



DEVELOPMENT & INFRASTRUCTURE SERVICES – PUBLIC WORKS SERVICES
TOWN OF NEWMARKET
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September 18, 2015

**DEVELOPMENT & INFRASTRUCTURE SERVICES REPORT
PUBLIC WORKS SERVICES 2015-55**

TO: Committee of the Whole
SUBJECT: Snow Storage Alternatives Update
ORIGIN: Director, Public Works Services

RECOMMENDATIONS

THAT Development and Infrastructure Services Report Public Works Services – PWS 2015-55, dated September 18, 2015 regarding Snow Storage Alternatives Update, be received and the following recommendation(s) be adopted:

- 1. THAT staff continue to work with the private land owners and York Region to finalize arrangements for snow storage for the 2015/2016 winter season;**
- 2. AND THAT staff include any estimated additional cost for alternative snow storage in the 2016 draft budget proposal, if required;**
- 3. AND THAT staff be authorized to execute required agreements for temporary storage of snow for the 2015/2016 and subsequent winter seasons if required, as described.**

BACKGROUND

This Report has been prepared as a follow-up to Development and Infrastructure Services Report – PWS 2015-43, dated July 31, 2015 with respect to finding alternatives to snow storage at the Ray Twinney Complex, and which was presented to Committee of the Whole on August 10, 2015. At that meeting, Committee adopted the following motion:

i) THAT the Town request the Regional Municipality of York to advance the timing of a permanent snow storage site located on Harry Walker Parkway for the 2015/2016 winter season;

ii) AND THAT staff report back on various potential alternate sites, solutions and costs no later than September 30, 2015.

The previous report from Public Works Services #2015-43 has been provided as an appendix.

COMMENTS

Town staff made inquiries to locate alternative snow storage sites within and outside of the Town of Newmarket boundaries. To date staff have had very positive and fruitful discussions with both a private property owner in Town as well as the Region of York and are now in the process of securing a suitable alternate site for the 2015/2016 winter season.

Staff have successfully reached an agreement in principle for the storage of snow on a private commercial site on Harry Walker Parkway for the 2015/2016 winter season. The specific site would address most of the previously noted variables within the Provincial Guidelines for Snow Disposal Operations in Ontario, and it would keep the transportation costs equivalent to previous years. A finalized agreement with this property owner will have to be executed, which will include the installation of an oil-grit separator at the Town's cost, to mitigate environmental concerns regarding meltwater runoff from this site. The private land owner is currently drafting the agreement to present to staff based on the Town's space requirements, and staff are also engaging an engineering consultant to design and install the required oil-grit separator which is estimated to cost between \$30,000 and \$40,000 depending on depth of installation and required restoration.

As a further contingency, staff has also confirmed with York Region that the Town's requirements for snow disposal have been included on their Request for Tender for snow clearing and disposal related to the Davis Drive vivaNext Rapidway. The Region's Tender has recently closed, and Newmarket has exercised a piggyback clause to take advantage of this contract for the snow disposal section. In this scenario Town staff would remove and transport snow to the snow storage location of the successful contractor. The Tender for this contract has closed, but it is still in the blackout stage so the location of the site has not been disclosed. The cost of transportation and disposal is estimated to be very high. The disposal cost alone is estimated to be \$20,000 with transportation costs estimated at \$65,000, conservatively assuming a 40 km trip with fuel at \$1.20/litre. Accordingly, staff have included an enhancement item of \$85,000 for additional transportation and disposal costs related to this potential alternative in the draft 2016 budget request. This option ensures that the contractor disposes of the snow in a proper and environmentally acceptable manner as suggested by the Province.

For future snow storage needs beyond 2015/2016, the Town, in partnership with York Region, has been working toward a permanent alternative snow storage site on the south-east side of Town, off Harry Walker Parkway South. To date there have been preliminary discussions and planning meetings; however, the site has not been developed. A Zoning By-Law Amendment, public meeting and Site Plan approval is still required before construction can proceed. Council will be updated on the progress of this project as it moves forward. As plans for this project solidify, Newmarket staff will ensure that all efforts are made to support the Region in properly developing this site so that it moves forward expeditiously and snow storage needs of the Town will be made available.. No new operating costs beyond those currently budgeted are expected with the implementation of the permanent alternative site.

