



Report to: Development Services Committee

Report Date: May 6, 2014

SUBJECT: Temporary Road Closure of:
a) Section of Angus Glen Boulevard from East of Potters Wheel Road to Prospectors Drive,
b) Section of Oakford Drive from Moss Creek Boulevard to Willow Heights Boulevard, and
c) Section of South Unionville Avenue from the roundabout to Greenwater Gate.

PREPARED BY: Kay Man Poon, Engineering (ext. 2897)
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RECOMMENDATION:

- 1) That the May 6, 2014 report entitled 'Temporary Road Closure of:
a) Section of Angus Glen Boulevard from East of Potters Wheel Road to Prospectors Drive,
b) Section of Oakford Drive from Moss Creek Boulevard to Willow Heights Boulevard, and
c) Section of South Unionville Avenue from the roundabout to Greenwater Gate; be received.
- 2) That the Director of Engineering be delegated authority to authorize the temporary closure of :
 - a. Angus Glen Boulevard from East of Potters Wheel Road to Prospectors Drive for a maximum of three (3) weeks to facilitate the installation of municipal services infrastructure and reinstatement of Angus Glen Boulevard, subject to conditions listed in this report;
 - b. Oakford Drive from Moss Creek Boulevard to Willow Heights Boulevard for a maximum of three (3) weeks to facilitate the installation of municipal services infrastructure and reinstatement of Oakford Drive, subject to conditions listed in this report;
 - c. South Unionville Avenue from the roundabout to Greenwater Gate for a maximum of one (1) week to facilitate the installation of municipal services infrastructure and reinstatement of the streets subject to conditions listed in this report;
- 3) That staff be authorized and directed to do all things necessary to give effect to the above resolutions; and

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- 4) That the Director of Engineering be delegated authority to approve future temporary road closures for a maximum period of six (6) weeks, in consultation with the Director of Operations and the Ward Councillor.

PURPOSE:

To obtain Council's approval for:

- a) Temporary closure of Angus Glen Boulevard from East of Potters Wheel Road to Prospectors Drive, for a maximum three (3) weeks to facilitate the construction of municipal services infrastructure and reinstatement of Angus Glen Boulevard.
- b) Temporary closure of Oakford Drive from Moss Creek Boulevard to Willow Heights Boulevard, for a maximum three (3) weeks to facilitate the construction of municipal services infrastructure and reinstatement of Oakford Drive.
- c) Partial closure of South Unionville Avenue from the roundabout to Greenwater Gate for a maximum one (1) week to facilitate the construction of municipal services infrastructure and reinstatement of the streets.
- d) Delegation of future temporary road closures for a maximum period of six (6) weeks to Director of Engineering, in consultation with the Director of Operations and the Ward Councillor.

BACKGROUND

1) ANGUS GLEN BOULEVARD: EAST OF POTTERS WHEEL ROAD TO PROSPECTORS DRIVE

Kylemore Homes received Council approval to develop a former school site to a residential subdivision know as Angus Glen Parkside Subdivision as noted in Attachment 'A and B'. Municipal service connections are required to be constructed on Angus Glen Boulevard and to service the proposed 6 lots fronting onto this road.

The existing services such as water, sanitary sewer and storm sewer are in various locations within the right of way and all service connections require excavation in the road. The site has high water table and some of these services are more than 7.0 m deep. Due to the deep excavations required to install service connections, the road closure is essential to address safety concerns for the construction workers and the public. This road closure will also reduce the construction time from 6 weeks to 3 weeks. The road closure for this project is anticipated to occur in June, 2014 and be completed in July, 2014. Given the potential changes to the construction schedule due to weather and scheduling matters, it is recommended that the City's Director of Engineering be the delegated authority to determine the actual road closure period.

A servicing agreement will be executed between the City and Kylemore Homes prior to any underground infrastructure works being carried out on the road. Kylemore Homes will provide security for completion of the underground infrastructure and the reinstatement of Angus Glen Boulevard.

