



**Report**  
**Staff Report**  
 The Corporation of the City of Brampton  
 5/21/2025

**Date:** 2025-05-07

**Subject:** **Spring 2025 Update to Engagement Campaign Snow Survey Results for Winter Maintenance Contract**

**Contact:** Sam Mattina, Manager, Contracts, Operations Planning and Projects, Road Maintenance, Operations and Fleet

**Report number:** Public Works & Engineering-2025-407

**RECOMMENDATIONS:**

1. That the report from Sam Mattina, Manager, Contracts, Operations Planning and Projects, Road Maintenance, Operations and Fleet to the Committee of Council Meeting of May 21, 2025, re: **Spring 2025 Update to Engagement Campaign Snow Survey Results for Winter Maintenance Contract**, be received.

**OVERVIEW:**

- This Survey Update Report serves as a supplement to Public Works & Engineering–2024-872, dated November 13, 2024, which outlined the results of a public engagement survey regarding potential enhancements to winter maintenance services—specifically, residential driveway windrow clearing and citywide sidewalk snow plowing.
- At the November 13, 2024, Council meeting, staff were directed to extend the 2024 public engagement campaign through April 30, 2025, to further evaluate resident support for the two provisional winter services, including their associated costs.
- The extended survey received an additional 19% response rate (an additional 1771 responses).
- Survey results for windrow clearing are summarized as follows:
  - Tele Town Hall received 863 responses, 33% were in favour
  - Text Survey received 423 responses, with 39% in favour
  - Online Survey garnered 9379 responses, with 54% in favour

- Overall, the average “in favour” rate was 52%
- **Survey results for sidewalk clearing:**
  - Tele Town Hall received 831 responses, 39% were in favour
  - Text Survey received 317 responses, with 34% in favour
  - Online survey received 9,383 responses, with 56% in favour
  - Overall, the average “in favour” rate was 54%
- **Financial Implications:**
  - **Windrow Clearing:** Estimated annual cost of \$19.6 million, with a tax levy impact of 1.28%.
  - **Citywide Sidewalk Plowing:** Estimated annual cost of \$2.6 million, with a tax levy impact of 0.17%.
  - **The City would need to secure land for vehicle storage:**
    - The approximate cost to purchase the required land would be \$24M.
    - The approximate cost to lease land would be between \$8-\$12M for the length of the fixed term of the Winter Maintenance contract.
- **These enhancements would result in a citywide tax increase, even though not all properties would benefit from windrow clearing.**

## **BACKGROUND:**

For a comprehensive review of the survey results, please refer to the November 13, 2024, Staff Report titled **Engagement Campaign Snow Survey Results for Winter Maintenance Contract – All Wards**, included as Attachment 1.

On April 24, 2024, Council directed staff to conduct public engagement regarding potential enhancements to winter maintenance services, specifically:

- Residential driveway windrow clearing
- Citywide sidewalk snow plowing

These services are included as provisional options in the City’s new winter maintenance contract (NRFP 2024-091), which was awarded on May 30, 2024, for an eight-year term (Nov 1, 2024 – May 31, 2032). The contract also allows for one optional two-year extension.

Although, provisional services can be activated with a minimum of six months’ notice to the contractor, the City would first need to secure land for vehicle storage. As a result, the earliest possible start date for these services would be once land is secured.

Strategic Communications conducted three separate public engagements that consisted of:

- Tele town hall survey on January 31, 2024,
- Fifteen-week online survey from July to early October 2024.
- SMS text survey on August 30, 2024.

At the November 13, 2024, Council meeting, staff received direction to extend the 2024 Online survey until April 30, 2025, to further assess whether residents support the provisional winter services, including the associated costs.

