

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

22

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Development / Transportation Engineering, dated April 29, 2014:

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 closure of Old Huntington road from 100m north of Highway No.7 to 350 metres south of Zenway Boulevard, for the purpose of installing municipal services and road reconstruction pursuant to the Development Agreement with Vaughan West II Seven 427, which is tentatively scheduled to occur between June 2nd, 2014 and August 9, 2014 inclusive.

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 developers of the Vaughan West II Seven 427 Joint Venture Development.

A comprehensive communication plan will be implemented to inform all stakeholders of the proposed temporary closure of Huntington Road 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 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 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.

Access to six properties along this section of Old Huntington Road will be directly affected by the road closure. The majority of these properties are being used for employment uses including transport and/or construction equipment storage yards. Two of the properties on the east side of the road will be accommodated by a combined temporary access at the north end of the closure. Two of the properties on the west side can use an existing driveway to Highway 50. The existing accesses to the properties at the north-east and north-west corners of Huntington Road and Highway 7 will be maintained. The owners of all these properties will be contacted directly and arrangements made to ensure that local access is maintained during the road closure period.

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Purpose

The purpose of this report is to seek Council's approval to the temporary closure of Old Huntington Road to facilitate the timely and efficient construction of the municipal services required to service the Vaughan West II Seven 427 Joint Venture Development in Block 58.

Background – Analysis and Options

Vaughan West II Limited and Seven 427 Developments Inc. are partners in a proposed mixed industrial and commercial development located on the north side of Highway 7 between Highway 50 and 427 in the Vaughan Enterprise Zone. The proposed development includes the creation of 4 development blocks, the extension of New Huntington Road to Highway 7 and a new east-west local industrial road that will intersect with Old Huntington Road as shown on Attachment No.1

The development agreement requires the Owners to construct municipal services such as roads, watermains, storm and sanitary sewers, hydro facilities, reconfigure an existing storm water management facility and urbanize a section of Old Huntington Road to accommodate the development.

The required width of the trench to install the proposed services is wider than the paved portion of Huntington Road requiring the road closure.

Old Huntington Road south of Zenway Boulevard is a planned local industrial roadway. This section of roadway which currently receives minimal daily traffic volume primarily because it is discontinuous at Highway 7 and the intersection with Highway 7 only permits a "Right-In/ Right-out" movement.

The proposed sewers on Old Huntington Road are located on both sides of the centerline of the proposed road. The sanitary line will be in the range of 8 to 9 metres deep while the storm line will be between 6 & 7 meters deep. The proposed watermain is to be placed on the east side of the road. Installing the main line storm and sanitary sewer lines will require staging the excavating equipment down 2 meters and the use of vertical trench boxes so the equipment can reach down to the 9 meter depth. This operation will result in an excavation that spans the full width of the roadway. Most of the excavated material will be stored on site to backfill the excavation once the pipes are laid. There will not be sufficient space to support safe passage of vehicular traffic around the work area.

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

Given the constructability issues, the developer, Vaughan West II Seven 427 Joint Venture, has requested the City's permission to temporarily close Old Huntington Road to facilitate the installation of the required municipal services. 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 road closure is the best option in this case.

The construction of the municipal services is expected to take ten weeks to complete (June 2nd, 2014 to August 9, 2014), weather permitting. Following the installation of the services, Huntington Road will be upgraded and ultimately restored to a full urban cross section including sewers, watermain, curb and a paved surface within the closure area. The following factors provide further support of a full closure:

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- The properties affected are mainly transport and or construction equipment storage yards which either already have an alternate access road or will be provided one.
- There is currently minimal traffic using this section of roadway.
- York Region Transit does not have a bus route on these road segments.
- The road network in the area provides reasonable 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 of the commencement of construction.

The consulting engineer will prepare a detailed traffic management plan for the temporary road closure to the satisfaction of the City. Road closure signage and barricades will be installed and maintained by the contractor along Highway NO.7, Highway NO.50, Zenway Boulevard and Fogal Road 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 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 and Peel Regions will be notified of this road closure to ensure they are aware of potential impacts to Highway 7 and Highway 50 traffic which enters this development area off of Huntington Road and Fogal Road

There is no York Region Transit route on this segment of Huntington Road.

Conclusion

To facilitate the construction of the municipal services related to the Vaughan West II Seven 427 Joint Venture Development Agreement, it is recommended that a by-law be passed to provide for the temporary road closure of a section of Old Huntington Road just north of Highway 7 during the period between June 2nd, 2014 and August 9, 2014.

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. Attachment No. 1 – Location Plan

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Report prepared by:

Odette McIntyre, C.Tech. – Engineering Technologist - Development, ext. 8461
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.)

COMMITTEE OF THE WHOLE – APRIL 29, 2014

TEMPORARY ROAD CLOSURE OLD HUNTINGTON ROAD FROM 100 METRES NORTH OF HIGHWAY 7 TO 350 METRES SOUTH OF ZENWAY BOULEVARD VAUGHAN WEST II SEVEN 427 JOINT VENTURE – DEVELOPMENT AGREEMENT WARD 2

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 closure of Old Huntington road from 100m north of Highway No.7 to 350 metres south of Zenway Boulevard, for the purpose of installing municipal services and road reconstruction pursuant to the Development Agreement with Vaughan West II Seven 427, which is tentatively scheduled to occur between June 2nd, 2014 and August 9, 2014 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 developers of the Vaughan West II Seven 427 Joint Venture Development.

Communications Plan

A comprehensive communication plan will be implemented to inform all stakeholders of the proposed temporary closure of Huntington Road 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 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 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.

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Report prepared by:

Odette McIntyre, C.Tech. – Engineering Technologist - Development, ext. 8461
Frank Suppa, Manager of Development Inspection and Grading, Ext. 8073

Respectfully submitted

Paul Jankowski, P. Eng.
Commissioner of Engineering and Public Works

Andrew Pearce, C.E.T.
Director of Development/
Transportation Engineering

ATTACHMENT No.1



VAUGHAN WEST II SEVEN 427 JOINT VENTURE TEMPORARY ROAD CLOSURE ON HUNTINGTON ROAD

LEGEND

LOCATION: Part of Lot 6, Concession 9

■ ■ ■ Road Closure Area

▨ SUBJECT LANDS

Note: Aerial photography acquired Spring, 2013



NOT TO SCALE

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 059-2014

A By-law to authorize the temporary closing of certain highways in the City of Vaughan.

That Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That the highways or portions of highways listed below be and they are hereby temporarily closed to through traffic from approximately June 2, 2014 to August 9, 2014 for construction purpose.

<u>HIGHWAY</u>	<u>FROM</u>	<u>TO</u>
Old Huntington Road	100m north of Highway No.7	350m south of Zenway Blvd

Enacted by City of Vaughan Council this 6th day of May, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk