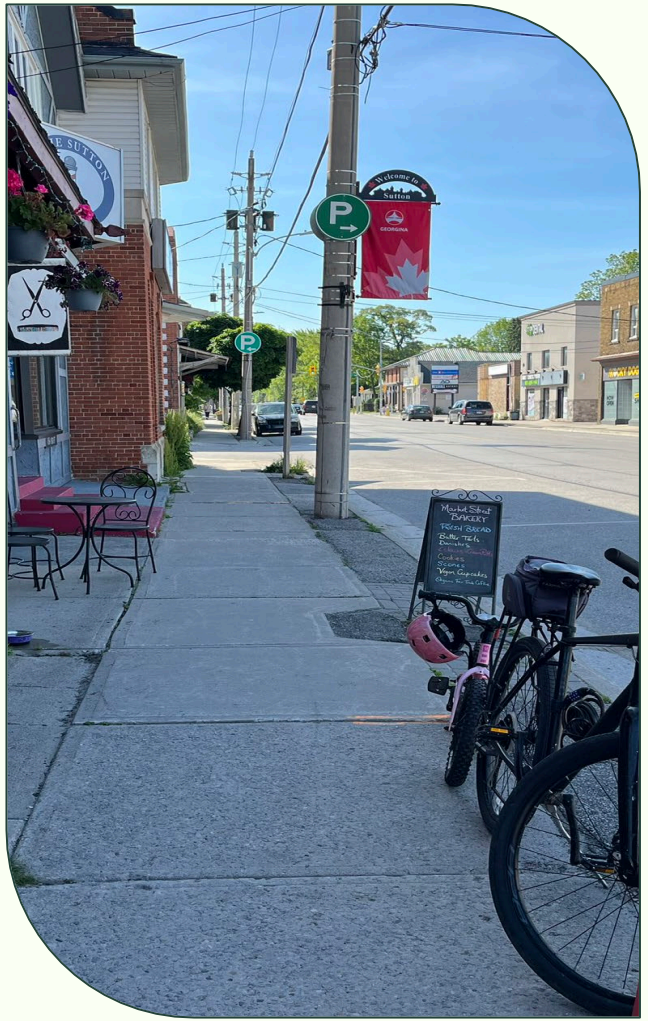
# HIGH STREET - STREETSCAPE AND INFRASTRUCTURE IMPROVEMENTS

## Recommended Design Concepts

June 4, 2025

BETWEEN DALTON ROAD AND HIGHWAY 48



# LAND ACKNOWLEDGEMENT

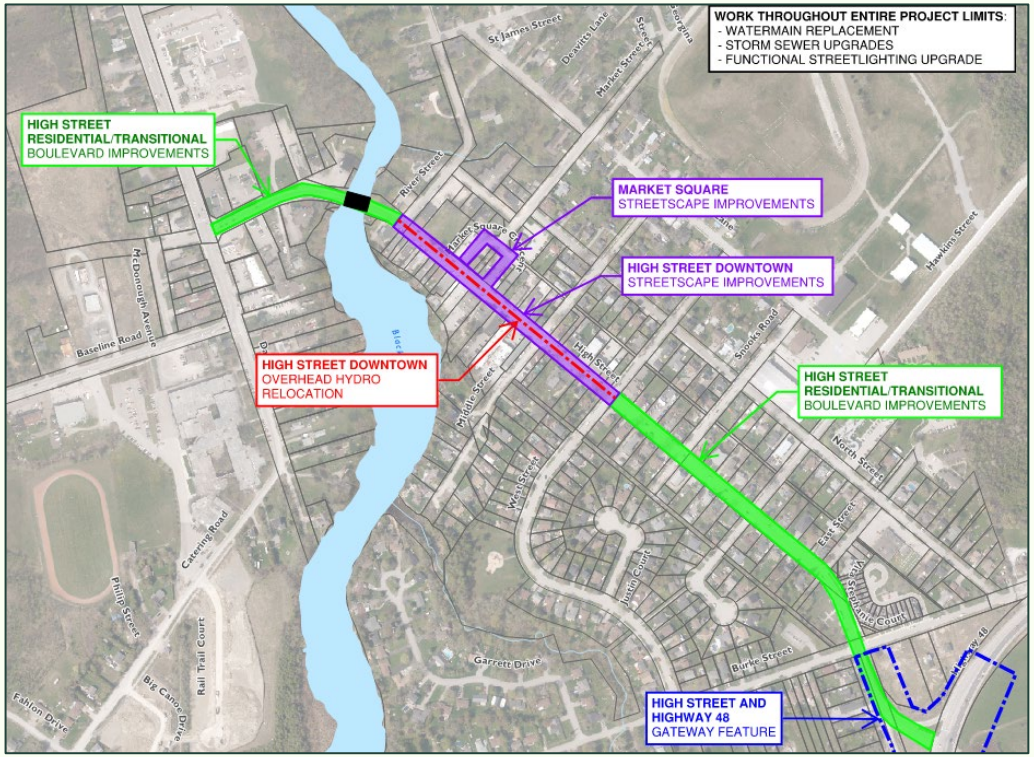
We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land.

We acknowledge that we are on lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples, and we would like to thank them for sharing this land.

# PURPOSE OF COUNCIL PRESENTATION

To provide Council with a general overview and update on the status of the project including:

- Design options developed to date
- Stakeholder input received to date
- Recommendations on preferred options which are proposed to move forward into detailed design.



01

# BACKGROUND

# PROJECT PURPOSE AND SCOPE OF WORK

**PURPOSE:**

- Address required rehabilitation of existing infrastructure
- Improve Downtown Sutton to enhance an already notable destination and key economic driver for the Town.

**SCOPE OF WORK:**

- Revitalize the road surface and boulevard space.
- Improve pedestrian facilities, accessibility and walkability.
- Enhance pedestrian amenities using street furniture and landscaping.
- Replace aged underground infrastructure to upgrade and modernize the stormwater and water supply for the long term.

# EXISTING CONDITIONS

## RIVER STREET TO WEST STREET

DOWNTOWN CORE
- Brick/Asphalt Boulevards
- Barrier Curb
- On-Street Parking

## WEST STREET TO BURKE STREET
## DALTON ROAD TO RIVER STREET

RESIDENTIAL / TRANSITIONAL
- Asphalt Boulevards
- Mountable curb
- Boulevard Parking

## BURKE STREET TO HIGHWAY 48

NEW DEVELOPMENT
- Sod Boulevards
- Mountable Curb
- Limited Parking

# KEY CONSIDERATIONS

POOR EXISTING SURFACE CONDITIONS


AGED UNDERGROUND INFRASTRUCTURE

DOWNTOWN AREA ACCESSIBILITY & ATTRACTION

02

# DESIGN DIRECTION

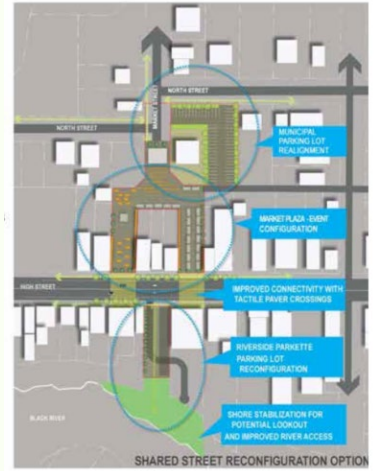
# GEORGINA'S STREETSCAPE STANDARD AND BACKGROUND INFORMATION

## STREETSCAPE DESIGN MANUAL (2021)

- Provides concepts developed through an intensive study of Georgina's 4 main BIA areas
- Broad public feedback was collected in 2019 and 2020 including two open house events to create
- Concepts approved by Council in 2021 (Resolution # C-2021-0157).
- To be used by CIMA+ as a blueprint to further develop project design concepts.