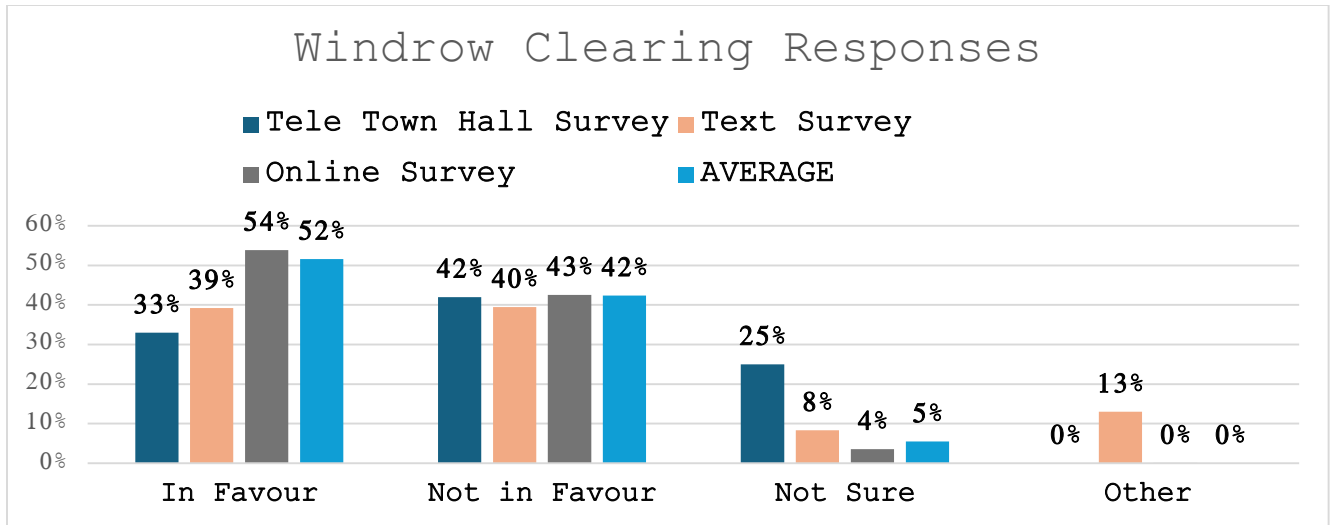
**CURRENT SITUATION:**

**Public Engagement Results:**

**Question 1:** Knowing it would cost \$19.6 million (an average of \$86 per household per year in extra property taxes) do you support the City adding windrow clearance (snow ridges left by snowplows) to our snow removal services?

**Table 1: Number of responses to question 1 by stream**

Number of responses			
Tele Town Hall Survey	Text Survey	Online Survey	Total Responses
863	423	9379	10,665

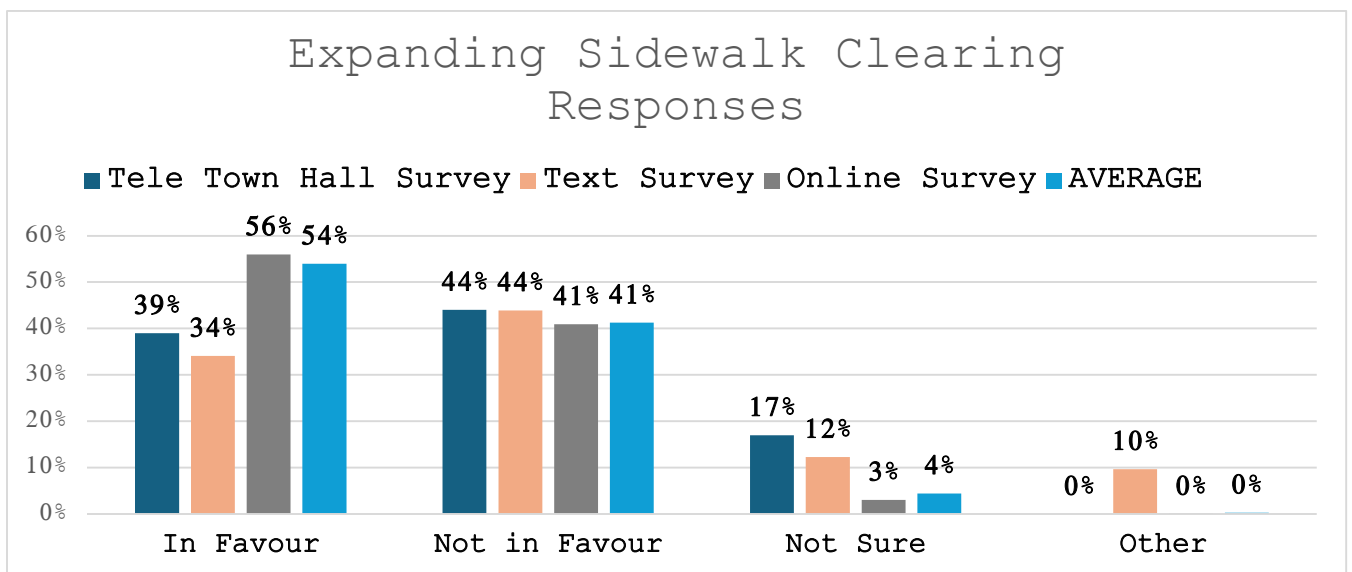


**Chart 1:** Results of the Windrow Clearing Survey

**Question 2:** Knowing it would cost \$2.6 million (or an average of \$11 per year per household in extra property taxes) do you support the City expanding our sidewalk snow plowing services?

