

Downtown Infrastructure Renewal in Elora

Municipal Engineers' Association – Annual Conference November 27, 2019

Elora, Township of Centre Wellington



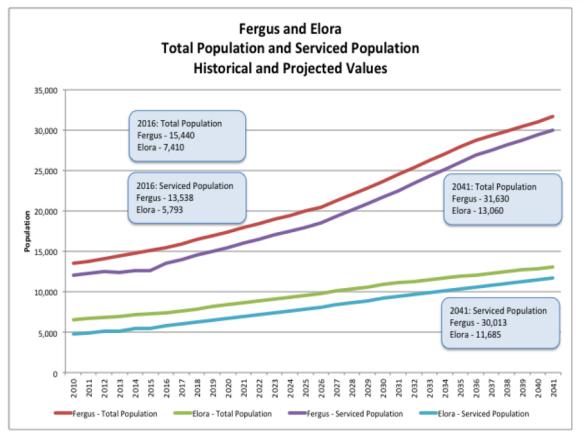


- Located an hour and 45 minutes west of Toronto
- Mix of rural areas with Elora & Fergus urban centres
- Community features agriculture, manufacturing industry and tourism

Growing Community



- Centre Wellington (overall)
 - 2016 28,200
 - 2041 52,310
- Elora
 - 2016 7,410
 - 2041 13,060
- Fergus
 - 2016 15,440
 - 2041 31,630
- ...plus rural and employment growth

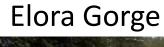


Elora Natural Context





Victoria Park Staircase into Gorge

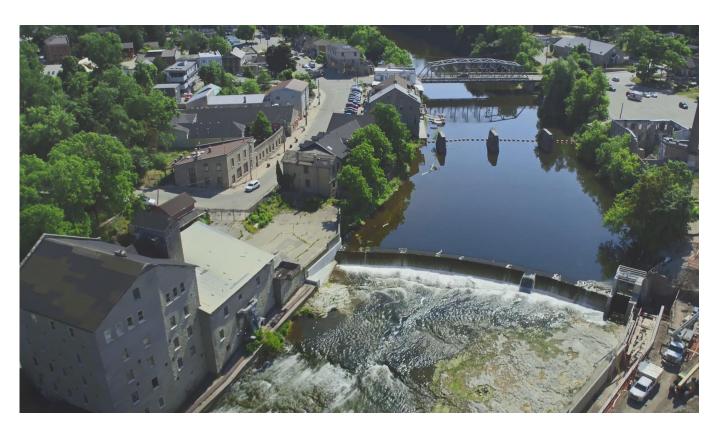




Downtown Elora Economic Context



- Downtown shopping area and tourism
- Elora Mill Redevelopment
 - Hotel, spa, banquet facilities, hydroelectric power
- Former Children's Furniture Factory Redevelopment
 - Condominium
 - Wedding chapel
 - Hotel, banquet, and retail



Downtown Elora Infrastructure Renewal

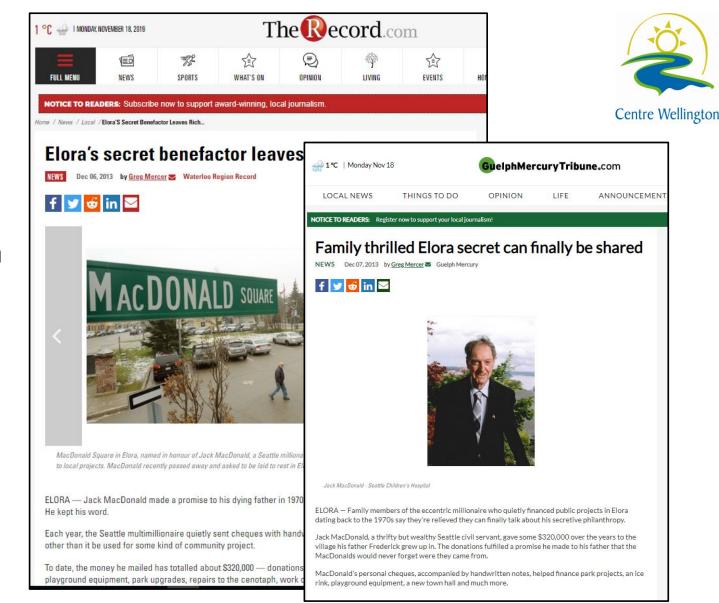


- Infrastructure Challenges
 - Sewage pumping station
 - Drainage issues
 - End-of-service-life linear infrastructure
 - Aging overhead utilities
 - Required upgrades to gas and telecommunications
 - Accessibility
 - Pedestrian bridge removed
 - Badley bridge replacement



Elora Benefactor

- Secret Benefactor
 - Jack R. MacDonald
 - Family connection to Elora
 - In 2013, Mr. MacDonald gifted \$3.44 million to Centre Wellington
 - To be used for community benefit projects in Elora



MCEA Process...