## CIMA+ ADDITIONAL INVESTIGATIONS

- Review of historical records
- Analysis of feasibility for design manual options
- Performed pre-design field investigations





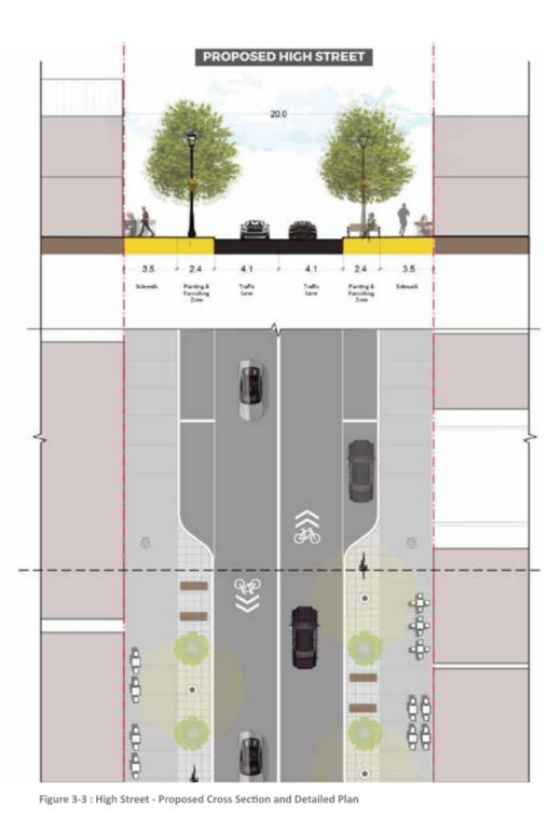


Figure 3-3 : High Street - Proposed Cross Section and Detailed Plan

Streetscape Design Manual is available online: https://www.georgina.ca/streetscape-program

# STREETSCAPING GUIDING PRINCIPLES

- Enhance existing sidewalks, pedestrian amenities and public gathering areas
- Optimize streetscape with landscape features, street furniture, tree grates
- Update functional street lighting infrastructure
- Provide wayfinding and signage
- Evaluate current on-street parking configuration
- Assess implementation of low-impact development (LID) features
- Compliance with AODA guidelines for outdoor spaces (tactile plates at intersections, colour contrast for visibility at pedestrian boundaries, etc.)

Bioswales and Vegetative Filters (LID for Stormwater Management)

Ample Street Furnishing

Permeable Paving

Tree grate

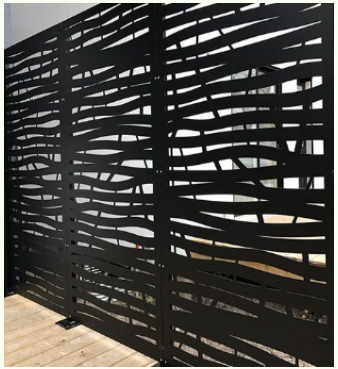
Structural Soil Cell integrated into the Storm Water Management System

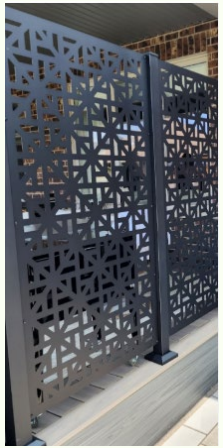
# EXAMPLES OF STREETSCAPE IMPROVEMENT FEATURES

Site Furniture

Pedestrian Amenities

Tree Grates





Privacy screens

Surface Treatments

Planting Areas

# STAKEHOLDER CONSULTATION

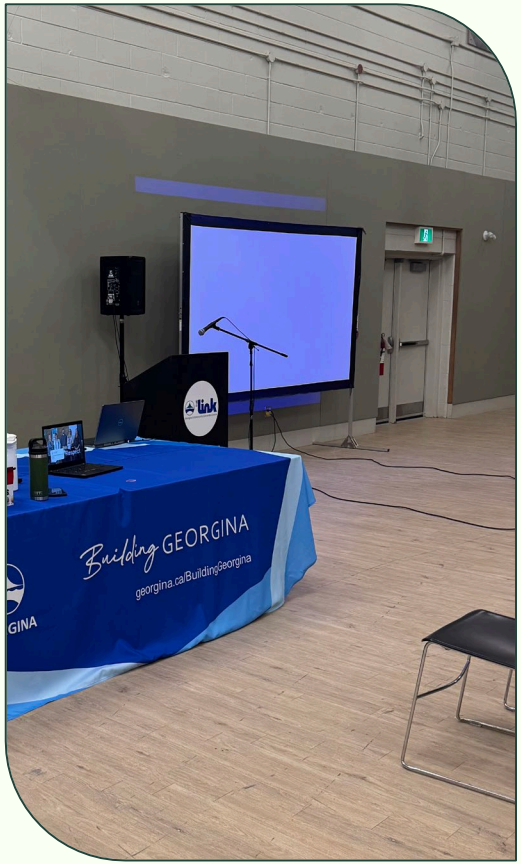
Public Consultation completed as part of Streetscape Design Manual in 2019 & 2020

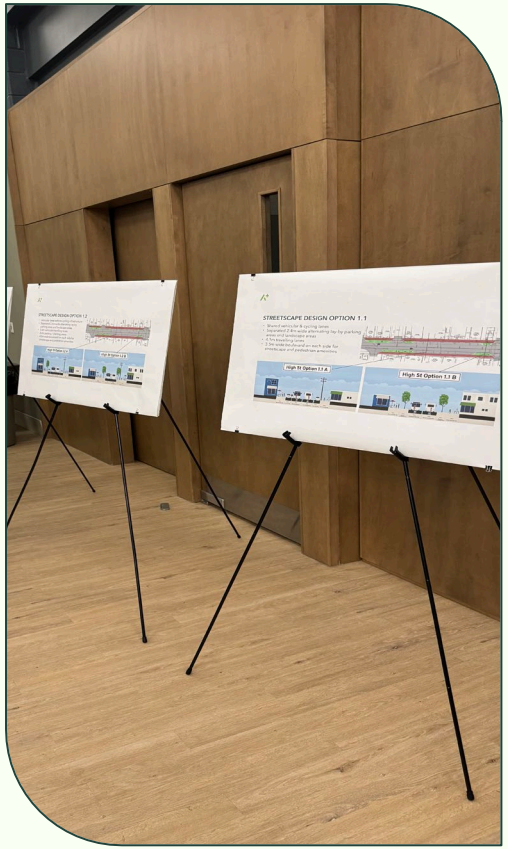
Stakeholder consultation completed to obtain feedback on pre-design concepts with:

- Town Staff
- York Region / Approval Agencies
- Committees
- BIA and Residents living on High Street

Open House planned following Council Presentation to show the Public the finalized Pre-Design Concept.

