



Town of The Blue Mountains

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Hand Delivered and Posted to Town Web Site

November 8, 2019

RE: Elma St & Alice St Reconstruction Final Design and Construction

Dear Resident,

Tatham Engineering (Collingwood office) was retained by the Town of The Blue Mountains in May of 2019 to complete the final design and project management of the Elma & Alice Street Area Reconstruction. There has been a significant amount of background work completed in the past months with the design drawings approaching the 60% stage. There have also been some decisions on the municipal infrastructure that will be included in the reconstruction.

When will the work take place?

The proposed schedule is as follows:

- A tender for the works will be issued in April 2020
- Construction is expected to start after half-load season ends in May 2020.
- Construction will occur throughout the year until the start of winter control November 1st, 2019.

There are permits required that must be obtained before work can start as follows:

- The sewers require an Environmental Compliance Approval (ECA) from the Ministry of Environment, Conservation and Parks. The ECA can not be applied for until the design is virtually complete, typically 95%. An ECA can take many months to receive, however Tatham has been successful in obtaining these approvals relatively quickly for this type of project. Work on the sewers can not be started until the ECA is received and with the sewers being constructed first the start of the construction might be delayed.

What is going to be built?

The reconstruction will see most of the existing municipal infrastructure renewed. Following Council workshops, Public Information Centres (PIC), and Staff reports, Town Council has made decisions on some of the design elements that will be incorporated into the reconstruction as follows:

Correction of private water and sewer services

A few properties in the reconstruction area have unique service connections. Likely due to the municipal services available at the time, a few residential units have service laterals extended across private properties that may not have easements. The reconstruction will provide new service connections to these properties at appropriate locations where the lots front on municipal roads. This will mean that these properties will have to connect water or waste water pipes between the house or unit and the new service connection location at the property line. The cost of this work will be the responsibility of the property owner. Each of these affected property owners will be notified shortly.

Storm Sewer System including Storm Laterals

The Town will be upgrading the existing storm system to include storm sewer mains and storm laterals on the main streets in the construction area. Through inflow and infiltration studies the Town has concluded that foundation drain sump pumps are connected to the sanitary sewer system. These connections could be a legacy of combined sewers which were present in Thornbury many years ago. This type of connection to the sanitary system is not allowed as they cause increased operational costs. The prohibition of foundation drain sump pump connections to the sanitary sewer will be clarified in the 2019 Sewer Use Bylaw. Property owners will have to correct their plumbing and direct their sump pump discharge to the new storm laterals.

Road Width

The asphalt width of the roads will be 8.5m for Elma Street South from Alfred Street West to Arthur Street West and Alice Street West from Bruce Street South to Victoria Street South.

Sidewalk Width

The sidewalk width will be 1.5m in the reconstruction area.

Single or Double Sidewalks

Sidewalks will be constructed on both sides of the roads on Elma Street South from Alfred Street West to Arthur Street West and on Alice Street West from Bruce Street South to Victoria Street South.

Parking on Alice Street at Bruce Street

Currently, vehicles are parking on the south side of Alice Street West approaching the Bruce Street South intersection. This parking seems to benefit the First Baptist Church in addition to the general parking needs in Thornbury. The new sidewalk on the south side of Alice Street will likely preclude the current parking arrangement.

Curb Type

The curbs will be concrete mountable curb with a narrow gutter, Ontario Provincial Standard Drawing (OPSD) 600.100. A copy of the drawing is attached.

Streetlights

The streetlights will be mounted on existing hydro poles. The engineering team working on the lighting design suggests replacement and new streetlights to be updated to modern adjustable models. The lights will be adjustable for intensity and spread to allow improved consistency in the street illumination.

Street Trees

Elma Street South & Alice Street West have many trees in or close to the Right of Ways. A major reconstruction project of this nature will see the ground significantly disturbed and this will cause an impact on the existing trees. Street trees will be replanted with the goal to achieve a 16m spacing for the trees along the boulevard at a consistent offset from the centreline of the road.

Private landscaping, trees, shrubs, etc. will be removed from the Town Right of Ways. The current policy on permitted private landscaping on Town land is attached for your consideration.

Project details are posted on the Town's website at: <https://www.thebluemountains.ca/elma-alice-street-reconstruction.cfm> as they become available.

Please feel free to contact me with any concerns.

