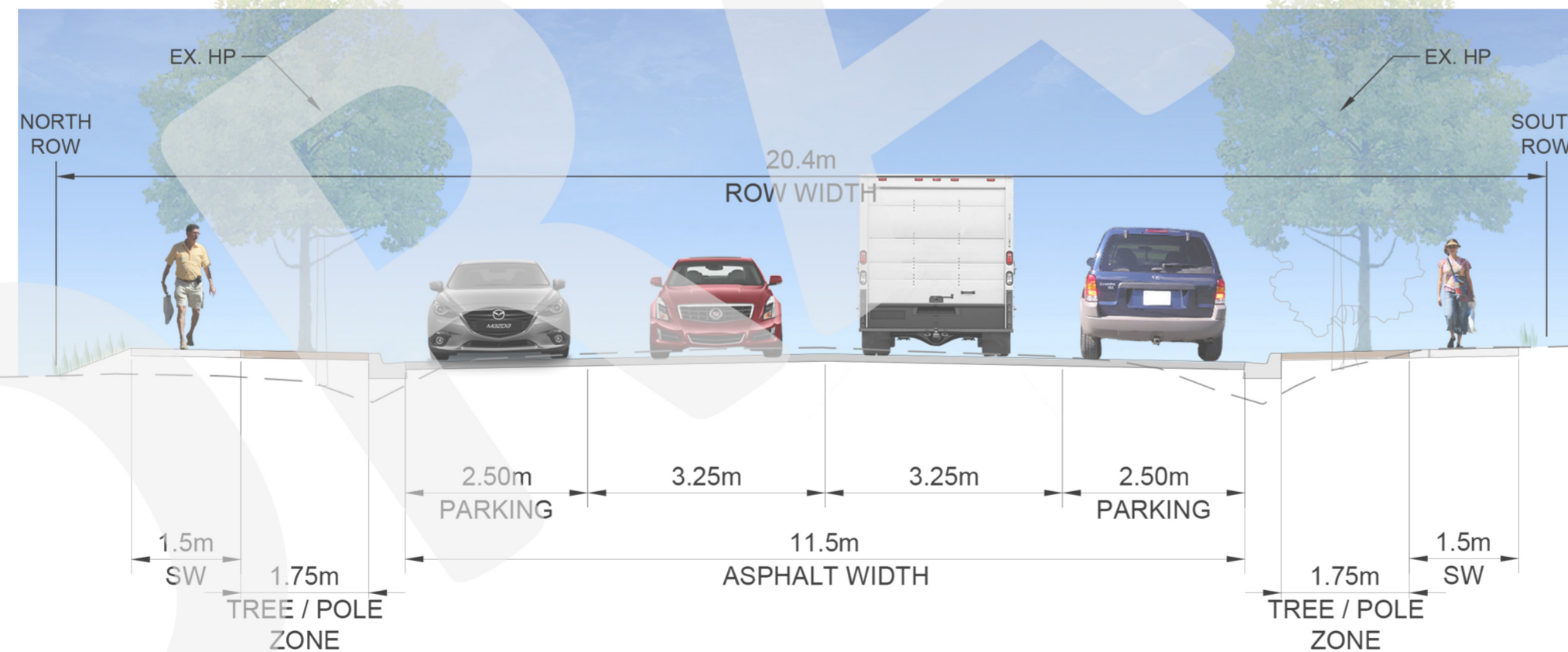
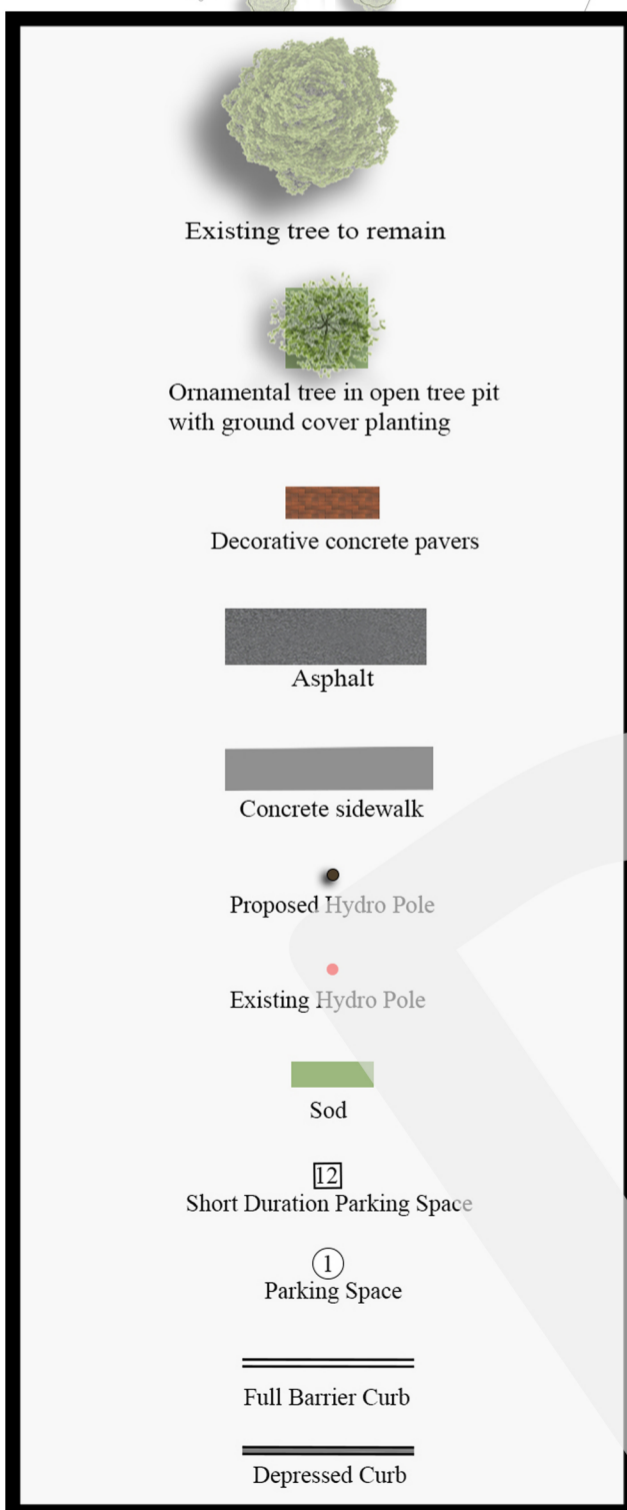
Small Landscaping Opportunities in Bump-Outs

