

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 15, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 17, 2016.

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**TEMPORARY ROAD CLOSURE
JACKSON STREET – MAJOR MACKENZIE DRIVE TO CHURCH STREET
GOLDPARK WOODBRIDGE –RELATED FILE DA-12.038
WARD 1 – VICINITY OF MAJOR MACKENZIE DRIVE AND KEELE STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management and the Director of Development Engineering and Infrastructure Planning, dated May 3, 2016:

Recommendation

The Deputy City Manager, Planning & Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Deputy City Manager, Public Works and the Director of Transportation Services and Parks & Forestry Operations, recommend:

1. That the necessary by-law be passed authorizing the temporary closure of Jackson Street from Major Mackenzie Drive to Church Street to facilitate the timely construction of the municipal services associated with the Goldpark Woodbridge mixed use development in Maple, which is tentatively scheduled to occur between May 24 , 2016 and June 6, 2016 inclusive.

Economic Impact

There are no immediate economic impacts resulting from the adoption of this report. All costs associated with the proposed servicing works and road closure will be borne by the developer of the Goldpark Woodbridge Development.

Communications Plan

A comprehensive communication plan will be implemented to inform all residents and stakeholders of the proposed temporary closure of Jackson Street and related detour routes. This communication plan will include written notification of the road closure to the area property owners and stakeholders including emergency public service agencies (police, fire and ambulance).

Access Vaughan will be provided with information regarding the closures and associated contact information in order to effectively respond to enquiries from the general public. The developer's contractor will be responsible for the installation and maintenance of all barricades and construction signage in order to provide pedestrian and cyclist safety and local access around the construction area. The appropriately worded road side signage will be installed a minimum of two weeks prior to the road closure as a means of informing the public of the temporary road closure. The road side signage will be worded and placed in accordance with the Ontario Traffic Manual, Book 7.

Purpose

The purpose of this report is to seek Council's approval to the temporary closure of Jackson Street from Major Mackenzie Drive to Church Street to facilitate the timely construction of the municipal services required to service the approved Goldpark Woodbridge site development in Maple.

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Background – Analysis and Options

Goldpark Woodbridge Inc. is preparing to begin the servicing for a proposed townhouse development located South of Major Mackenzie Drive and West of Keele street. The proposed development includes the creation of 45 residential units placed around a newly created private road that fronts onto Major Mackenzie Drive, Jackson Street, Keele Street and Church Street in the core of Maple as shown on Attachment No.1.

The Goldpark Woodbridge Inc. has executed a development agreement with the City that provides for the construction of the necessary municipal services such as road improvements, watermains, storm and sanitary sewers, etc. to accommodate the development of these mixed use townhouse residential units.

Installing new sewer mains and connections on Jackson Street will be challenging

The proposed work on Jackson Street includes the construction of a new section of mainline storm sewer and connections to the existing sanitary and watermain to provide connections to the proposed development as shown on Attachment No. 2. The storm sewer in this area is on the west side of the centerline Jackson Street and range in depth from 3.0 to 3.5 meters. The existing sanitary and watermain are located across the street from the site so the installation of the new water & sewer connections require an excavation across the full width of the road. In addition, large excavating equipment will be needed to reach the depth of the sewers. This will mean that the excavators will be spanning across the full roadway and require extra space to load trucks with earth to be removed from the site. Accordingly, there will not be sufficient space remaining between the excavation and the edge of the road to support safe passage of vehicular traffic during work hours.

A temporary road closure will significantly reduce the construction period and disruption to the immediate community

Given the constructability issues, the developer has requested the City's permission to temporarily close Jackson Street to facilitate the construction of the required municipal services. City staff has had meetings with the developer, their contractor and consulting engineers to discuss alternatives to closing these roads. After exploring the available construction methods, processes and staging alternatives for this work, staff concur that a temporary road closure is the best option in this case.

The closure of the road will establish a safer work environment for the construction workers and will significantly shorten the construction time frame for the project. A shorter construction period will minimize the disruption to the immediate property owners and road users. The construction of the service connections on Jackson Street are expected to take two weeks to complete (May 24, 2016 and June 6, 2016), weather permitting. Following the installation of the services, the developer plans to restore the service trenches within the travelled portion of Jackson Street with temporary asphalt patches. After house construction is substantially completed, the developers will complete a full milling and repaving of the area affected in order to reinstate the roads to their original condition. The following factors provide further support of a full staged closure:

- The grid road network in the area provides multiple alternatives for detour routes.
- Appropriate road and detour signage will be installed to direct traffic through alternate streets within the neighborhood two weeks in advance.
- The contractor will close and reopen the road by sections on Jackson Street as they complete the servicing in an effort to minimize disruption to household and businesses.

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The consulting engineer will prepare a detailed traffic management plan for the temporary road closures to the satisfaction of the City. Road closure signage and barricades will be installed and maintained by the contractor along Jackson Street, Major Mackenzie Drive and Church Street as a means of notifying the public of the closure period together with the appropriate detour route information signage. The servicing works will be carried out in a timely manner to help mitigate traffic impacts resulting from this construction.

Local access to the properties along this section of Jackson Street will maintained during the construction period for residential access and solid waste pickup.

Relationship To Term of Council Service Excellence Strategy Map (2014-2018)

The construction of the municipal services in the Goldpark Woodbridge Inc. mixed use development are consistent with the initiatives outlined in the Term of Council Service Excellence Strategy Map. The construction of these municipal services will:

- Invest, renew and manage infrastructure and assets;
- Attract investment and create jobs
- Continue to ensure the safety and well-being of citizens; and
- Continue to cultivate an environmentally sustainable city.

This report is therefore consistent with the priorities previously set by Council.

Regional Implications

The proposed road closure and traffic management plan will be coordinated with York Region.

Conclusion

To facilitate the construction of the municipal services related to the Goldpark Woodbridge Inc. site development, it is recommended that a by-law be passed to provide for the temporary closure of Jackson Street from Major Mackenzie Drive to Church Street, which is tentatively scheduled to occur between May 24, 2016 and June 6, 2016 inclusive.

A comprehensive communication plan will be implemented to inform all stakeholders of this temporary road closure as set out in this report. In addition, City Development Engineering staff will continue to monitor the construction and staging of the servicing works to ensure the works are completed in an appropriate and timely manner.

Attachments

1. Location Plan Road Closure on Jackson Street
2. Work Staging on Jackson Street

Report prepared by:

Frank Suppa, Manager of Development Inspection and Grading, Ext. 8073

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)