

Sidewalk Talk

Why the sidewalk on west side “Alternative #1” is better for Lakefield

1. The west sidewalk being on one side of the street is preferable for pedestrians to use, No other streets need to be crossed. On the east side, the pedestrians need to cross Ematinger St. and Colbourne St.
2. The majority of population that use the sidewalks live in the buildings on the west side such as Village Manor, the Regency Retirement Residence, Andrews Place, Community Care building, etc. Most of these are for seniors.
3. Most people currently use motor scooters, and baby carriages on the west side of the street already.
4. The west side doesn't affect any of the businesses such as Crawford Auto and Marine, Crawford Building Consultants Inc., PKA SoftTouch Corp. and Morris Chemical.
5. Most of the west sidewalk is shaded, which makes for a nice walk in the summer. This is helpful for seniors who are walking or riding their scooters. The east side has little shade.
6. The west side avoids the large cost of building a proper retaining wall at 88 Concession St. More importantly it avoids litigation for a possible catastrophic failure of the rubble foundation at 88 Concession St., due to construction activity for a retaining wall.
7. The west side avoids putting Crawford Auto Marine out of business. A sidewalk would severely restrict moving boats and cars in and out of the building. Parking would have to be relocated as well adding additional cost to business owners.
8. The west side avoids pedestrians, scooters and baby strollers from crossing the uncontrolled intersections that occur on the east side at Ematinger St. and Colbourne St.
9. Speeding traffic on Concession St. could make it scary and difficult for seniors using the uncontrolled crossings of Concession St., especially at night.
10. Winter conditions would increase the safety concerns for pedestrians crossing at the uncontrolled intersections on Concession St.
11. West side allows pedestrians, scooters and baby strollers to cross at a controlled intersection at Queen St and Concession St, a much safer way to cross either roadway.
12. The west sidewalk allows the businesses to operate on the east side without the restrictions of a sidewalk.

13. The \$200,000.00 cost of the west side can be reduced by not demolishing the old mill office building as a sidewalk can be safely engineered to pass between the buildings and concession street curb.
14. This temporary sidewalk would only be a few centimeters narrower - see attached Sketch C dated 12 July 2018.
15. In conversations with the owner of Cottage Toys, they plan to build on their property in at least three years.
16. The temporary narrowing of the sidewalk in that location is only a small impediment for the benefit of one straight sidewalk from Regency St. to Queen St. See attached Sketch D dated 15 January 2016
17. The west sidewalk crosses only 3 properties with entrances where as the east side would cross 14 properties with entrances. This avoids possible conflicts between pedestrians and automobiles using the multiple driveways.
18. The small triangle of Cottage Toy's property that needs to be acquired would have little impact on the use of the property by the owner. This should not pose a problem for the township to acquire. The purchase of the triangle from Cottage Toy's needs to be done anyway so it is better to do it now.
19. The old mill office building can be dealt with when the Cottage Toy's owner develops their property.
20. The west side avoids creating parking issues for the businesses on the east side such as Crawford Auto and Marine, Crawford Building Consultants, PKA SoftTouch Corp. and Morris Chemical.

Summary - The West Sidewalk

1. Is preferred by most residents in the senior multistory buildings. This was confirmed based on a petition of people in the senior residence two years ago.
2. Provides a straight shaded sidewalk, which allows for fewer safety issues.
3. Provides direct access from Regency St. to Queen St. without crossing any streets.

4. Avoids disturbing businesses on the east side, which provides jobs and services for the village.

Dick Crawford

Dick Crawford, President
Crawford Building Consultants
"Celebrating 29 years in business"
36 Concession Street, Box 969
Lakefield, ON K0L 2H0