The Traffic Management Plans for Angus Glen Boulevard road closure has been reviewed by City staff. The details of various staging of construction, signage and details of road closure are illustrated in the Attachment 'A'. Appropriate signage within the area bounded by the detour routes will be erected during construction.

Kylemore Homes will conduct a Vibration Monitoring and Building Condition Survey before, during, and after construction. Residences identified within the zone of influence shown in Attachment 'B' will be notified at the appropriate time to undertake the condition survey.

A Public Communication Plan has been prepared by the Developer's consultant and was reviewed by City staff. It includes:

- Written notices to be hand delivered to local residents, including residents along the detour route. Notices will be sent two (2) weeks prior to the road closure;
- Communication to agencies having jurisdiction including emergency services, operations, transit authorities, Canada Post and public utilities;
- Public Notification in the local newspaper;
- Advanced road closure and detour route signage on Angus Glen Boulevard, Potters Wheel Road, Port Rush Trail, Angus Meadow Drive, Cobbler Crescent and Prospectors Drive. Temporary signs will be erected one (1) week prior to the road closure at key intersections to give motorists advanced warnings; and
- Staff post notice on City's website to inform residents and other agencies of project details, road closures, and contact information.

CONCLUSION:

Staff recommend that Angus Glen Boulevard be closed temporarily from approximately 80m East of Potters Wheel Road to Prospectors Drive for a maximum of three (3) weeks from approximately June 2014 and to July 2014, subject to the following conditions:

- Execution of a servicing agreement to the satisfaction of City's Solicitor and the Director of Engineering;
- Deposit Letter of Credit and Insurance;
- Staged closure to the satisfaction of Director of Engineering;
- Continuous work during the road closure;
- The Developer implement the Traffic Control Plan as required by the Director of Engineering;
- The Developer implement the Communication Plan to the satisfaction of the Director of Engineering and include any revisions as required by staff;
- Staff updates the City's website to inform residents, Ward Councillor and other agencies of project details, road closures, and contact information; and
- The Developer obtain temporary road occupancy permit from the City's Operations Department.

2) **OAKFORD DRIVE: MOSS CREEK TO WILLOW HIGHTS BOULEVARD**

BACKGROUND

Grandfield Homes received Council approval to develop former school site to a subdivision as noted in Attachment 'C'. Municipal service connections are required to be constructed on Oakford Drive to service the proposed 12 lots fronting onto this road.

The existing watermain, sanitary sewer and storm sewer are in various locations within the right of way, but the service connections require excavation in the road. Some of these services are about 5m deep and installation of these service connections will be difficult without closing the road. This road closure will reduce the construction time from 6 weeks to 3 weeks. The road closure for this project is anticipated to occur in May, 2014 and be completed in June, 2014. Given the potential changes to the construction schedule due to weather and scheduling matters, it is recommended that the City's Director of Engineering be the delegated authority to determine the actual road closure period.

A servicing agreement will be executed between the City and Grandfield Homes (Oakford) prior to any underground infrastructure works being carried out on the road. Grandfield Homes (Oakford) will provide security for completion of the underground infrastructure and the reinstatement of Oakford Drive.

The Traffic Management Plans for Oakford road closure have been reviewed by City staff. The details of various staging of construction, signage and details of road closure are illustrated in the Attachment 'C'. Appropriate signage within the area bounded by the detour routes will be erected during construction.

Grandfield Homes (Oakford) will conduct a Vibration Monitoring and Building Condition Survey before, during, and after construction. Residence identified within the zone of influence shown in Attachment 'D' will be notified at the appropriate time to undertake the condition survey.