High Street Residents & BIA Members Workshop

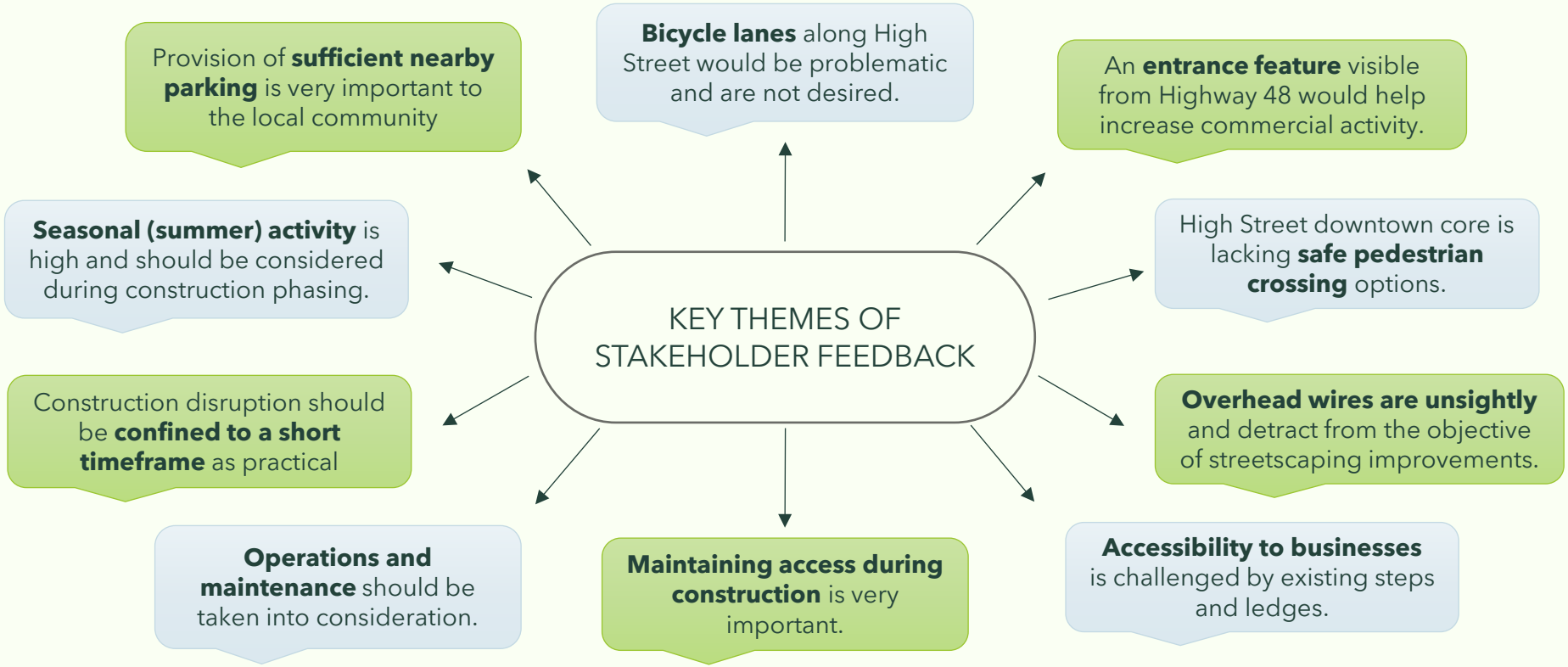



The Link, Sutton ON
Feb 27, 2025

# WHAT WE'VE HEARD

TOTAL COMMENTS RECEIVED: 139

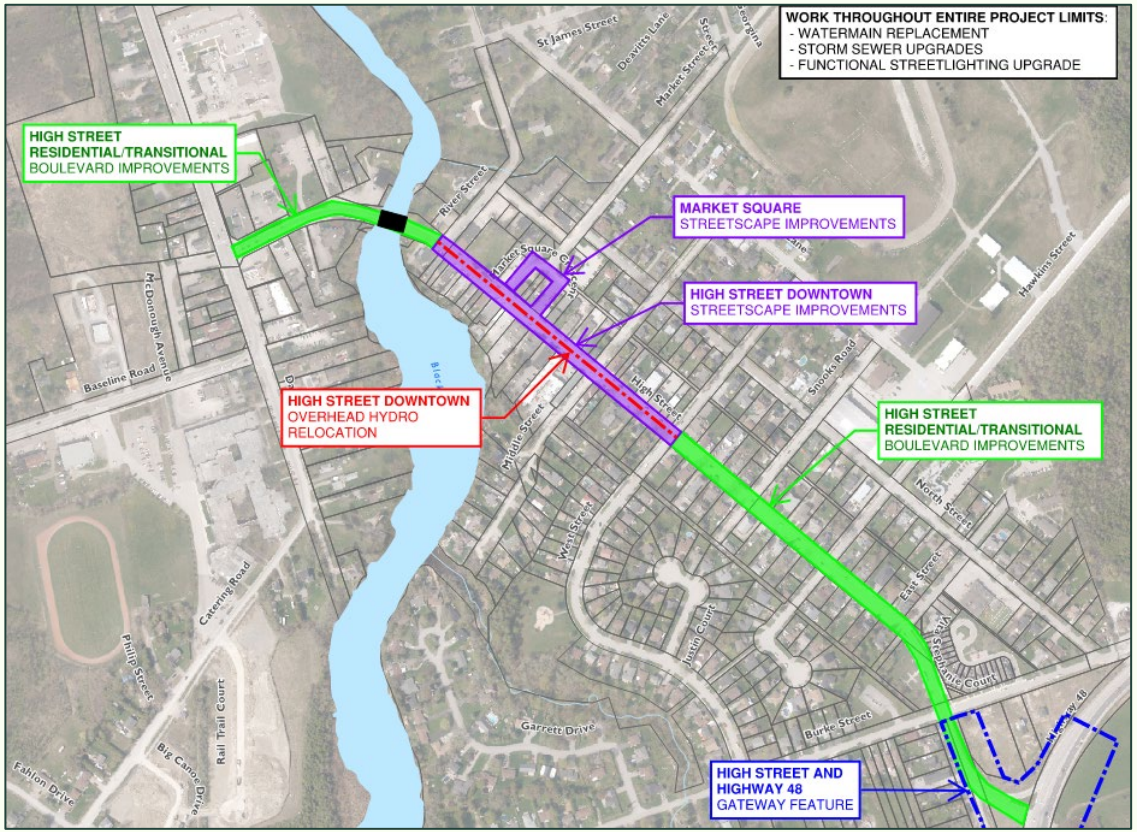


03

# PRELIMINARY DESIGN CONCEPTS

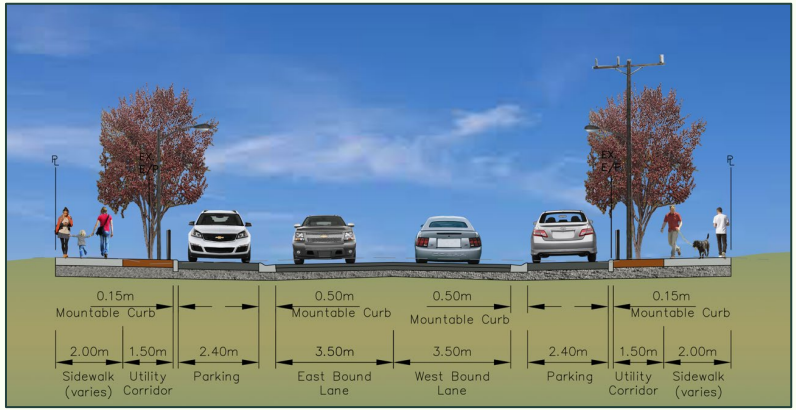
# MAP OF PRELIMINARY DESIGN OPTIONS

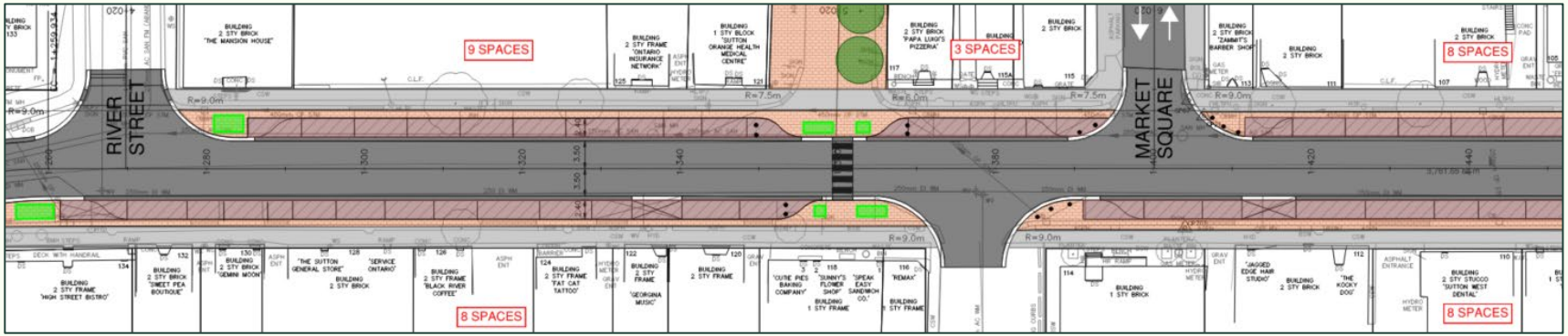
- **Streetscape Revitalization**
  - High Street Downtown Core (BIA), Market Square
- **Road & Boulevard Improvements**
  - Residential Areas outside of Downcore Core (BIA)
- **Hydro Relocation Study**
  - High Street Downtown Core
- **Gateway Feature**
  - Highway 48 / Gateway to High Street



# STREETSCAPE DESIGN PREFERRED OPTION – MOUNTABLE CURB

- Parking areas in boulevard, separated from roadway by mountable curbs
- Maximized parking along High Street through reduction of originally proposed lay-by parking and bump-out areas
- Provides flexibility for location of amenity areas including seasonal options
- Mountable curb eliminates large elevation change at parking spaces for better accessibility
- Speed limit reduction from 50km/hr to 40km/hr