- West Mill St Sewage
 Pumping Station Class EA
- Badley Bridge Class EA (County of Wellington)
- Victoria Street Pedestrian
 Bridge and West Mill Street
 Enhancements (Township of Centre Wellington) Class
 EA were combined with the Badley Bridge Class EA

Other...



- Drimmie Dam Replacement (GRCA)
- Elora Mill Redevelopment (Pearle)
- Metcalfe Street Parking Lot
- Price Street Reconstruction



Part II Order



- MOECC received one Part II order request asking that Wellington County and the Township of Centre Wellington be required to prepare Individual EAs for the Badley Bridge, Victoria St. Bridge & West Mill St.
- MOECC denied the request but imposed other additional conditions
- Part II Order conditions for West Mill St. & Victoria St. bridge included:
 - Consider dedicated cycle lanes as part of the final designs
 - Post the final designs and rationale on CW website prior to construction
 - Ensure the bridge and West Mill St. can withstand severe storm events
 - Hold an additional pre-construction public meeting for each project
 - Submit final designs, rationale and documentation of public meetings to the Director of Environmental Approvals prior to start of construction
- The Township complied with the Part II Order conditions for West Mill St. and Victoria St. bridge and proceeded with construction

West Mill St. Sewage Pumping Station

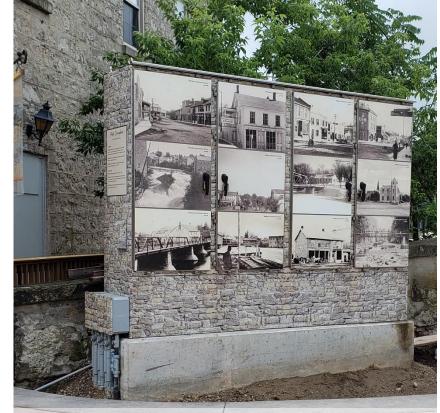


- Class EA 2016
 - Address aging condition, insufficient capacity, and frequent bypasses
 - Recommended replacement
- Construction 2017
 - Construction during "slow retail season" January to May
 - Raised planting beds added to SPS chamber

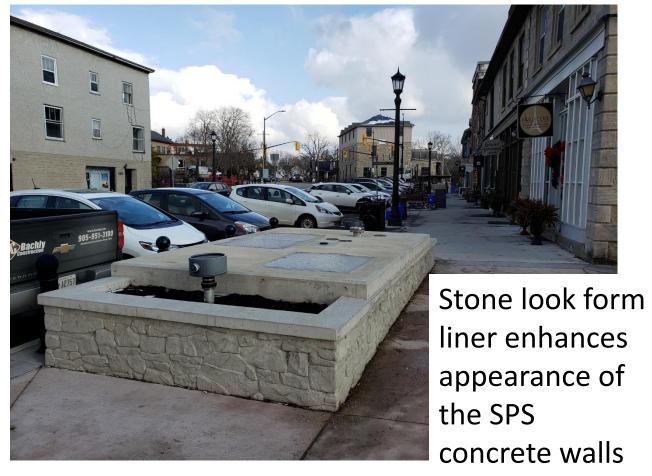


West Mill St. Sewage Pumping Station





Historical photo wrap improved aesthetics of the SPS electrical control panel



West Mill Street Improvements



- Class EA 2016 to 2017
 - Worked closely with BIA on the streetscape design
 - Proposed 3 parking layouts
- Construction 2017 to 2019
- Phased construction approach
- Underground infrastructure in Phase 1 2017 construction
- Phase 2 streetscape and landscaping in 2018 to 2019



West Mill St. – Phase 1







- 2017 underground infrastructure construction
- Watermain, sanitary forcemain, storm sewers, grading
- Converted overhead utilities to underground
- Decorative heritage style efficient LED street lights
- Base asphalt and new crosswalk to Victoria St. bridge