A Communication Plan has been prepared by the Developer and was reviewed by City staff. It includes:

- Staged closure to the satisfaction of Director of Engineering;
- Written notices to be hand delivered to local residents, including residents along the detour route. Notices will be sent two (2) weeks prior to the road closure;
- Communication to agencies having jurisdiction including emergency services, operations, transit authorities, Canada Post and public utilities;
- Public Notification in the local newspaper;
- Advanced road closure and detour route signage on Oakford Drive, Moss Creek Boulevard, Willow Heights Boulevard, Hillmount Road, Nichols Boulevard and Fair Oak Road. Temporary signs will be erected one (1) week prior to the road closure at key intersections to give motorists advanced warnings; and

- Staff post notice on City's website to inform residents and other agencies of project details, road closures, and contact information.

CONCLUSION:

Staff recommend that Oakford Drive be closed temporarily from Moss Creek Boulevard to Willow Heights Boulevard for a maximum of three (3) weeks, from approximately May 2014 and to June 2014, subject to the following conditions:

- Execution of pre-servicing agreement to the satisfaction of City's Solicitor and the Director of Engineering;
- Deposit Letter of Credit and Insurance;
- Staged closure to the satisfaction of Director of Engineering;
- Continuous work during the road closure;
- The Developer implement the Traffic Control Plan as required by the Director of Engineering;
- The Developer implement the Communication Plan to the satisfaction of the Director of Engineering and include any revisions as required by staff;
- Staff updates the City's website to inform residents, Ward Councillor and other agencies of project details, road closures, and contact information; and
- The Developer obtain temporary road occupancy permit from the City's Operations Department.

3) SOUTH UNIONVILLE AVENUE: ROUNDABOUT TO GREENWATER GATE

BACKGROUND

South Unionville Square Phase III (Jade Kennedy) received Council approval to develop a residential subdivision as noted in Attachment "E". Municipal services are required to be constructed on Unity Gardens Drive, South Unionville Avenue, and Helen Avenue to service the proposed lots fronting onto these roads.

A construction agreement will be executed between the City and Jade Kennedy Development Corporation (Jade Kennedy) prior to any underground infrastructure works being carried out on the road. Jade Kennedy will provide security for the underground infrastructures and the reinstatement of the streets on which services are connected.

The proposed partial road closure of South Unionville Avenue from the roundabout to Greenwater Gate is recommended to protect the public safety and reduce the construction time to minimize the disturbance to surrounding residents. As South Unionville Avenue is a major collector road, staff do not recommend a full closure. The proposed partial closure is recommended from 9:00 a.m. to 4:00 p.m. Given the potential changes to the construction schedule due to weather and scheduling matters, it is recommended that the City's Director of Engineering be the delegated authority to determine the actual road closure period

Partial lane closures will be allowed at Unity Gardens Drive and Helen Avenue for a maximum of three (3) days on each road for service connections as shown in Attachment 'E'.

The Traffic Management Plans for road closure have been reviewed by City staff. They provide details of various signage, staging of construction, and details of road closure. The proposed detour routes are as shown in Attachment 'F'. Appropriate signage within the area bounded by the detour routes will be erected during construction.

A Communication Plan has been prepared by Developer's Consultant Masongsong Associates Engineering Ltd. and was reviewed by City staff. It includes:

- Written notices to be hand delivered to local residents, including residents along the detour route. Notices will be sent two weeks prior to the road closure;
- Public Notification in the local newspaper;
- Communication to agencies having jurisdiction including emergency services, operations, transit authorities, Canada Post and public utilities; and
- Advanced road closure and detour route signage on Unity Gardens Drive, South Unionville Avenue, and Helen Avenue. Temporary signs will be erected one (1) week prior to the road closure at key intersections to give motorists advanced warnings.

CONCLUSION:

Staff recommend that South Unionville Avenue, from the roundabout to Greenwater Gate be partially closed in July 2014 from 9:00 a.m. to 4:00 p.m. for a maximum of one (1) week to complete the municipal services, subject to the following conditions:

- Execution of construction agreement to the satisfaction of City's Solicitor and the Director of Engineering;
- Deposit Letter of Credit and Insurance;
- The Developer implements the Traffic Control Plan prepared by Masongsong Associates Engineering Ltd. and any revisions as required by the Director of Engineering;
- The Developer implement the Communication Plan to the satisfaction of the City and include any revisions as required by staff;
- Staff updates the City's website to inform residents, Ward Councillor and other agencies of project details, road closures, and contact information; and
- The Developer obtain temporary road closure permit from City's Operations department.

