

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 25, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2016.

25 **TEMPORARY ROAD CLOSURE**
VELLORE PARK AVENUE – 65M SOUTH OF ZACHARY PLACE TO RETREAT BOULEVARD
RETREAT BOULEVARD – AIDEN DRIVE TO MANORDALE CRESCENT
SERVICING WORKS RELATED TO PLAN OF SUBDIVISION – 19T-12V005
WARD 4 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND CITYVIEW BOULEVARD

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 June 21, 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 sequential closure of Vellore Park Avenue from 65m south of Zachary Place to Retreat Boulevard and Retreat Boulevard from Aiden Drive to Manordale Crescent to facilitate the timely construction of the municipal services associated with the residential Plan of Subdivision, 19T-12V005 in Block 33W, which is tentatively scheduled to occur between July 18, 2016 and August 5, 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 subdivision.

Communications Plan

A comprehensive communication plan will be implemented to inform all stakeholders of the proposed temporary closure of Vellore Park Avenue and Retreat Boulevard 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). In addition, arrangements will be made with York Region Transit to detour buses around the construction site.

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 in accordance with the Ontario Traffic Manual, Book 7.

Purpose

The purpose of this report is to seek Council's approval to the temporary sequential closure of Vellore Park Avenue from 65m south of Zachary Place to Retreat Boulevard and Retreat

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Boulevard from Aiden Drive to Manordale Crescent to facilitate the timely construction of the municipal services required to service the approved residential Plan of Subdivision, 19T-12V005 in Block 33W (former school site).

Background – Analysis and Options

Block 33 West Properties Inc. are preparing to begin the servicing for an approved residential development located at the intersection of Vellore Park Avenue and Retreat Boulevard. The proposed development includes the creation of 38 residential lots placed around a new local road (Velia Court) and lots fronting Vellore Park Avenue and Retreat Boulevard in Block 33W as shown on Attachment No.1.

The Owners are required to construct municipal services such as roads, watermains, storm and sanitary sewers, etc. to accommodate the development of these residential units. The subdivision agreement or pre-servicing agreement will need to be executed before work within the municipal right-of-way commences.

Installing service connections to the existing sewer mains on Vellore Park Avenue and Retreat Boulevard will be challenging

The proposed work on Vellore Park Avenue includes the extension of the existing sanitary sewer and foundation drain collector, ten sanitary and storm sewer connections and fifteen water service connections to existing mains. The works also involves the construction of two sanitary and storm sewer connections and four water service connections to existing mains on Retreat Boulevard. The sanitary sewers and foundation drain collectors in this area are on either side of the centerline of the road and range in depth from 5.5 to 6.5 meters. The existing watermains are located across the street from the sites to be serviced so the installation of the new water and 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 sequential road closure will significantly reduce the construction period and disruption to the immediate community

Given the apparent constructability issues, the developers have requested the City's permission to temporarily close Vellore Park Avenue and Retreat Boulevard to facilitate the construction of the required municipal services. City staff has had meetings with the developers, 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. Vellore Park Avenue will be closed first to complete the stage 1 and 2 works, followed the works on Retreat Boulevard. The works on Vellore Park Avenue and Retreat Boulevard will also be completed in a manner so as to minimize disruption to the residents and maintain local access as well as solid waste collection.

The closure of the roads 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 Vellore Park Avenue and Retreat Boulevard are expected to take approximately three weeks to complete (July 18, 2016 to August 5, 2016), weather permitting. Following the installation of the services, the developer will restore the service trenches within the

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travelled portion of Vellore Park Avenue and Retreat Boulevard 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
- Access to the dwellings within the limits of construction will be maintained
- Appropriate road and detour signage will be installed to direct traffic through alternate streets within the neighborhood two weeks in advance
- Only one of the roads will be closed at any given time allowing for through traffic on the other
- The contractor will close and reopen the road by sections on Vellore Park Avenue and Retreat Boulevard as they complete the subdivision servicing in order to minimize disruption to households
- Arrangements will be made to detour local transit buses around the work area

Cole Engineering prepared a report that assessed the impacts of this temporary road closure on the surrounding road network which concluded that:

- The Stage 1, 2 and 3 temporary road closure of Vellore Park Avenue and Retreat Boulevard can be implemented with the traffic detour plan and work staging plan (Attachments 2, 3 and 4) from a traffic operating perspective.
- The resulting temporary diverted traffic flows along with the existing traffic flows can be satisfactorily accommodated by the existing roadway network and the directional detour signs to be implemented.
- Traffic flows are anticipated to be reduced by 10% to 20% as works are being conducted during summer months which takes advantage of school closures.

Pedestrian access to Zachary Place will be maintained during the construction period

Zachary Place is located on the west side of Vellore Park Avenue just south of Retreat Boulevard. During the construction period, the contractor shall be required to maintain pedestrian access to the street.

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 Vellore Park Avenue and Retreat Boulevard 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.

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

The construction of the municipal services in the Block 33W Former School Site Subdivision 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.

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Regional Implications

Based on a traffic review, the rerouted traffic resulting from the temporary closure of Vellore Park Avenue is not anticipated to impact the operations of the surrounding Regional intersections. Regional staff will be consulted on the traffic implications associated with the proposed temporary closure of these local roads and the traffic management plan will be adjusted as necessary to minimize any impacts.

Conclusion

To facilitate the construction of the municipal services related to the Block 33W Former School Site Subdivision Agreement, it is recommended that a by-law be passed to provide for the temporary sequential closure of Vellore Park Avenue from 65m south of Zachary Place to Retreat Boulevard and Retreat Boulevard from Aiden Drive to Manordale Crescent which is tentatively scheduled to occur between July 18, 2016 and August 5, 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 manner.

Attachments

1. Location Plan - Road Closure on Vellore Park Avenue and Retreat Boulevard
2. Work Staging on Vellore Park Avenue – Stage
3. Work Staging on Vellore Park Avenue – Stage 2
4. Work Staging on Retreat Boulevard – Stage 3

Report prepared by:

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(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.)