West Mill St. Construction Coordination

- Worked with the Elora BIA
- Kept access open to stores
- Provided signage for businesses





West Mill St – Phase 2 (Surface Works)

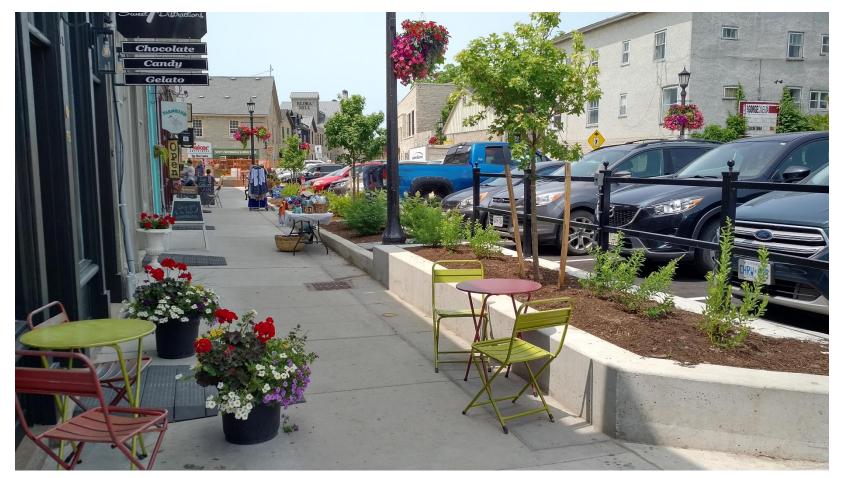




- 2018 streetscape improvements
- Concrete sidewalks with coloured accent bands
- Retaining walls for raised planting beds
- Planter boxes, hanging baskets, benches, bike racks, waste receptacles

West Mill St – Phase 2 (Surface Works)





- Improved sidewalk slopes and drainage by using stepped planting beds up to raised road elevation
- Portable access ramps provided at store entrances to suit pre-existing raised door sills
- Street trees with accent lighting

2019 finished road paving, landscaping, greenspace and accessibility improvements

West Mill St. – Phase 2 (Surface Works)



Improved accessibility, new concrete ramp and landing area



Concrete retaining wall used form liner for stone look to tie in with buildings

West Mill St. – Phase 2 (Surface Works)





Greenspace improvements, Elora wayfinding map sign, water fill station, accessible path

Victoria Street Pedestrian Bridge



- Class EA 2016 to 2017
- Construction 2018 to 2019
- Reused original historic stone piers
- Low profile hollow core precast concrete deck with concrete topping
- Accessible piazza with planting beds, open area, and benches
- Overhead hydro line for SPS was converted to run under the bridge



Victoria Street Pedestrian Bridge





- Bridge opened November 22, 2019
- Renamed Jack R. MacDonald Bridge
- Jack R. MacDonald commemorative sculpture and historical storyboard in 2020
- Improved pedestrian and cyclist access into downtown Elora
 - Provides alternate access into downtown Elora during Badley Bridge replacement in 2020
- Custom architectural steel railings

Jack R. MacDonald Bridge





- Heritage style lamp posts on architectural masonry pilasters
- Decorative stone arches along sides blend into the stone piers
- Mid span lookout/ rest areas for scenic river views

Badley Bridge (Wellington County)



- Class EA 2016 to 2017
- Construction in 2020
- Build two new concrete piers
- Temporary construction access road in the river
- Steel truss replaced with concrete structure
- Jack R. MacDonald Bridge open for pedestrian access into Elora during Badley Bridge closure in 2020



Future Works





- Jack R. MacDonald Bridge pier restoration and lighting in 2020
- Repoint original stone piers built in 1871, nearing 150 years old
- Reinforced concrete collar around base of each pier from river bed to water line
- Decorative pier accent lighting
- DFO request for review and GRCA permit extension application

Future Works

- Carlton Place street reconstruction planned for 2022
- Replace aging watermain and storm sewers
- Gas main and utilities
- Downtown road cross section with wider sidewalks, heritage style streetlights, street trees, bike racks, and benches
- Formalized on street parallel parking
- Coordinate with future condo, hotel, and retail developments





Downtown Elora Infrastructure Renewal



Thank You!

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Questions?