



STAFF REPORT

TO: CHIEF ADMINISTRATIVE OFFICER
FROM: JAS SANDHU, SUPERINTENDENT, PUBLIC WORKS AND ENGINEERING SERVICES
SUBJECT: SIDEWALK REPAIRS
MEETING DATE: TUESDAY OCTOBER 14TH, 2025

PURPOSE

The purpose of this report is to provide Council with information regarding the condition of sidewalks throughout various areas of the Town and to seek Council's direction on its preferred approach for remedial action.

The report presents options for addressing these deficiencies through paving with either concrete or asphalt, including the associated cost estimates and implementation considerations to support the development of a comprehensive sidewalk renewal program.

BACKGROUND

Administration has identified several sections of sidewalk throughout the Town that have deteriorated and are in need of replacement. A map illustrating these priority areas is attached as Schedule A for Council's reference. Among the most critical sections identified include but are not limited to:

- a. **South Shore Road** – from Point Ideal Drive to Cowichan Avenue,
- b. **From A&W near Wellington Rd to Cowichan Avenue**, including approximately 60 feet up Cowichan Avenue.

These areas experience high pedestrian traffic and have shown accelerated wear over recent years. Contributing factors include environmental exposure, the use of liquid de-icing products and rock salt during winter months, and the natural aging of the infrastructure.

To address these issues, Administration obtained cost estimates for both concrete and asphalt sidewalk replacement for comparison purposes. For example, staff sought quotations to repair the sidewalks at South Shore Road, from Pt. Ideal Road to Cowichan Ave and from A&W to Cowichan Ave. and around the corner up Cowichan Ave **60 ft** and received as follows:

- a. **Concrete Option 1:** \$55,200 plus applicable taxes
- b. **Concrete Option 2:** \$43,600 plus applicable taxes
- c. **Asphalt Option 1:** \$35,880 plus applicable taxes

While concrete sidewalks have historically been the Town's standard due to their durability and visual appeal, recent observations indicate that liquid brine and de-icing salts have begun to deteriorate the surface of existing concrete sections. In contrast, asphalt sidewalks appear to perform better under similar winter maintenance conditions and offer easier repairability should future utility or maintenance work be required.

Photographs of a comparable asphalt sidewalk installation recently completed at the hospital in Duncan are included for Council's information in Schedule B. From a cost perspective, the asphalt option represents an approximate savings of \$19,320 (nearly 45%) when compared to the higher of the concrete estimates. Subject to Council's direction, staff will work to include a plan in the 2026 budget for capital improvements to the sidewalks within the community.

Options for Council Consideration

1. Proceed with Asphalt Sidewalk Installation

- Approve replacement of the identified sidewalk sections using asphalt, achieving cost savings and improved resilience against salt and de-icing products.
- Direct staff to develop a multi-year Sidewalk Renewal and Maintenance Program based on this material standard.

2. Proceed with Concrete Sidewalk Installation

- Maintain consistency with existing infrastructure standards – being concrete.
- Approve replacement of the identified sidewalk sections with concrete, acknowledging higher upfront costs and potential long-term maintenance implications related to salt exposure.

3. Hybrid Approach (Pilot Project)

- Approve one section (e.g., from A&W to Cowichan Avenue) to be replaced with asphalt as a pilot project, while retaining concrete in other sections to evaluate long-term performance and maintenance implications.

4. Defer the Project – Do Nothing

- Direct staff to further evaluate the long-term lifecycle costs, aesthetic considerations, and public feedback prior to committing to a specific material standard.

IMPLICATIONS

a. Financial:

The allocation of sidewalk capital in the 2025 budget is \$50,000. The installation of a concrete sidewalk would be within the current budget for 2025. The asphalt option provides a cost savings of approximately \$19,320 (45%), which may allow the Town to redirect funds toward additional sidewalk repairs or other priority infrastructure needs.

Future maintenance costs may be lower for asphalt given reduced susceptibility to salt damage; however, lifecycle cost comparisons should be monitored over time.

b. Policy/Legislation:

c. Strategic Priority:

This aligns with Mayor and Council's priority for 2025 on Capital for the Town. Advancing sidewalk renewal supports Council's broader strategic objectives related to community safety, accessibility, and infrastructure sustainability, demonstrating visible progress on core municipal services. Moving forward with a sidewalk replacement program also significantly reduces risk of personal injury litigation liability to the Town.

d. Sustainability:

Selection of materials that perform better under local winter conditions strengthen long-term asset resilience and reduces premature deterioration, aligning with principles of responsible asset management.

e. Communication:

Staff has received complaints regarding the conditions of the sidewalks as well as reports of personal injury. Clear communication to residents about the purpose of the upgrades, cost efficiency, and material choice will reinforce transparency and build public understanding of the Town's proactive infrastructure management.

f. Staffing Implication:

Staffing implication for such a project will be explored further during the budget discussions.

Recommendation

Staff is recommending Option 1.

THAT Council approve replacement of sidewalks using asphalt, achieving cost savings and improved asset resilience;

AND THAT Council direct staff to move forward with implementation as soon as practicable using currently budgeted funds for sidewalks;

AND THAT Council direct staff to proceed develop a multi-year Sidewalk Renewal and Maintenance Program based on this material standard.

Signed:

Jas Sandhu

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Superintendent, Public Works and Engineering Services

Concurrence:

John Thomas

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Chief Administrative Officer

ATTACHMENT 1 – Map



Attachment 2 – Sidewalk – Duncan Hospital