Traffic calming and improved pedestrian safety as a result of:

- 3-way stop at Main Street
- Narrower through/travelled lanes
- Potential upgrade of PXO at Mill Street with flashing beacons



Proposed Main Street Road & Cross-Section



Road urbanized and storm sewers introduced

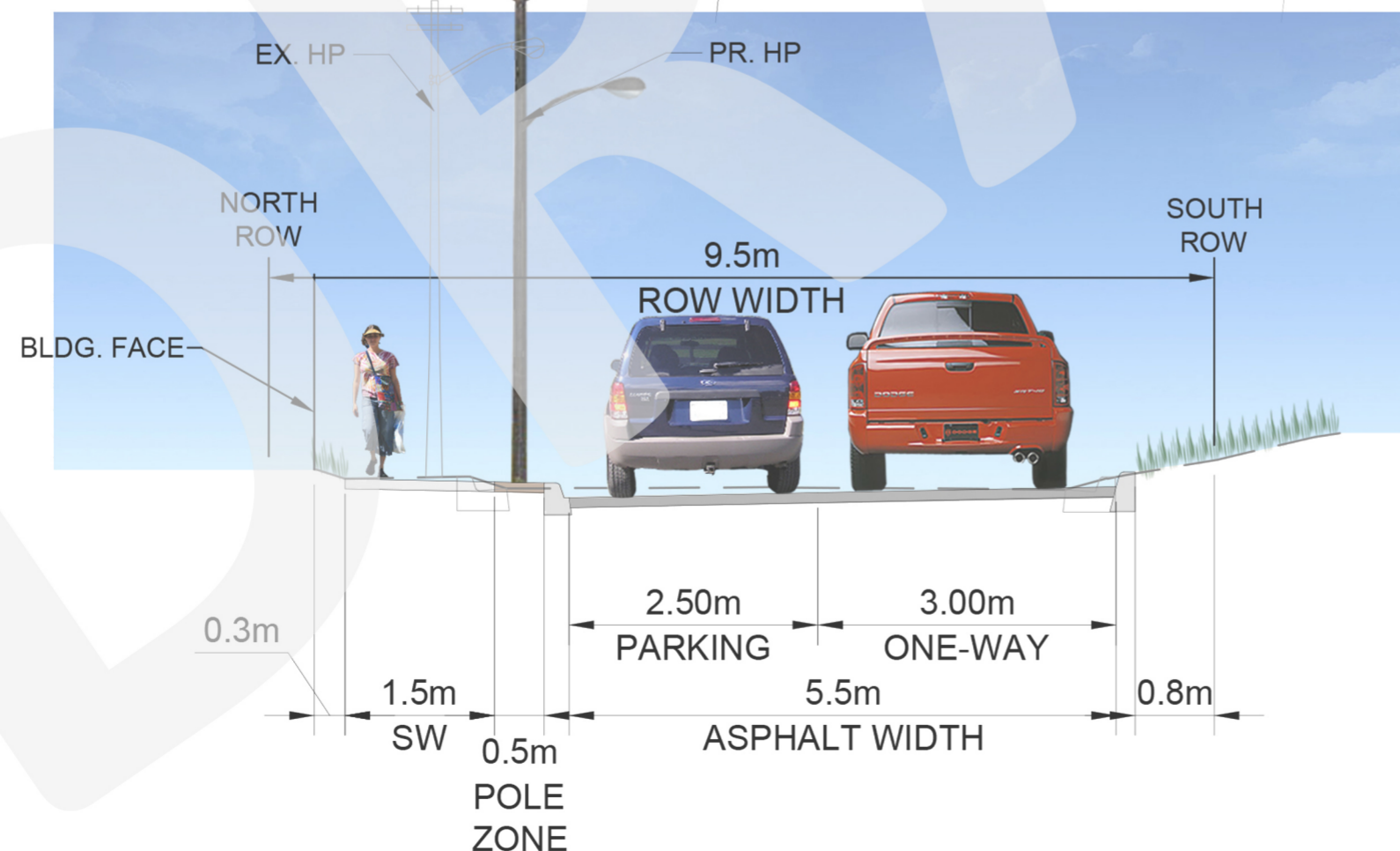
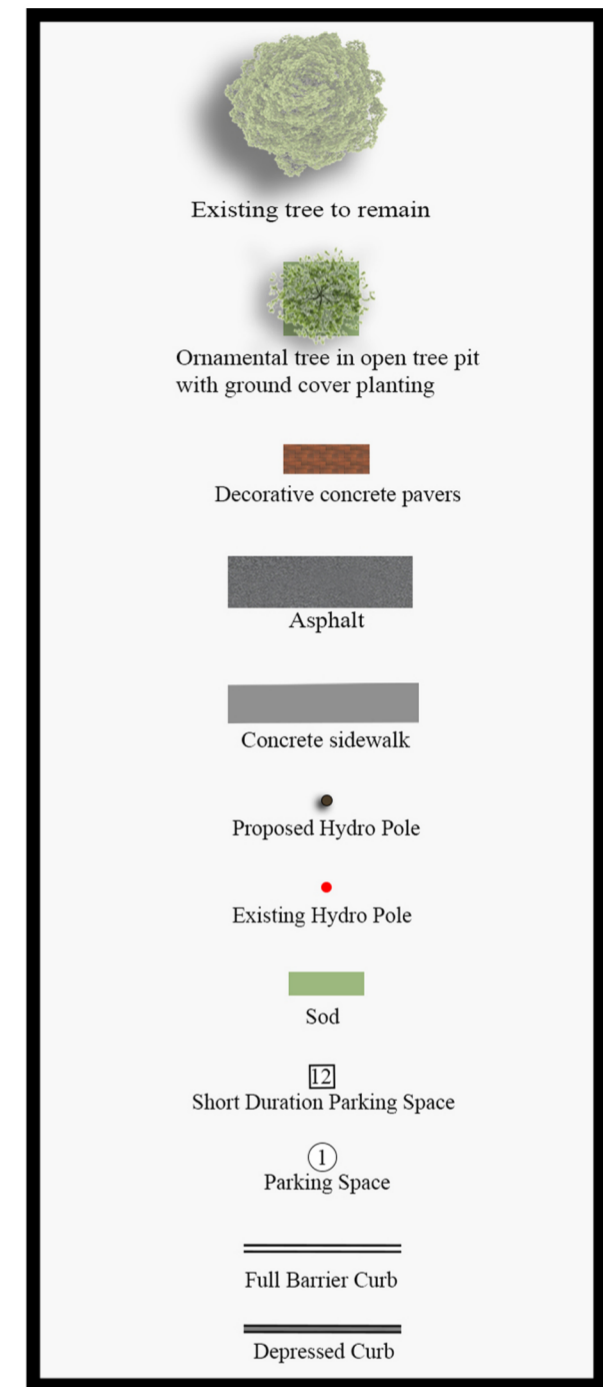
Drainage improvements

On-street parking on both sides of the road

Improved landscaping opportunities and street trees

3-way stop at Centre Street

Proposed Bank Street Road & Cross-Section



Road converted to one-way (addresses narrow road width and sight line issues at the Centre Street intersection)

Some on-street parking added close to Centre Street

Hydro poles removed from the sidewalk (either relocated or buried) and sidewalk widened

In discussions with Hydro One, it has been determined that Centre Street and Main Street are not practical candidates to bury the hydro and other utilities underground due to the following reasons:

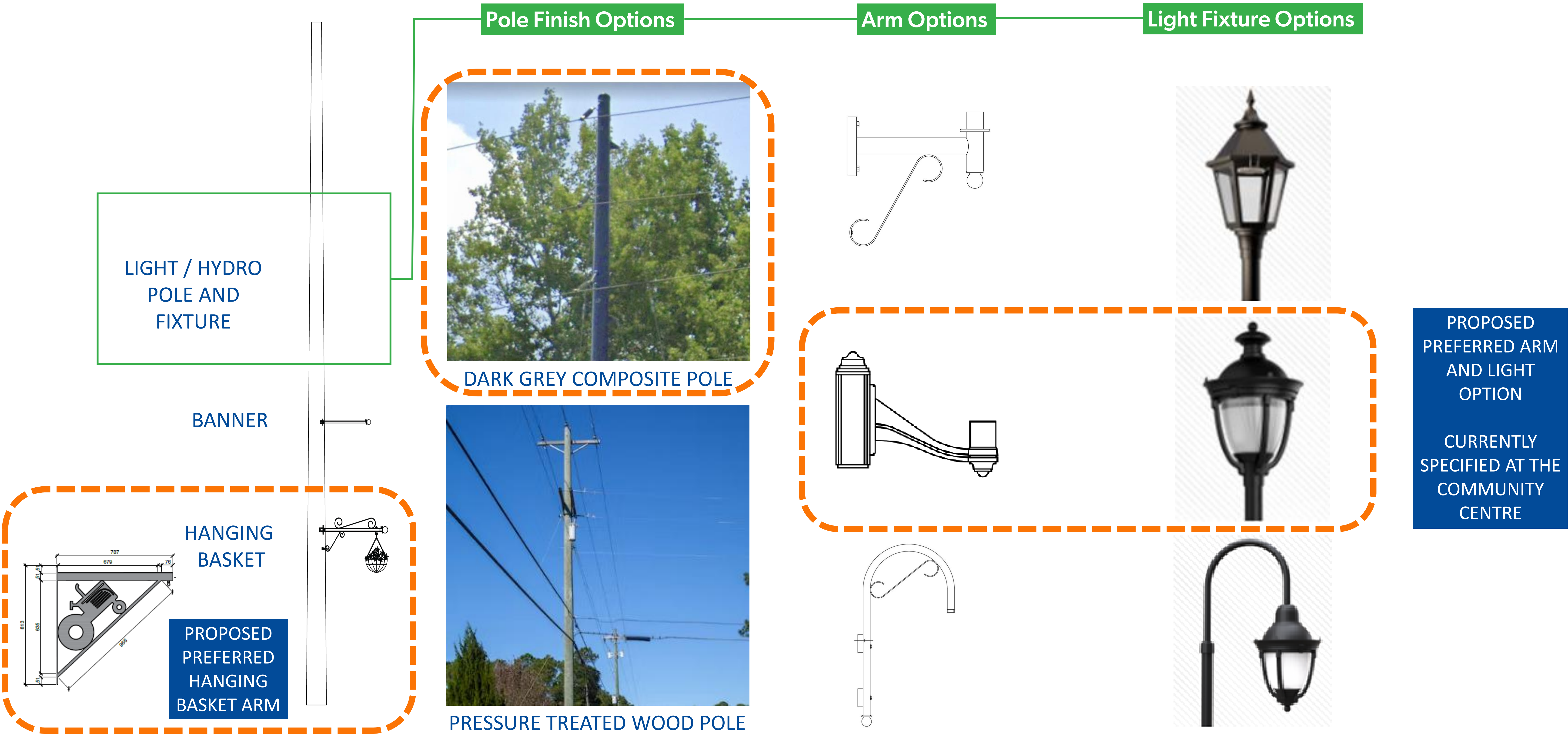
- For every Hydro One pole removed, a Town streetlight pole would need to take its place
- All existing aerial transformers would need to be converted to large at-grade transformers, further reducing the amount of available space in the boulevard.
- Existing utilities (Hydro, Bell, Rogers) connect to buildings aerially. Burying these would require significant amount of work on private property/buildings. High cost and schedule delays as a result of the associated unknowns and logistical issues.

We are currently investigating the partial/full burial of aerial utilities on Bank Street as this section has limited connections to private property and burial may be required to meet current day utility regulations on that street (due to aerial clearances with buildings).

Aerial wires will be cleaned up and guy wire anchors will be optimized as part of the hydro pole replacements along Centre and Main Streets.

Lighting and Accessories

Where hydro poles are retained, the pole finish options, arm options and light fixture options shown below are preferred.



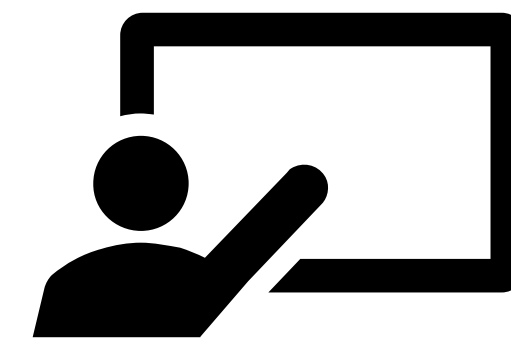
What Happens Next?

Next Steps for the Project Team

Following this Open House and over the next several months, the Project Team will:

- Review all feedback received from residents, business owners, the general public and agencies
- Report to Council on public feedback
- Continue to coordinate the relocation/upgrade of existing utilities
- Complete additional pre-engineering work and prepare the 60-100% Design
- Present the final design to Town Council for approval to construct
- Post the final design on the project webpage

How You Can Stay Involved



Provide your feedback by leaving comments at this Open House or through the project webpage



Join the mailing list by providing your email on the Open House sign-in sheet or through the project webpage



To access the project webpage please scan the QR code



Thank You!

**we appreciate your time and
interest in this project**