Delegation

The Engineering Department receives several infill development applications that require municipal service extensions, installation of utilities and service connections. In order to process these types of service requests in a timely and efficient manner, staff recommend that the Director of Engineering be delegated to approve the future road closures, pursuant to Clause 23.2(5) of the Municipal Act, and subject to the following conditions:

- The developer/builder shall submit a detailed traffic management plan, communication plan and construction staging details to the satisfaction of the Director of Engineering.
- Written notices delivered to local residents.
- The road closure details be advertised in the local newspaper.
- Execution of pre-servicing or construction agreement including required Letter of Credit and liability insurance to the satisfaction of the City's Solicitor and the Director of Engineering.
- Consultation with Ward Councillor and City's Director of Operations
- The developer shall obtain a road closure permit from City's Operations department
- The temporary road closures are for a maximum of 6 weeks.

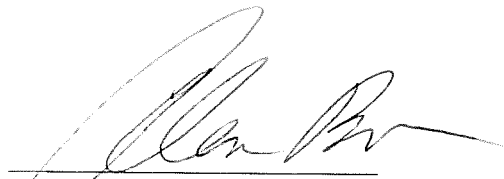
FINANCIAL CONSIDERATIONS AND TEMPLATE:

The temporary road closure permit fees will be collected from the Developers at the time of permit application process.

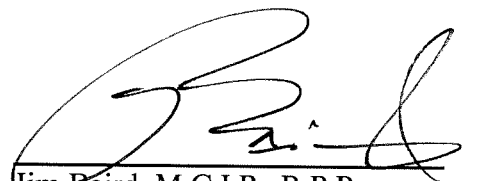
BUSINESS UNITS CONSULTED AND AFFECTED:

Operations, Fire, By-Laws and Legal Department have reviewed this report and concur with the recommendations.

RECOMMENDED BY:



Alan Brown, C.E.T.
Director of Engineering



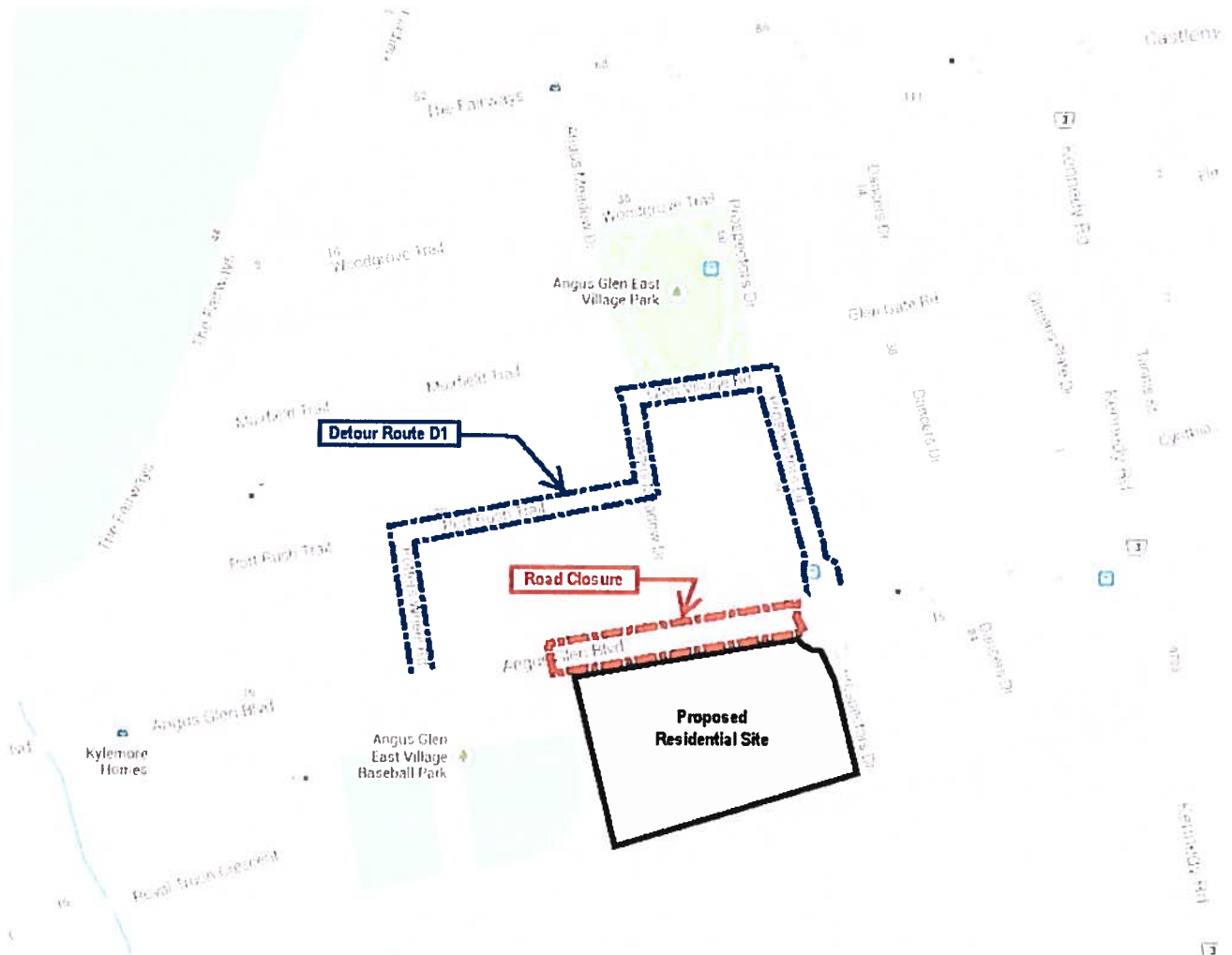
Jim Baird, M.C.I.P., R.P.P.
Commissioner, Development Service

ATTACHMENTS:

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| Attachment 'A' | Location of Kylemore Homes - Angus Glen Parkside Subdivision development and proposed Angus Glen Boulevard road closure and detour route |
| Attachment 'B' | Kylemore Homes - Angus Glen Parkside Subdivision development - Estimate Vibration Zone of Influence Boundary |
| Attachment 'C' | Location of Grandfield Homes (Oakford) Subdivision development and proposed Oakford Drive road closure and detour route |
| Attachment 'D' | Grandfield Homes (Oakford) Subdivision development - Estimate Vibration Zone of Influence Boundary |
| Attachment 'E' | Location of Road Closures on South Unionville Avenue, and partial lane closures on Unity Gardens Drive and Helen Avenue |
| Attachment 'F' | Proposed Detour Plan |

Attachment 'A'

Kylemore Homes - Angus Glen Parkside Subdivision development and proposed Angus Glen Boulevard road closure and detour route