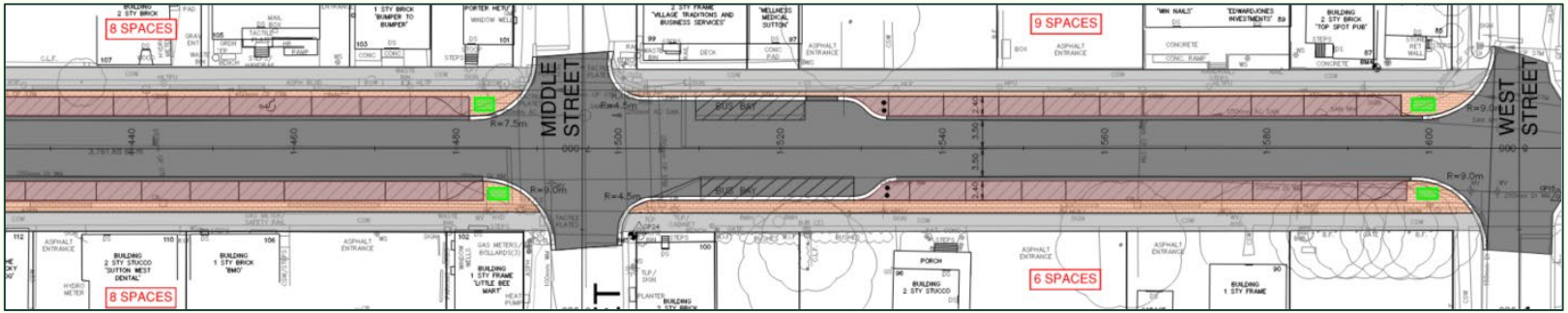



Continued

# STREETSCAPE DESIGN PREFERRED OPTION – MOUNTABLE CURB

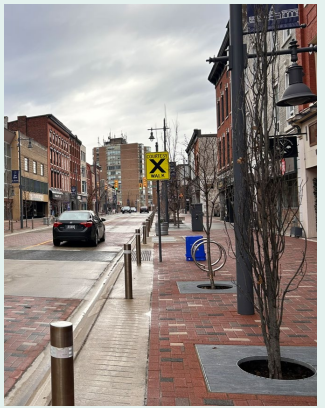
Continued




SAMPLE PHOTOS OF SIMILAR CONCEPT: BELLEVILLE, ONTARIO

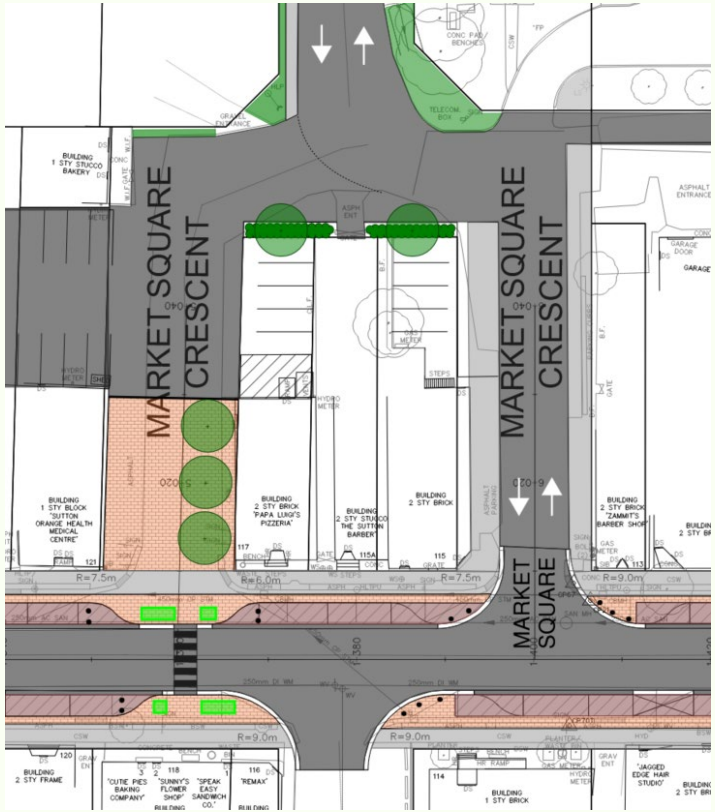
Mountable Curb Parking with Bollards

Cross-Section, Parking and Drainage



Features

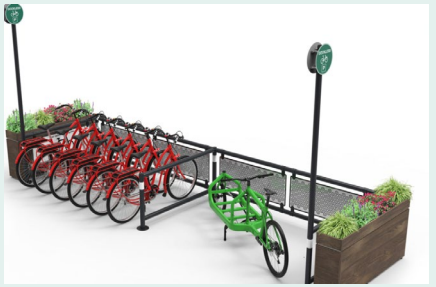
# MARKET SQUARE PREFERRED OPTION - DEDICATED PEDESTRIAN SPACE




- Closure of north-west leg of Market Square Crescent for dedicated pedestrian & event space
- Access to High Street reduced to a single entrance with 2-way traffic
- Designated pedestrian crossing and seating area added for unique feature on High Street
- On street parking eliminated
- Addition of stormwater management and privacy screens
- Maintain access to all private rear parking lots
- Space for removable amenities for hosting festivals and farmers markets

Sample image of Lent Lane, Walton Street (Port Hope, ON)

Sample image of a pedestrian space amenities option (bike corral)



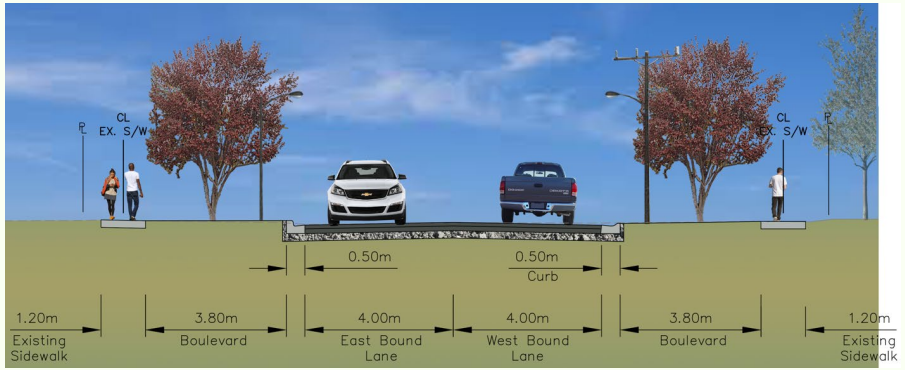
# STREETSCAPE SAMPLE RENDERING: MARKET SQUARE

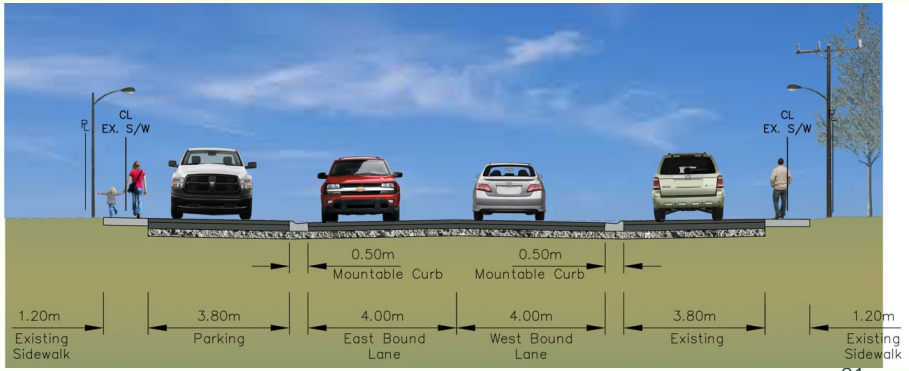
# STREETSCAPE SAMPLE RENDERING: MARKET SQUARE




# BOULEVARD RESTORATION PREFERRED OPTION – OUTSIDE OF DOWNTOWN CORE (WEST STREET TO HIGHWAY 48)

- Restoration of curbs, boulevard, road surface and sidewalk throughout residential sections of High Street
- Replacement of existing asphalt boulevard with grassed areas and trees in select locations
- Added greenspace adds visual appeal as visitors travel the gateway to Downtown
- Increased greenspace will aid in the management of stormwater
- Will provide a cohesive look with both downtown improvements and adjacent new development
- Speed limit reduction from 50km/hr to 40km/hr

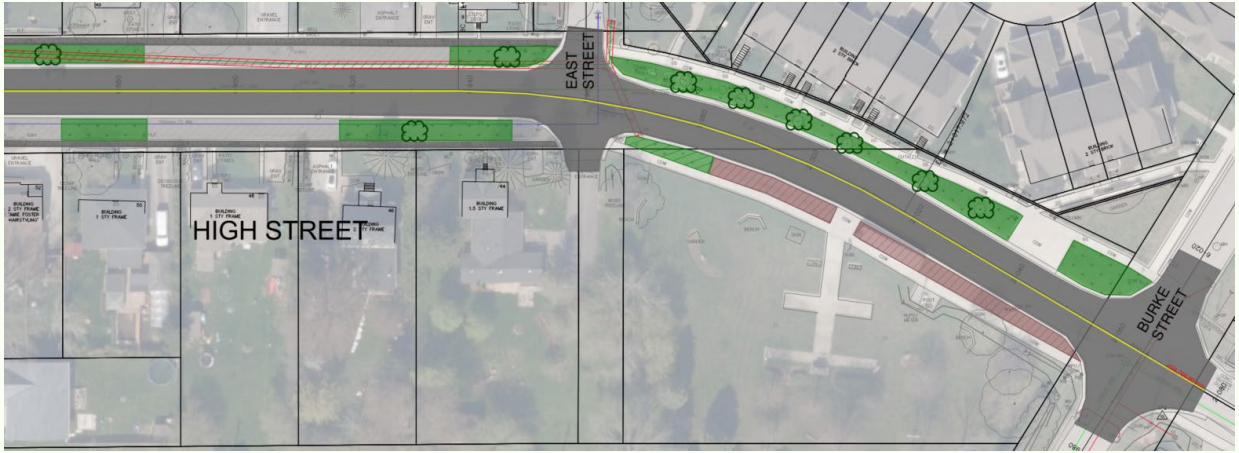


# BOULEVARD RESTORATION PREFERRED OPTION – OUTSIDE OF DOWNTOWN CORE (WEST STREET TO HIGHWAY 48)


## ADDED GREENSPACE BENEFITS:

- STORMWATER CONTROL
- ENVIRONMENTAL IMPACT
- COHESION WITH NEW DEVELOPMENT
- BEAUTIFIED GATEWAY TO DOWNTOWN CORE
- BETTER USE OF AREAS NOT SUITABLE FOR PARKING (EX. SURROUNDING HYDRANTS)

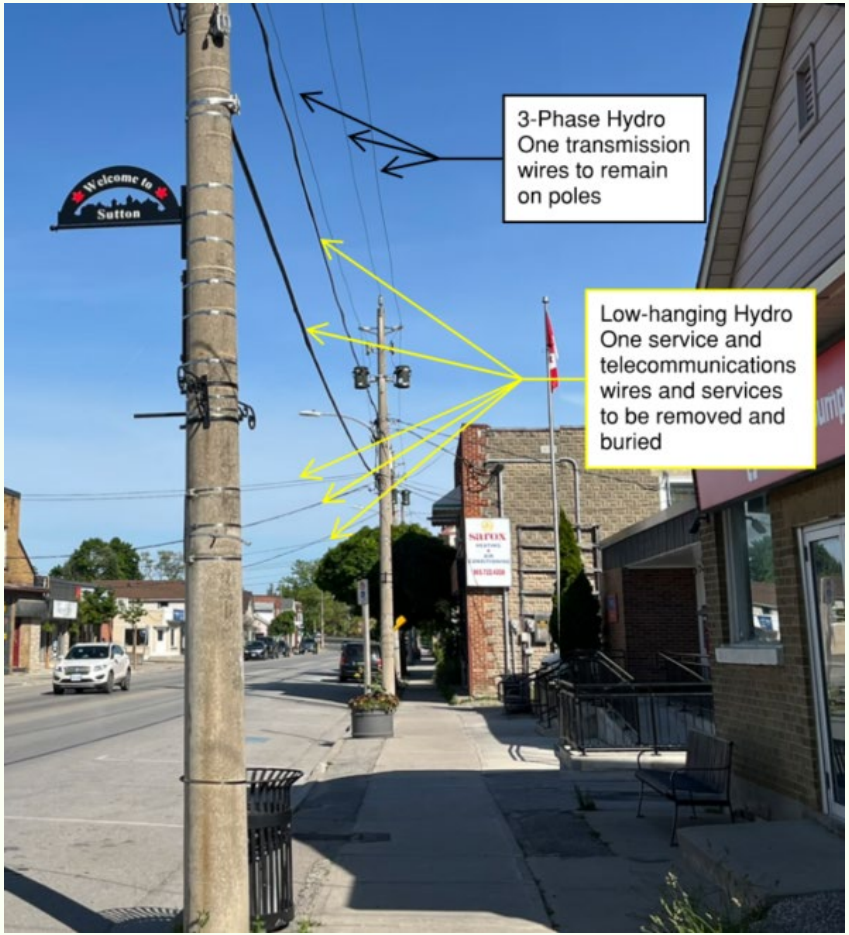


# HYDRO ANALYSIS OPTIONS

## AESTHETIC IMPROVEMENTS (HYBRID)

- Low-hanging overhead Hydro One and telecommunications infrastructure removed and relocated underground.
- Highest transmission wires (+/- 10m above ground) to remain
- Concrete poles with functional streetlighting to remain.
- Will remove undesired look of overhead wires in plain sight, with remaining wires well above eye level.
- Further coordination with Hydro One and other telecommunications companies required to proceed
- Optional improvement: decorative cladding or wrap can also be applied to existing concrete poles that will remain in place
- Replacement of service receivers on private property required
- Estimated construction timeline impact is 8 weeks added.

Although determined feasible, currently not in project budget. Additional funding would be required to proceed.




**Total Estimated: 0.86M**

# HYDRO ANALYSIS OPTIONS

## AESTHETIC IMPROVEMENTS (HYBRID) RENDERING


**Existing Conditions**
(existing conditions image)


**Aesthetic Improvements**
(digitally retouched version of the existing conditions image)

# HYDRO ANALYSIS OPTIONS

## RELOCATE ALL UNDERGROUND

- All overhead Hydro One and telecommunications infrastructure removed and relocated underground.
- Existing concrete poles with functional streetlighting to be removed and replaced with decorative lighting.
- Will remove undesired look of overhead wires.
- Further coordination with Hydro One and other telecommunications companies required to proceed
- Replacement of service receivers on private property required
- Installation of service boxes will be required within the Right of Way
- Estimated construction timeline impact is 12 weeks added.

Although determined feasible, currently not in project budget. Additional funding would be required to proceed.

**Total Estimated: 4.10M**

# HYDRO ANALYSIS OPTIONS EVALUATION SUMMARY

| Improvement | Leave As Is | Aesthetic Improvements (Hybrid) | Relocate All Underground |
|---|---|---|---|
| Appearance | Poor | Good | Best |
| Design Schedule Impact | 0 weeks | +16 weeks | +24 weeks |
| Construction Schedule Impact | 0 weeks | +8 weeks | +12 weeks |
| Cost Impacts | | | |
| Overhead Hydro Relocation | N/A | $500,000 | $2,500,000 |
| Communications Services Relocation | N/A | $110,000 | $110,000 |
| Private Property Meter Replacement | N/A | $75,000 | $140,000 |
| Decorative Streetlighting | N/A | N/A | $350,000 |
| Design, Inspections and Fees | N/A | $175,000 | $1,000,000 |
| **Total Cost** | **$0** | **$860,000** | **$4,100,000** |

# GATEWAY FEATURE OPTION ANALYSIS

## GATEWAY FEATURE ENTERING HIGH STREET, OVERHEAD BANNER

- Overhead banner with custom advertisements for High Street events seen from Highway 48
- Popular recommendation from BIA, Residents and Town Staff alike
- No land acquisition or lease required
- Provides highest number of location options, due to minimal size constraints
- Possibility for a custom pole to further promote the BIA / Sutton



