

FORMAL REPORT

To:	Mayor Stratthdee and Members of Council
Prepared by:	Jed Kelly, Director of Public Works
Date of Meeting:	28 November 2017
Subject:	PW 55-2017 Meadowridge Sign Ownership and Maintenance Easement Agreements

PURPOSE

To present information related to the ownership of the Meadowridge subdivision entrance signs on Meadowridge Drive.

RECOMMENDATION

THAT report PW 55-2017 Meadowridge Sign Ownership and Maintenance Easement Agreements be received; and,

THAT Council direct staff to pursue the necessary easement agreements to assume ownership and maintenance of the Meadowridge Subdivision entrance signs on Meadowridge Drive.

BACKGROUND

The developer of the Meadowridge subdivisions erected two brick gateway features at the intersection of Meadowridge Drive and James Street South in the 1990's. The brick structures acted as a marketing tool entrance sign for the subdivision and are located on private property, just within the property line of municipal address numbers 1 and 2 Meadowridge Drive. Both features have 100 watt decorative street light globes installed on their caps. These decorative streetlights are connected to the Town's street light network and contribute to the illumination of the adjacent intersection.

REPORT

In August 2017, the homeowners of 1 and 2 Meadowridge Drive approached Town staff to discuss having the Town assume ownership of the features. Their deeds identify that the signs are located on their properties, but allude to the signs being owned by the developer. Staff are not aware of an agreement between the developer and the home owners or between the Town and the homeowners clarifying ownership. As a result, staff believe the signs are currently owned by the owners of 1 and 2 Meadowridge Drive. This issue arose in the past and there was thought that a special reserve had been set up by the Town for maintenance on these structures. Staff have confirmed that no such special reserve exists.

The brick structures are starting to show early signs of deterioration with isolated mortar failure and the loss of some bricks. The property owners acknowledge that the structures are located on their property but do not believe that they provide benefit to their properties and that it would be more appropriate for the Town to own the structures as they are integrated into the Town's streetlight network. The property owners have indicated that they have no intention of carrying out repairs to the structures and that if the Town does not assume ownership, they would be removed. The property owners understand that if the Town was to assume ownership, an easement agreement over the structures would be necessary to ensure the Town has access for repair work in the future.

The streetlight globes are not at a standard height but contribute to the illumination of the adjacent roadways and sidewalks. Staff engaged a lighting specialist to review the adjacent intersection illumination levels. It has been determined that the existing configuration does not meet IES illumination standards but would be considered existing, non-conforming. No reported traffic issues have been noted which could in part be attributed to illumination provided from the entrance features. Staff also note that the structures are located within the intersections sight triangle as regulated by the Zoning By-law. The structures would be considered existing non-conforming to this Zoning By-law requirement.

If the Town assumes the structures, they will require minor maintenance to ensure their structural integrity. If the Town does not assume the maintenance of the structures and the homeowners choose to remove the structures, the illumination levels would be altered, and the Town would be obligated to restore lighting levels at the intersection to comply with current standards. This would involve replacing an existing cobra head streetlight on James St. S. with a higher wattage light and then also adding one (1) additional street light on a nearby hydro pole.

If the Town were to assume the structures, they would be maintained until the end of their useful life (estimated 50 years), at which time it is expected that they would be removed and not replaced.

SUMMARY

Town staff require direction to determine next steps. There are currently no safety concerns with the structures, although the sight triangle and illumination conditions are considered existing non-conforming to current standards. If the Town does not assume the structures, it is expected that they will be removed. Any alteration to illumination levels would create a necessity for the Town to upgrade to current standards. The authorization and creation of easements for both properties would allow for long term access to maintain both the structures and current illumination levels.

Staff are recommending that Council direct staff to pursue the necessary easement agreements to assume ownership and maintenance of the Meadowridge Subdivision entrance signs on Meadowridge Drive.

FINANCIAL IMPLICATIONS

Option 1 – Assume and Maintain Existing Entrances structures

Survey & Easements - \$3,500

Repairs to existing structures \$1,000

Total Cost Option 1 - \$4,500

Option 2 – Existing features are removed additional lighting installed

New Street light fixture & arm - \$1,200

Modification to Existing Street light - \$500

Labour for installation of above - \$1,800

Removal of current entrance sign lighting service feeds - \$500

Total Cost Option 2 - \$4,000

Option 1 is projected to be slightly more expensive than Option B, however, it is less invasive, and would avoid the additional removal costs incurred by the homeowners. If Option A is approved, staff expects the repairs can be completed in the fall of 2017, and easements completed in the winter.

STRATEGIC PLAN

☒ Not applicable to this report.

OTHERS CONSULTED


Paul & Tina Switzer , Owner , 1 Meadowridge Drive
Doug & Theresa Noble, Owner , 2 Meadowridge Drive
Des Nell, King Luminaire representative
Meadowridge Properties, Original developer

ATTACHMENTS

None

REVIEWED BY


Recommended by the Department



Jed Kelly
Director of Public Works

Jeff Wolfe
Asset Management/Engineering Specialist

Recommended by the CAO



Brent Kittmer
CAO / Clerk