

STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT



REPORT TO: **Engineering and Public Works Committee**
MEETING DATE: **January 29, 2008**
REPORT NO.: **EPW.08.13**
SUBJECT: **Contract No. TBM-2007-26 – Plan 915**
 Area Restoration Guidelines
PREPARED BY: **Reg Russwurm, Director of Engineering &**
 Public Works

A. Recommendation

THAT Council approve the Plan 915 Restoration Guidelines as presented within Report EPW.08.13 to provide direction to Town Staff as to the level of restoration to be undertaken on municipally owned lands as part of the Reconstruction of Carmichael Crescent, Plater Street, Campbell Crescent and Kinsey Place commonly known as the Plan 915 Area.

B. Background

In November 2007, the Town retained R.J. Burnside and Associates to undertake the final design and contract administration of the reconstruction of Carmichael Crescent, Plater Street, Campbell Crescent and Kinsey Place, commonly referred to as the Plan 915 Area (Report EPW.07.110 not attached).

The following works will be completed:

- The road will be fully reconstructed with new water and sanitary systems to rural road standard with open ditches;
- Street lighting will be installed to Town Standards;
- Sidewalks or trails on the roadway will not be provided due to open ditch construction and resident preference. Trails along the Town blocks connecting the streets will be provided with trails in cooperation with the Recreation Department;
- Stormwater drainage will be achieved by open ditch and will be designed to transfer the 100 yr storm and to reasonable extents possible, limit flooding on private property;
- Driveway culverts will be sized for minimum 5 yr storm with the low point of the driveway located over the culvert to facilitate overtopping events.

Public Information Meetings (PIC's) were held on December 13 and 15, 2007 to introduce the project to the residents and to solicit their input as to problem areas and their preferences. Final design is ongoing aware of the information received at the PIC's. Two of the streets are expected to be constructed this fall 2008 and the other two in the spring 2009. A final decision has not been made as to which streets will be done when.

The Plan 915 Area is a well established neighbourhood and many residents have taken the opportunity to landscape their lots. In some cases, these improvements have extended onto the Town's right-of-way and municipally owned blocks. The blocks act both as drainage

routes and for the connectivity of the water and sanitary sewer systems. Given the extent of private works placed on municipal lands, Staff feel that the development of Restoration Guidelines for the Plan 915 Area are warranted. All efforts will be made to fulfil the guidelines however it may not be possible in all cases if there are conflicting concerns.

Staff recommends that the following restoration guidelines be adopted for the Plan 915 Area.

Plan 915 Restoration Guidelines

- Driveway surface materials will be replaced with like material: gravel with gravel; asphalt with asphalt, concrete with concrete. For patterned or coloured concrete, the Owner will be given the preference to either have broom brushed grey concrete, asphalt or gravel left for later restoration by themselves. Interlock stone will be handpicked and placed on the owner's property for the Owner's reinstatement.
- Driveways will be constructed for single width driveway only unless a double or circular drive has been approved previously by the Town.
- Landscaping and other encroachment features onto the Town's right-of-way that may be necessary to remove during construction to facilitate proper drainage or other works will be brought to the Owner's attention a minimum of 3 weeks in advance to permit them time to relocate the feature. If the feature is not removed, the Contractor will proceed with the removal of the feature. Private lighting, sprinklers and other items of obvious significant worth (>\$1000) will be removed from the right-of-way and salvaged to the owner's property regardless of whether communication has occurred with the resident unless the resident has instructed the Town in writing to remove the feature.
- Trees within Town owned blocks and ROW's will be protected to all extents possible given the necessary drainage improvements and the installation of watermain and sewers.
- Buried sump pump and roof leader drainage pipes will be uncovered to the property line and brought to the surface. The owner will be informed that it is Town policy that sump pump and roof leaders must discharge to surface on private property and that the Owner is advised to provide positive drainage to avoid freezing.
- Encroachments on Town blocks (i.e. garden sheds) will be considered on case by case basis, however if the design is not hindered and the encroachment does not add to the construction cost, the Town will work around the encroachment. The resident though will be made aware in writing that they encroach onto the Town's property and in no way does the Town's choice to work around the encroachment validate the encroachment.
- Grassed areas will be restored with topsoil and sod generally in the ROW and topsoil and seed in the connecting blocks

Although described for the Plan 915 Area in particular, the above guidelines are anticipated to form part of reconstruction standards that will be incorporated into the Town's Engineering Standards.

C. The Blue Mountains' Strategic Plan

This work addresses Strategic Plan Goal #2 "Addressing the Town's Municipal infrastructure needs".

D. Budget Impact

The implementation of the above guidelines can be accommodated within the Roads and Drainage portion of this capital project. The 2007 Capital Budget provided \$550,000 for the Roads and Drainage share over 2008 and 2009 and has been updated within the Draft 2008 Capital Budget to \$1,211,000 over 2008 and 2009 based on revised capital replacement cost estimates.

E. Attached

1. Figure 1 Map of Plan 915 Reconstruction Project

Respectfully submitted,

Reg Russwurm
Director, Engineering and Public Works

Figure 1
Town of The Blue Mountains
Reconstruction of Carmichael Cres,
Plater St, Campbell Cres and Kinsey Pl.



Created by: EAB