

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 39, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 25, 2013.

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**TEMPORARY STAGED ROAD CLOSURE
PLEASANT RIDGE AVENUE AND APPLE BLOSSOM DRIVE
KYLEMOUNT SUBDIVISION – 19T-12V001
WARD 4**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Development / Transportation Engineering, dated June 18, 2013, be approved subject to the following, in accordance with Communication C4, from the Director of Development / Transportation Engineering, dated June 17, 2013:**

- 1. That the incorrect subdivision application number contained in the report be replaced with the correct number of “19T-12V001” where it appears in the report.**

Recommendation

The Commissioner of Engineering and Public Works and the Director of Development / Transportation Engineering recommend:

1. That the necessary by-law be passed authorizing the temporary sequential closure of Pleasant Ridge Avenue from Apple Blossom Drive to Balsamwood Road and Apple Blossom Drive from Pleasant Ridge Avenue to Pepperberry Road to facilitate the timely construction of municipal services in conjunction with the Kylemount Subdivision, 19T-12V001 in Block 10, which is tentatively scheduled to occur between July 8, 2013 and July 26, 2013 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 Kylemount Subdivision.

Communications Plan

A comprehensive communication plan will be implemented to inform all stakeholders of the proposed temporary closure of Apple Blossom Drive and Pleasant Ridge Avenue 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) and public and school transit authorities.

Access Vaughan will be provided with information regarding the closure 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 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 motorists of the temporary road closure in accordance with the Ontario Traffic Manual, Book 7.

Access to several properties along this section of Apple Blossom Drive and Pleasant Ridge Avenue will be directly affected by the road closure. The owners of these properties will be

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contacted directly and arrangements made to ensure that local access is maintained during the road closure period.

Purpose

The purpose of this report is to seek Council's approval to the temporary sequential closure of Apple Blossom Drive and Pleasant Ridge Avenue to facilitate the timely and efficient construction of the municipal service connections to the proposed lots in the Kylemount Subdivision in Block 10.

Background – Analysis and Options

The Kylemount Subdivision, Draft Plan of Subdivision 19T-12V001, is a 37 lot residential development located in Block 10 south of Rutherford Road and east of Dufferin Street as shown on Attachment 1. The Draft Plan includes a new cul-de-sac road which extends northerly from Apple Blossom Drive, and is aligned opposite Daphnia Drive as shown on Attachment No 1. The Draft Plan is located on lands originally designated as a school site, which was recently declared surplus by the School Board and sold to Kylemount for development. Kylemount is working with the City to execute the subdivision agreement so the plan of subdivision can be registered this summer. Construction of the new road and services in the subdivision has already begun.

The Draft Plan includes 11 lots with frontage on Pleasant Ridge and 8 lots with frontage on Apple Blossom Drive. These proposed lots will require the installation of new water and sewer service connections.

Installing service connections to the existing sewer mains on Pleasant Ridge and Apple Blossom Drive will be challenging

Both Apple Blossom Avenue and Pleasant Ridge Drive are collector roadways in Block 10, which have daily traffic volumes of approximately 4,000 vehicles per day. The existing sewers on Apple Blossom Avenue and Pleasant Ridge Drive are located on either side of the center of the road and are in the range of 6 to 7 metres deep. Installing the necessary service connections to the main line sewers will require the open excavation of the roadway and the use of vertical trench boxes to support the trench walls. In addition, large excavating equipment will be needed to reach the depth of the sewers. Excavation will begin at the main line sewer to make the connection and then proceed towards the front of the future homes. 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. In most cases, there will only be approximately 2 metres of space remaining between the excavation and the edge of the road, which is not sufficient to support safe passage of vehicular traffic as shown on Attachment No. 2 and 3. In addition a 32 metre section of main line sanitary sewer is to be constructed on Pleasant Ridge Avenue, which will require large construction equipment to occupy the centre of the road.

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

Given the constructability issues, Kylemount has requested the City's permission to temporarily close Apple Blossom Drive and Pleasant Ridge Avenue to facilitate the installation of the service connections. City staff has had several 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 staged road closure is the best option in this case.

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

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will minimize the disruption to the immediate property owners and motorists. The construction of the service connections on servicing Apple Blossom Avenue and Pleasant Ridge Drive are expected to take three weeks to complete (July 8, 2013 to July 26, 2013), weather permitting. As these roads have not yet been assumed by the City, the developer plans to restore the service trenches within the travelled portion of Apple Blossom Drive and Pleasant Ridge Avenue, following the installation of the services, with temporary asphalt patches. After house construction is substantially completed, the developer 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 neighbouring elementary school will be closed for the summer break at the time of road closure.
- York Region Transit does not have a bus route on these road segments
- The roads will be fully open for weekends.
- The developer has agreed to employ two crews to shorten the construction period.
- 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.
- Only one of the roads will be closed at any given time allowing for through traffic on the other.
- A four stage construction process will minimize local traffic and driveway impacts as shown on Attachments 2 and 3.

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 Apple Blossom Drive and Pleasant Ridge Avenue as a means of notifying motorists of the closure period together with the appropriate detour route information signage. The servicing works will be carried out in four stages to help mitigate traffic impacts resulting from this construction.

A subdivision agreement must be executed prior to construction

Prior to the commencement of construction, the developer must enter into a subdivision agreement with the City to address matters such as securities, insurance, charges and construction specifications and staging.

Relationship to Vaughan Vision 2020

In consideration of the strategic priorities related to Vaughan Vision 2020, the recommendations of this report will assist in:

- The pursue of excellence in service delivery;
- Enhancing and ensuring Community Safety;
- Promoting effective governance; and
- Planning and managing growth, and economic vitality.

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

Regional Implications

York Region will be notified of these closures to ensure they are aware of potential impacts to Dufferin Street and Rutherford Road traffic which enters this subdivision off of Apple Blossom Drive and Pleasant Ridge Avenue.

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There is no York Region Transit route on either of these streets.

Conclusion

To facilitate the timely construction of the municipal services related to the Kylemount subdivision, it is recommended that a by-law be passed to provide for the temporary sequential road closure of Apple Blossom Drive and Pleasant Ridge Avenue during the period between July 6, 2013 and July 26, 2013.

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 sewer and road restoration works to ensure the works are completed in a timely manner.

Attachments

1. Attachment No. 1 – Location Plan
2. Staging of Apple Blossom Drive works
3. Staging of Pleasant Ridge Avenue works

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.)