PUBLIC CONSULTATION

When developed, the Region's future snow storage site on Harry Walker Parkway will also be used for Newmarket's permanent snow storage site. As this project moves through the planning and development stages, public consultation will be required as part of this site plan. Future Reports to Council will also be coming forward as part of that process.

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 service 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)

If alternative snow storage provisions are secured through the York Region Snow Disposal contract for the Davis Drive vivaNext Rapidway, then costs for additional Town-related snow transportation and disposal, at a yet to be determined alternative site, is currently estimated at \$85,000. This estimated cost may be included in the 2016 proposed winter maintenance budget as an enhancement, if required.

Capital Budget

Previous budget approval for up to \$100,000 has been made available in the 2015 capital budget to select, design and use an alternative snow storage site. These funds could be used for the design and installation of an oil-grit separator to meet the requirements of an agreement with a private property owner for snow storage and disposal.

CONTACT

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

Attachment

Appendix 1 – Development and Infrastructure Services Report – Public Works Services 2015-43



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



Peter Noehammer P. Eng.
Commissioner, Development & Infrastructure Services



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July 31, 2015

**DEVELOPMENT & INFRASTRUCTURE SERVICES REPORT
PUBLIC WORKS SERVICES 2015-43**

TO: Committee of the Whole
SUBJECT: Snow Storage Alternative Update
ORIGIN: Director, Public Works Services

RECOMMENDATIONS

THAT Development and Infrastructure Services Report Public Works Services – PWS 2015-43, dated July 31, 2015 regarding Snow Storage Alternative Update, be received and the following recommendation(s) be adopted:

- 1. THAT staff continue to look for alternatives for snow storage sites and work with partners such as York Region and private landowners to establish alternatives sites;**
 - 2. AND THAT staff include any estimated additional cost for alternative snow storage in the 2016 draft budget proposals.**
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BACKGROUND

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

The snowfalls and accumulation over the past two years has necessitated the requirement to move snow from certain areas and streets in the downtown core; certain parking lots; and 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 Monday's, clearing is not recommended to take place between 6:00 am and 6:00 pm. This also limits the timing of bringing that material to any snow storage sites.

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 (not Regulations) 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. 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 was previously selected as the most suitable site for snow disposal. As requested, other sites have been analyzed through these variables.

Over the past 16 years the snow storage area for Newmarket has been behind the Ray Twinney Complex. This area is large with an impermeable surface with good access and an oil grit separator installed for meltwater processing. There is also large distance between the meltwater entering the storm system before it enters any water body to cool the water and decrease the effect on the stream. There are however, restrictions within the area also. For example, snow piles cannot be within 10 feet of the hydro lines, there are adjacent residential homes on one side (although buffered) and access to the site is through a collector, not arterial road. Previous sites such as All Our Kids Play Park, the current Mercedes/Dave Woods dealership lands on Mulock Dr. south and the end of Bayview Parkway were previously utilized as snow storage area, however as more environmentally stringent guidelines were put in place, the Ray Twinney Complex site became more viable for proper snow storage.

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 the neighbouring residential properties of approximately 10-12 homes. To try and accommodate the visual considerations 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. In 2013 and 2014 additional fencing and signage was placed around the snow piles to deter people from entering the area, and ingress and egress was restricted to Eagle St. to reduce disruption to the neighbouring lands. Entering the site was also restricted to before 4:00pm and garbage and debris pickup during melting periods was increased.

Ministry of the Environment and Climate Change Officials have visited the site as recently as January 2015 and do not have any concerns at this time.

Through previous investigations, it was identified that there are currently no other Town owned sites within Newmarket that can hold the amount of material required and has viable access on an impermeable surface with proper drainage and environmental mitigation factors.

To obtain an alternative site for Newmarket's snow, a partnership with a second party would be required. Funds of \$100,000 were approved in the 2015 budget for this alternative. To date, none of these monies have been expended as alternative sites are still being sought.

COMMENTS

Town staff have made inquiries to locate alternative sites within and outside of the Town boundaries. To date staff have not been able to secure a suitable alternate site for the 2015/2016 winter season, however a number of discussions have/are taking place as noted below:

1. For the 2015/2016 winter season, the Town has asked a number of municipalities throughout York Region if they have suitable storage for Newmarket's snow. Unfortunately none of the municipalities that were asked have enough appropriate land for the material.
2. Staff are currently working with York Region on a joint Request for Tender for acceptance of Newmarket snow. The Region will be releasing a Request for Tender for snow clearing and disposal of Davis Dr. snow, and Newmarket will be piggybacking on this Tender for the snow disposal section. In this scenario Town staff will remove and transport snow to the successful contractor. Although this does provide an alternative to Ray Twinney Complex, the cost of transportation and disposal may be very high depending on the award of the Tender and the location of the disposal site. Staff have included as an enhancement \$93,000 for additional transportation and disposal costs to this potential alternative site in the draft 2016 budget request. The Tender is expected to close in September. This option ensures that the contractor disposes of the snow in a proper and environmentally acceptable manner as suggested by the Province.
3. Regional staff have also offered the use of their portable snow melter to reduce the space requirement for snow storage. The cost to run this melter is approximately \$4,000/day for each use. This cost includes water and fuel to run the machine for approximately 6-8 hours when needed. Unfortunately, due to the high volume of effluent, environmental restrictions and current infrastructure, the Ray Twinney Complex would be the only viable place for this machine to be set up (when needed). Therefore staff have not moved forward on this alternative.
4. Staff have also reached out to private land owners, specifically on Harry Walker Parkway, for snow storage for the 2015/2016 season. The specific site(s) would address most of the noted variables within the Provincial Guidelines and also keep the transportation costs the same as previous years. If an agreement can be reached, an oil grit separator would be required to be installed, at the Town's cost, to decrease environmental concerns for this alternative area. The private land owners are currently in negotiations with potential tenants and have not yet determined if there is available space in the parking lot(s) for the Newmarket snow material. Staff continue to work with the private land owners for a final decision on the ability for material storage.

5. For future snow storage needs beyond 2015/2016, the Town, in partnership with York Region, has been working toward an alternative snow storage site for material on the south-east side of Town off Harry Walker Parkway South. To date there have been preliminary discussions and planning meetings, however the site has not been developed. A Zoning By-Law Amendment, public meeting and Site Plan approval is still required before construction can proceed. Council will be updated on the progress of this project as it moves forward. As this opportunity solidifies, Newmarket staff will ensure all efforts are made to support the Region in properly developing this site so the project can be moved forward expeditiously and snow storage will be available for future needs of the Town.

Although no site has been confirmed yet for this upcoming winter season, Town staff will continue to work with private land owners, York Region and other municipal partners to find an alternative area for the Town of Newmarket snow storage site.

PUBLIC CONSULTATION

When developed, the Region's future snow storage site on Harry Walker Parkway will also be used for Newmarket's permanent snow storage site. As this project moves through the planning and development stages, public consultation will be required as part of this site plan. Future Reports to Council will also be coming forward as part of that process.

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)


If contracted out through the Regional Tender, costs for additional snow transportation and disposal, at a yet to be determined alternative site, is currently estimated at \$93,000. This estimate will be included in the 2016 proposed winter maintenance budget as an enhancement. Due to timing of selecting an alternative site and the budget schedule, this figure could be changed if a site is selected before budget requests are presented to Council.

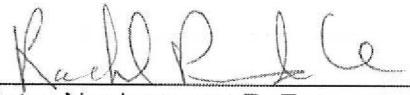
Capital Budget



\$100,000 has been approved in the 2015 capital budget to select, design and use an alternative snow storage site. These funds could be used for an oil grit separator design and installation and be utilized for requirements of any agreement with a second party for snow storage and disposal.

CONTACT

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

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