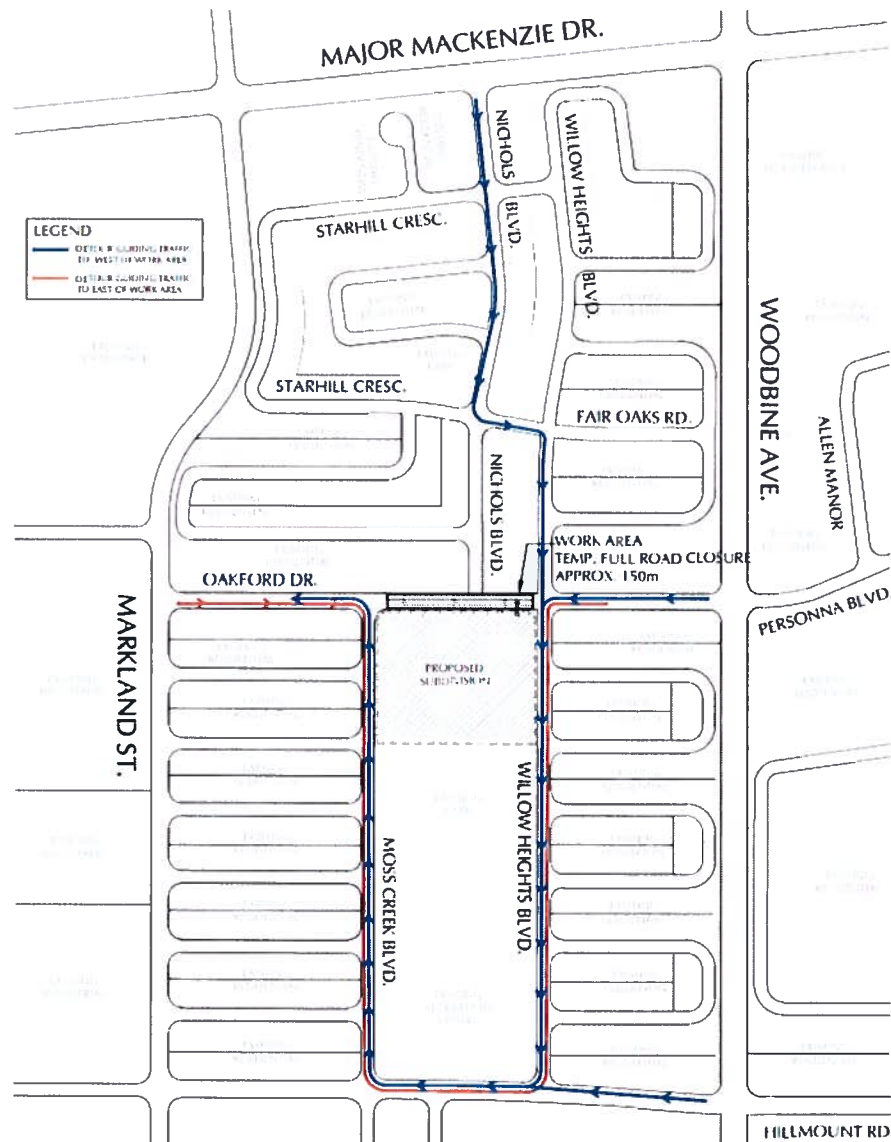
Attachment 'B'

Location of Kylemore Homes - Angus Glen Parkside Subdivision development and Estimate Vibration Zone of Influence Boundary



Attachment 'C'

Location of Grandfield Homes (Oakford) Subdivision development and proposed Oakford Drive road closure and detour route



Site plan for the proposed Grandfield Homes Residential Subdivision. The plan shows a central rectangular area labeled "PROPOSED GRANDFIELD HOMES RESIDENTIAL SUBDIVISION". To the north of this area is a "WORK AREA TEMP. DUCK ROAD + CLESTRE APPROX. 150m". To the east of the central area is a "FIELD". To the west of the central area is a "FIELD". The plan is bounded by Oakford Drive to the north, Woodruff Road to the west, Bartlett Road to the west, Hoff Road to the west, Mainard Road to the west, Bailey Road to the west, Hartwell Road to the west, and Hillmount Road to the south. To the east of the central area are Stone Heath Crescent, Gardenia Cres., Edgewood Cres., and Edgewood Cres. The plan includes a legend: a red hatched area for "EXTENT OF ROAD CLOSURE", a green dashed area for "EXTENT OF PROPOSED SUBDIVISION", and a blue hatched area for "VIBRATION ZONE OF INFLUENCE BOUNDARY". A north arrow is located in the top right corner. The plan also shows existing residential units (4 units, 2 units, 3 units) and existing residential areas. The plan is dated 11/04/2014 13:16:34 PM CWT. 11/04/2014.

Proposed Detour Plan