Sample Photo: Bowmanville, ON


Rendering: Whoville on High Street, Sutton, ON

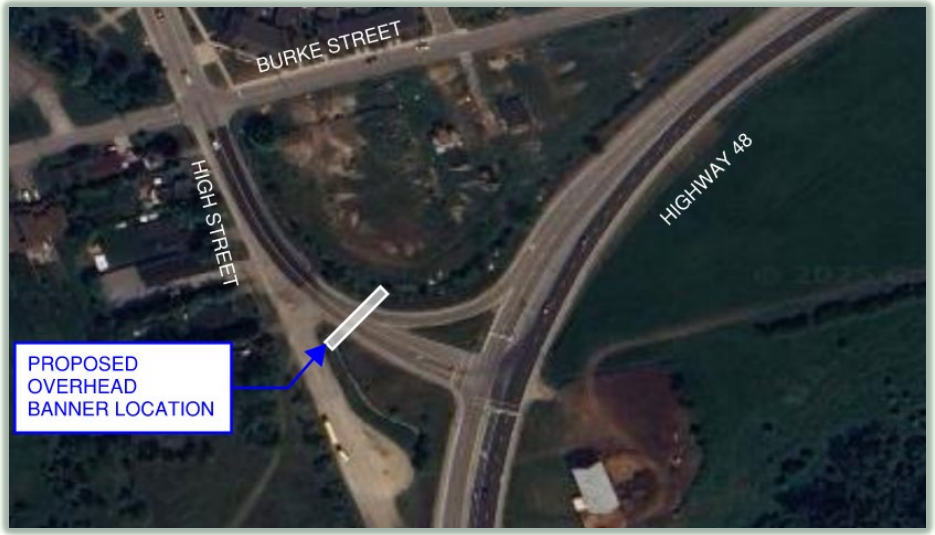
# GATEWAY FEATURE OPTION ANALYSIS

## GATEWAY FEATURE ENTERING HIGH STREET, CUSTOM SIGN

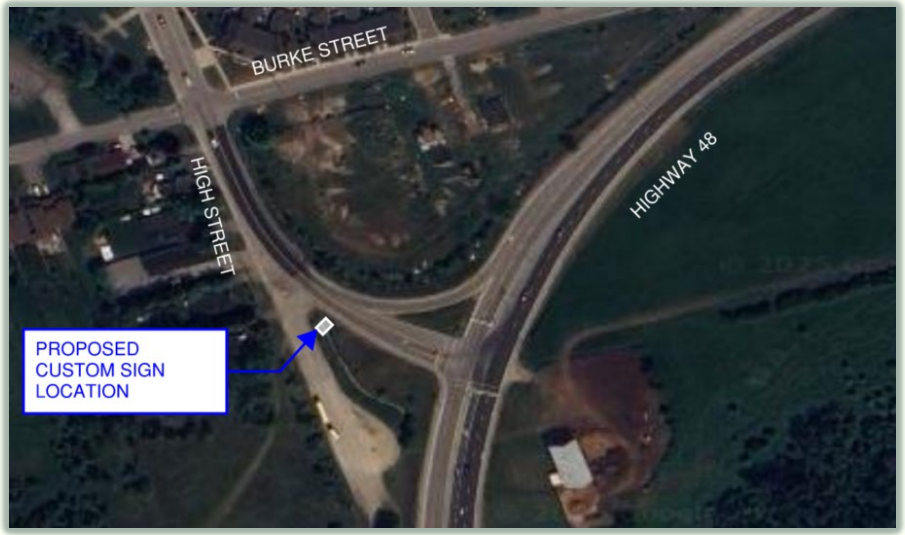
- Custom sign to be located along High Street shoulder
- Banner-style attachment for event advertisements included
- Reflective of Town of Georgina's established wayfinding brand identity
- Easier to exchange banners than overhead option
- Sign is permanently erected,  even if no specific advertisement for a BIA or Town event
- Low-maintenance plantings optional