**Table 2:** Number of responses to question 2 by stream

Number of responses			
Tele Town Hall Survey	Text Survey	Online Survey	Total Responses
831	317	9383	10,531



**Chart 2:** Results of the Expanding Sidewalk Clearing Survey

### **Other Considerations:**

- The initial report (2024-872) indicated that additional lands would be required to store the additional equipment required to perform the enhanced services.
- Upon further review, it was determined that two parcels of land, approximately 4 acres each, would need to be acquired. The estimated cost is approximately \$3 million per acre, resulting in a total land acquisition cost of approximately \$24 million. This \$24 million cost is in addition to the previously reported operational costs.
- Alternatively, leasing land for storage would cost approximately \$120K-\$150K per acre, with an annual increase of between 2.5%-3%. Total annual costs are expected to be between \$1M-\$1.2M, escalating to \$1.2M-\$1.5M by the end of the existing winter maintenance contract for a total cost of \$8M-\$12M over the fixed term of the contract.
- In addition, land secured for equipment storage may require additional capital infrastructure investment to provide electrical power.

### **Operational Considerations**

#### **Residential Windrow Clearing**

The City has made significant investment to winter maintenance services through the new Winter Maintenance Contract, by adding additional plow trucks and sidewalk machines to improve service levels. Under the current service level, continuous snow clearing on local roads now begins once 5 cm of snow accumulation is reached, ensuring a more proactive and responsive approach.

This enhanced service has led to more frequent plowing, which has helped minimize windrow buildup and made it easier for residents to manage snow around their properties.

If windrow clearing is adopted, adjustments to the current service model may be necessary. It is important to note that, under this potential model, windrow clearing would occur after the completion of plowing operations and would only create a 3.0-meter-wide opening. Staff anticipate that this change may be perceived differently by residents compared to the current service model, given increased service level adopted for the 2024/2025 winter season.

#### **Citywide Sidewalk Plowing**

Operational costs will escalate as new sidewalks are constructed and require plowing and salting.

## **CORPORATE IMPLICATIONS:**

### **Financial Implications:**

The current winter maintenance contract, awarded in 2024, is fully funded within the approved 2025 operating budget. The contract includes optional services for windrow clearing and expanded sidewalk plowing, which can be activated at additional costs with appropriate notice.

Although public engagement results indicate some level of interest in expanded services, the associated costs are substantial. In the context of ongoing economic uncertainty, inflationary pressures, international tariffs, and the risk of a broader recession, introducing new services would place added financial strain on the residents as these enhancements would result in a citywide tax increase, even though not all properties would benefit from windrow clearing.

In addition, significant new investments in operating or capital budgets would not align with the City's sustainable property tax strategy and would require reallocation of priorities within already constrained budgets.

### **Estimated Tax Impact of Optional Services**

#### **Residential Windrow Clearing:**

Estimated \$19.6 million annually, with a 1.28% tax levy impact (~\$86 per household)

#### **Citywide Sidewalk Plowing:**

Estimated \$2.6 million annually, with a 0.17% tax levy impact (~\$11 per household)

**Land Leasing:** If Council opts to lease land for equipment storage instead of purchasing, up to \$1.2 million in additional annual funding would be required in the first year (a 0.08 % tax-levy increase-\$5 per household), with costs then escalating by **2.5 – 3 %** per annum.

Combined implementation would require \$23.4 million in new funding, resulting in a total tax levy increase of 1.53%, or approximately \$102 per household per year.

### **Capital Implications:**

While required plowing equipment will be supplied by the contractor, the City will need to acquire two parcels of land (approximately 4 acres each) for equipment storage, at an estimated cost of \$24 million (\$3 million per acre). Additional capital investments may be required to service these sites (e.g., access, electrical power supply). These costs are not currently accommodated within the 2025–2029 capital plan and would require reallocation of existing priorities or identification of new funding sources.

However, should the City decide to lease land instead, this \$24 million capital investment would no longer be required.

### **Purchasing Implications**

A public procurement process will be conducted, and the submissions shall be evaluated in accordance with the published evaluation process within the bid document. Purchase approval shall be obtained in accordance with the Purchasing By-law. All communication with Bidders involved in the procurement must occur formally, through the contact person identified in the Bid Document.

### **Risk & Insurance Implications**

Undertaking windrow clearing could expose the City to claims it might otherwise avoid. It would establish an expectation that windrows should be cleared by the City, and the City would then be exposed to claims related to uncleared or inadequately cleared windrows. City-wide sidewalk maintenance could potentially reduce the City's exposure to sidewalk slip and fall claims, however, the estimated costs in this report appear to greatly exceed typical yearly claim payment amounts for slip and falls on sidewalks currently maintained only under bylaw.

### **STRATEGIC FOCUS AREA:**

The Engagement Campaign Survey for enhanced winter services supports the City's Transit and Connectivity Strategic Focus on connected infrastructure that is safe, convenient, efficient and sustainable for Brampton residents during the winter months.

**CONCLUSION:**

This report provides the results of the public engagement initiative to gauge the public's desire to adopt additional winter services of citywide sidewalk plowing and residential driveway windrow clearing for Council's consideration along with the associated financial implications.

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**Attachments:**

- Attachment 1 – Staff Report - Engagement Campaign Snow Survey Results for Winter Maintenance Contract – All Wards