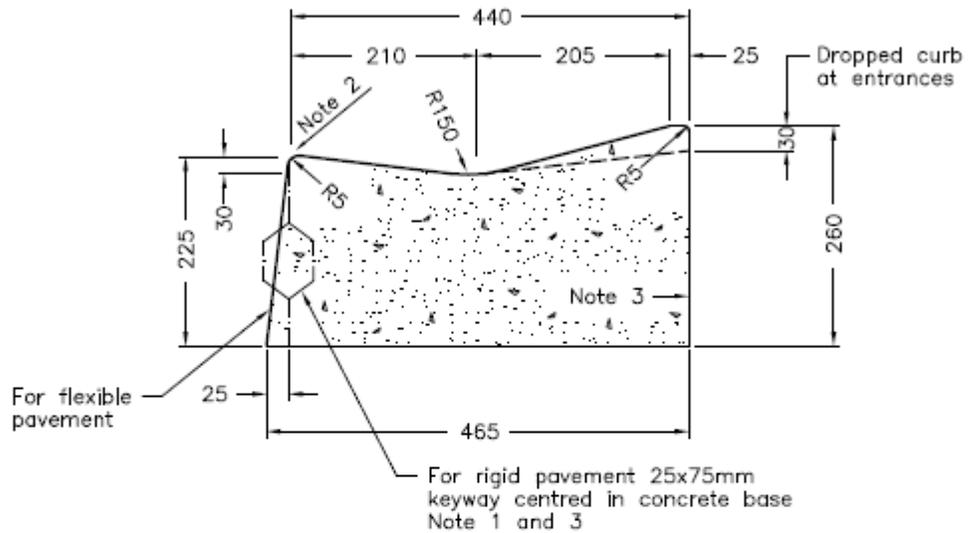
Yours Truly,

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MGC

CC: Mayor and Council, Town of The Blue Mountains
Shawn Everitt, Acting CAO, Town of The Blue Mountains
Ruth Prince, Director of Finance & Information Technology-
Shawn Carey, Director of Operations

IPW File: I74-0496-02



NOTES:

- 1 When curb and gutter is adjacent to concrete pavement or base, this drawing shall be used in conjunction with OPSD 552.010 and 552.020.
- 2 Flexible and composite pavement shall be placed 5mm above the adjacent edge of gutter.
- 3 For slipforming procedure a 5% batter is acceptable.
- A Treatment at entrances shall be according to OPSD 351.010.
- B Outlet treatment shall be according to the OPSD 610 Series.
- C The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSD 900 Series.
- D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2012	Rev 2	
CONCRETE MOUNTABLE CURB WITH NARROW GUTTER	-----		
OPSD 600.100			

LANDSCAPING IN TOWN RIGHT-OF-WAYS

WHEREAS By-law No. 99-53, as amended, prohibits the placement, construction, installation of any objects or material in, on, under or over any highway under the jurisdiction of the Town;

AND WHEREAS By-law No. 95-29 regulates the installation of entrances, mailboxes and garbage receptacles within any highway under the jurisdiction of the Town;

AND WHEREAS Council is desirous of protecting the functionality of Town right-of-ways including roads, ditches, sidewalks, walkways, trails and boulevards, but is also desirous of permitting certain landscaping elements within Town right-of-ways;

AND WHEREAS Council is desirous of adopting a policy to provide clarity as to permissible landscaping elements within Town right-of-ways;

AND WHEREAS Council at its meeting of February 9, 2004 considered Staff Report SRB.04.03 and a draft policy related to landscaping within Town right-of-ways;

NOW THEREFORE the Council of the Town of The Blue Mountains hereby adopts the following policy with respect to permissible landscaping elements with Town right-of-ways;

PERMISSIBLE LANDSCAPING ELEMENTS WITHIN TOWN RIGHT-OF-WAYS

Herbaceous vegetation, wood chips and mulch may be placed within the following portions of the Town right-of-way without authorization of the Town:

1. From the property line to the top of the slope of a drainage ditch; and
2. From the property line to within 0.6 metres of a public sidewalks/walkways/trails, provided:
 - a) the maximum excavation associated with the placement of these landscaping elements is 0.3 metres;
 - b) the party responsible for the placement of the landscaping elements calls the appropriate utilities/service providers for the locating of utilities/services (including, but not limited to water, sewer, gas, hydro, cable television, telephone, etc); and
 - c) the owner assumes all responsibility of any and all damage that may be incurred due to municipal and/or utility operations and/or works.

In addition to those provisions contained in By-law No. 99-53, as amended, and for greater clarity, the following shall apply to installations within Town right-of-ways:

- (i) Storm sumps are not to discharge directly into Town right-of-ways.
- (ii) Unless otherwise authorized by the Superintendent, Public Works, grass shall be used to line municipal ditches.
- (iii) Mailboxes within the Town right-of-ways must be installed in accordance with the provisions of the permit issued for same.
- (iv) Refuse receptacles having maximum dimensions of 36" H x 48" L x 36" W are permitted to be installed at or near the property line, a minimum of 1.0 metre away from driveways and adjacent property lines.
- (v) Headwalls must be installed in accordance with the provisions of the permit issued for same.