Rendering: Sample Sign Design Concept

# GATEWAY FEATURE PREFERRED OPTION




LOCATION FOR OVERHEAD BANNER SEEN FROM HIGHWAY 48

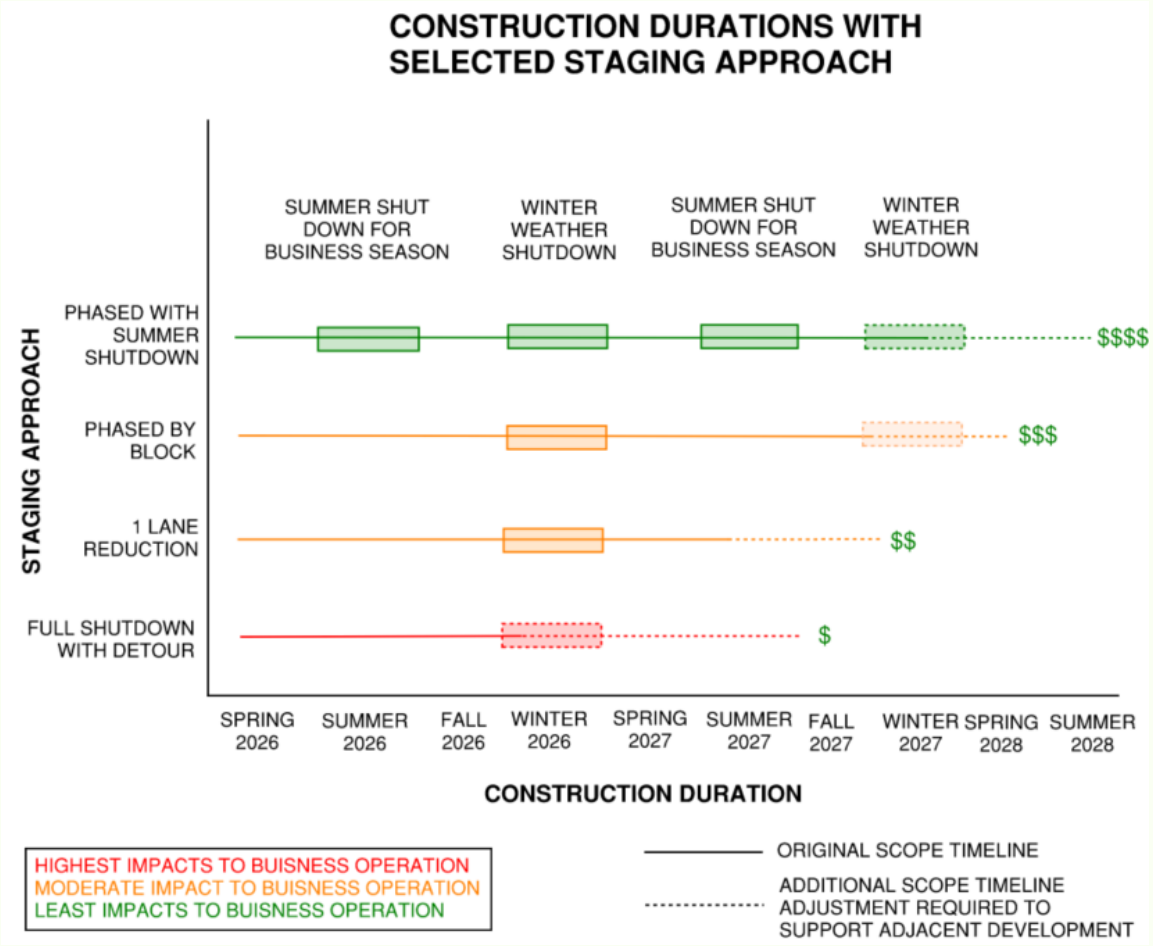



LOCATION FOR CUSTOM SIGN SEEN FROM HIGHWAY 48

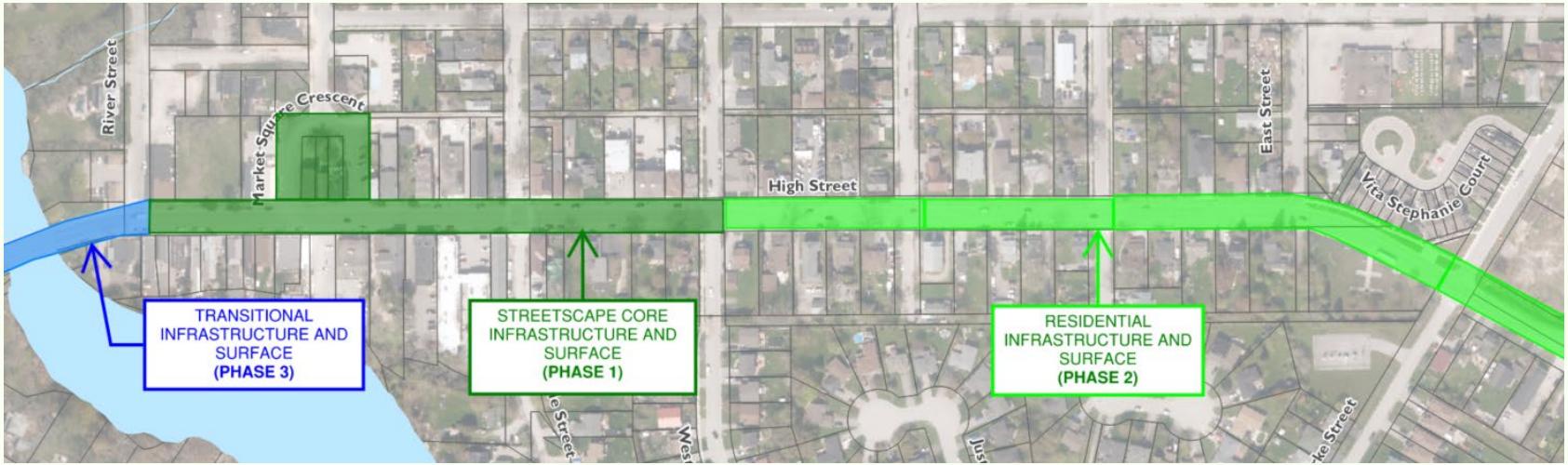
# CONSTRUCTION STAGING

- Original anticipated completion of construction in one season is complicated by expansion of project scope to support adjacent development
- Downtown core to be completed first in 2026 followed by Phase 2 and Phase 3 (shown on next slide)
- Number of shutdowns will increase project costs
- Summer shut-downs lead to significant delays including additional construction season(s)
- Full-time access is mandatory for all approaches
- Staging and acceleration methods will be evaluated in detailed design

Full Shut down with detour is the recommended approach



# CONSTRUCTION PHASING PLAN



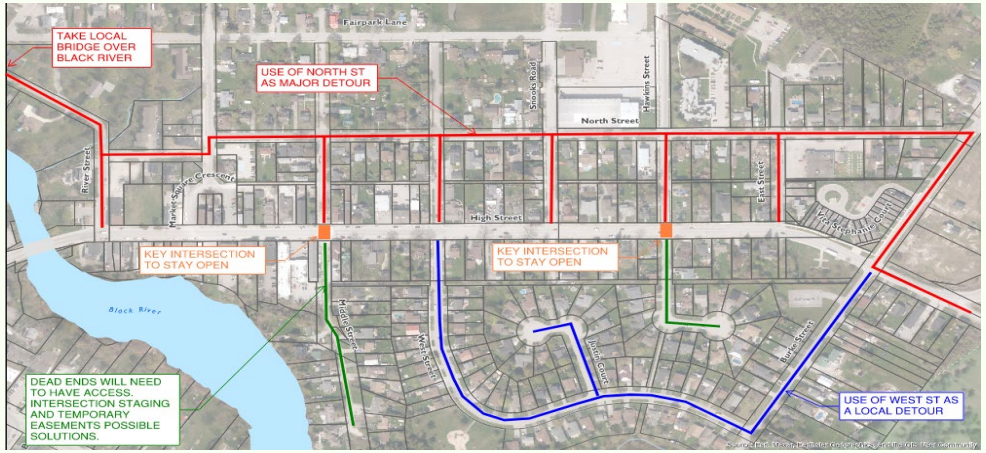

Current Staging Plan Anticipated to Complete Construction

- Original scope of work was expanded to include additional sanitary and watermain upsizing which could result in Phase 2 and/or Phase 3 construction to span into additional season(s).
- Construction planned to start with Phase 1 in 2026, followed by Phases 2 and 3 in 2026 and/or 2027, dependant on final staging plans and resources.
- Phasing and staging to be further evaluated throughout detailed design phase including review of potential acceleration tactics (requirement for multiple crews, extended construction hours, bonuses for completion etc.)

# DETOUR & BUSINESS DISRUPTION MITIGATION PLANS:

- Adjacent road networks provide strong detour routes to enable full shut-down of High Street to facilitate and expedite construction
- Phased approach will keep the sections of High Street not actively under construction undisturbed
- “Businesses Open” signs to be included at gateways to construction.
- Marketing campaign to be undertaken by Town Staff
  - Advertisement to shop local, working with local businesses to attract tourists and residents to the Downtown area during construction.
