



DEVELOPMENT & INFRASTRUCTURE SERVICES – PUBLIC WORKS SERVICES
TOWN OF NEWMARKET
395 Mulock Drive
P.O. Box 328
Newmarket, ON L3Y 4X7
www.newmarket.ca
info@newmarket.ca
905.895.5193

February 17, 2015

**DEVELOPMENT & INFRASTRUCTURE SERVICES REPORT
PUBLIC WORKS SERVICES 2015-18**

TO: Committee of the Whole
SUBJECT: Snow Storage at Ray Twinney Complex
ORIGIN: Director, Public Works Services

RECOMMENDATIONS

THAT Development and Infrastructure Services Report – Public Works Services 2015-18, dated February 17, 2015 regarding Snow Storage at Ray Twinney Complex, be received and the following recommendation(s) be adopted:

- 1. THAT staff continue to try to secure temporary or permanent snow disposal site(s) for the remainder of the 2014/2015 winter and onwards, and work with partners such as York Region to establish alternates for the existing Ray Twinney Complex site;**
- 2. AND THAT staff limit the amount of snow storage at the Ray Twinney Complex parking lot site by limiting the operations to 4:00 p.m. whenever possible and depending on weather, 11:00 p.m. in rare and more extreme circumstances;**
- 3. AND THAT staff and contractors utilize the Eagle Street entrance as the primary route into and out of the complex, to minimize the use of the other entrances where possible;**
- 4. AND THAT staff, provide full security fencing and signage around snow holding area and provide daily checks for any breaches or concerns;**
- 5. AND THAT staff establish regular garbage/debris pickups during melting periods;**
- 6. AND THAT staff communicate with drivers and contractors to minimize noise where possible.**

BACKGROUND

This report has been prepared to address a Council motion on February 9th, 2015 with respect to finding alternatives to snow storage at the Ray Twinney Complex.

The recent snowfalls and accumulation over the past two weeks of over 50 cm and persistent cold temperatures without thaw of snow has necessitated the requirement to remove snow from certain

areas and streets in the downtown core, certain parking lots, a large number of the 400 courts/wide elbows, and curb face sidewalks that have limited storage area.

Timing of snow clearing in the downtown core is also limited, due to the sensitive businesses, limited space and customer and vehicular volumes. Except for Mondays, clearing is not recommended to take place between 6:00 a.m. and 6:00 p.m., which severely limits the opportunity for bringing snow to a selected snow disposal site.

The Ministry of the Environment (MOE) created Guidelines on Snow Disposal Operations in Ontario with a latest revision date of February, 2011. Within those Guidelines there are six variables to consider when selecting a snow disposal site; these include: Accessibility, Noise, Alternative Use of the Site, Visual Considerations, Drainage Factors and Sub-Surface Drainage. Several alternate sites were evaluated against these criteria and through the attached sheet, it was identified that there are currently no other publically owned sites in Town that can hold the amount of material required and has viable access on an impermeable surface with proper drainage. Taking these variables into consideration along with other environmental factors such as an on-site oil/grit separator and land ownership, the Ray Twinney Complex currently remains as the most suitable site for snow disposal.

Over the past 15 years the snow storage area for Newmarket has been behind the Ray Twinney Complex. This area is a large, impermeable surface with good access and an oil grit separator installed for meltwater processing. There are, however, some restrictions. For example, snow piles cannot be within 10 feet of the hydro lines.

Although not ideal in every category, the current snow storage area does have tall trees on a large, adjacent berm creating a visual barrier from most neighbouring residential properties. To try to mitigate the visual concerns further during operation, the snow is first placed on the outlying area of the parking lot to create a buffer for the neighbouring properties, yet maximizing the amount of useable space in the remainder of the parking lot for visitors to the Complex. It also maintains enough space to safely operate equipment and minimize back up of vehicles, which in turn minimizes noise.

COMMENTS

Town staff have made inquiries to locate alternative sites within and outside of the Town boundaries, and given the short timeframe since the February 9, 2015 Council directive, to date staff have not been able to formally secure a suitable alternate site for the remainder of the 2014/2015 winter season.

The Town, in partnership with York Region has been working toward an alternative snow disposal site on the south-east side of Town at a site on Harry Walker Parkway. Newmarket staff will ensure all efforts are made to support the Region in properly developing this site so the project can be moved forward as a permanent site expeditiously. Its use as a temporary site and the measures needed to accommodate it, have only been discussed in the last few days. These include physical constraints related to access, roadway, impervious surface, drainage and approvals related to EA and possible Certificates of Approval and Zoning.

Public Works Services will continue to monitor snow disposal and storage at the Ray Twinney Complex site while it is in use. The Town's Road Patrol staff and the By-law division will patrol the area and York Regional Police have also been notified of the situation.

PUBLIC CONSULTATION

Two letters have previously been sent out to neighbouring properties of the Complex explaining the need for use of the parking lot area for snow storage.

Additional fencing and safety signage will be implemented to physically and visually deter anyone from entering the site. Police and By-law patrols will also be increased for additional mitigation against anyone entering the area.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

To provide efficient, effective and environmentally sound maintenance services to an appropriate level that achieves Council and/or Provincially mandated services levels, which meet public health and safety requirements and enhances quality of life while ensuring that system capital assets retain their value and are managed and funded according to sustainable, lifecycle based principles and practices.

HUMAN RESOURCE CONSIDERATIONS

No impact to current staffing levels.

IMPACT ON BUDGET

Operating Budget (Current and Future)

Current costs for the snow storage at the Ray Twinney Complex are included in the 2015 winter maintenance operating budget.

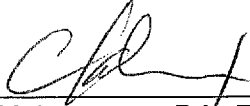
Capital Budget


Funds have been requested in the 2015 Capital Budget for design and development of an alternate snow disposal site.

CONTACT

For more information on this report, please contact Christopher Kalimootoo at extension 2551; ckalimootoo@newmarket.ca.

Prepared by:


C. Kalimootoo, BA, P.Eng, MPA, PMP
Director, Public Works Services


Peter Noehammer, Commissioner
Development & Infrastructure Services