- Arrangements for Garbage Pickup, Deliveries, bi-weekly dust control / window cleaning
- Consistent updates to the public: social media posts, website updates etc.

Access to businesses and residences to be maintained at all times throughout construction




Proposed Key Detour Routes


Sample Photos of Construction Disruption Mitigation Efforts

04

# NEXT STEPS

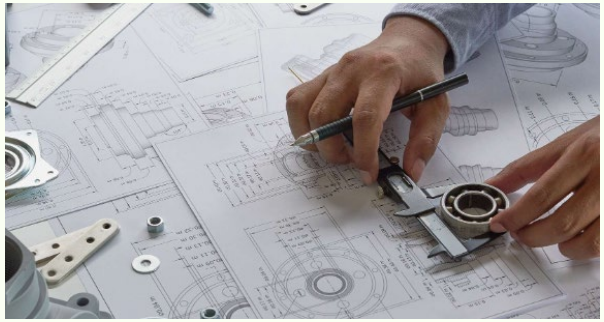
# PROJECT TIMELINE

- Project is currently in the Preliminary Design Phase
- Construction season planned for 2026, with potential:
    - Delays to mitigate disruptions to business
    - Acceleration measures to advance completion

Construction staging to be further reviewed considering detailed design elements moving forward.

## Design Phase → Construction Begins → Construction Ends

**2024-2025** | **2026** | **2027 (Staging Dependant)**




# NEXT STEPS

- Finalize Pre-Design Report including infrastructure review and streetscape concepts for High Street.
- Develop Detailed Design:
  - Underground infrastructure
  - Servicing and Lighting
  - Streetscape / Landscape design
  - Entry feature, wayfinding and signage
- Detailed Design (60% to 90%) to Final Design for Tendering
- Construction planned to start spring 2026

SUTTON, ON
HIGH ST. PRE-CONSTRUCTION

LINDSAY, ON
POST-CONSTRUCTION EXAMPLE

# Thank you

# BUSINESS DISRUPTION MITIGATION PLANS - ACCESS

**Access to businesses and residences to be maintained at all times throughout construction**

- Use temporary fencing to allow Pedestrians to walk on completed roadway with temporary crossovers while boulevard is under construction.
- Railings and flat surfaces to be provided as required
- Use temporary fencing to allow Pedestrians to walk on boulevard while roadway is under construction.
- Temporary parking and access signage to be arranged on side-streets and nearby lots during construction.
- Long-Weekend and Friday afternoon shut-downs and clean ups for cottage country traffic