



VICTORIA AND LOUISA STREETS AREA RECONSTRUCTION
TOWN OF THE BLUE MOUNTAINS
PROJECT NEWSLETTER – DECEMBER 2020

Residents of Louisa Street and Victoria Street:

The Town is advancing design work in support of the Victoria and Louisa Streets Area Reconstruction. Please refer to Figure 1 (enclosed), which illustrates the project limits. The scope of the project includes a geotechnical investigation, legal survey, arborist's report and traffic study, in addition to a preliminary design report and 30% Design Drawings. The primary objective of this project is to replace the existing aged infrastructure to improve functionality and public safety and reduce maintenance costs for the Town. In addition, the roads will be reconstructed, complete with improvements to the drainage systems. Finally, where feasible, all areas on private property disturbed during construction will be restored to previous or better condition.

More specifically, the design will include the following components:

- relocation of utility poles as required to facilitate the new road cross section;
- replacement of aging watermains, hydrants and water services (to the property line only);
- replacement of aging sanitary sewer and services (to the property line only);
- storm sewer improvements (replacement, extension, etc.) as required to improve drainage throughout and establish overland flow routes;
- implementation of stormwater laterals for each lot;
- full road reconstruction, including the addition of concrete curb and gutter on local roads;
- replacement and/or extension of concrete sidewalk; and
- reinstatement of disturbed areas to previous or better condition (including sections of driveways affected by construction, boulevard sod, etc.) where feasible.

Consulting Engineer

Tatham Engineering has been retained by the Town of The Blue Mountains to provide professional engineering services for the project. The scope of work includes preliminary design.

Public Information Centre

A Public Information Centre is scheduled for March 2021 for public review online using Microsoft Teams. A Public Information Centre Notice will be circulated with additional information. Tatham Engineering and Town staff will be available to answer questions and receive comments, which will be reviewed and considered in support of the final design. The final cross section, pending public input and Council direction, will be utilized for detailed design. All residents are invited to attend.

Archaeological Assessment:

Archeoworks Inc. is scheduled to complete a Stage 2 Archaeological Assessment within the project area next Spring, as required to satisfy provincial legislation. The investigation will take place within the road allowance, and, in some cases, on private property. Permission to enter specific properties has been requested by the Town. If you have received a request and have not responded, we request a response as soon as possible. The Archaeological Assessment is scheduled for Spring 2021. A Stage 2 Archaeological Assessment involves the consultant archaeologist reviewing the property in search of artifacts. The archaeologist will dig small holes, called test pits, and sift the soil to look for artifacts, property will be restored, as necessary. The archaeological work will not require relocation of any objects on private property and will not require any homeowner action.

Stormwater Laterals:

During the reconstruction project, stormwater laterals will be provided for each lot. Property owners will be consulted when determining an appropriate location of the new service and the Town will make every effort to accommodate residents' desired location. However, not all locations may be feasible as separation from various features must be maintained (street trees, utility poles, existing sanitary and water services, etc.).

Stormwater laterals are provided to allow homeowners to disconnect their foundation drains from the sanitary sewer (as is common in older homes) and connect a sump discharge pipe to the storm service. Foundation drains are not permitted to be connected to sanitary services as they create significant additional flows to be treated at the Town's sewage treatment facility.

Services:

Many services within the project limits do not enter the serviced lot directly from the Town land. New services will be placed at the property line with a minimum clearance from the side lot line of 2.0 metres. To meet Ministry of Environment, Conservation and Parks design standards, both sanitary and new storm services must have a minimum of 2.5 metres separation from water services. The Town will ensure all services have proper separation between the services and from property lines at the property line (between Town land and private property). Property owners will be responsible for connecting their building to the new lateral location if relocated.

Schedule:

Construction is anticipated to take place over a two-year period. At this time, the schedule for construction has not been finalized. The earliest construction could commence is Spring 2022; however, more information will be provided to residents as it becomes available.

Construction sequencing (ie, the order in which each block will be reconstructed) has not yet been determined. Additional information will be provided once a contractor is selected and the construction contract is awarded.

Streetscape:

Existing landscaping within the road allowance will be removed, including trees, shrubs, gardens, walkways and other features. On all streets, the road allowance is typically 20 meters wide - approximately 10 meters from the center of the road to property line. This project area includes many large trees, several of which have grown to straddle property line between the town land and private property. Trees of appropriate species that are in good health and in a suitable location to facilitate maintenance will be protected throughout construction. However, in cases, the reconstruction work and replacement of existing services will require removal of trees, some on private property, as the excavation may damage or undermine the tree roots, causing instability and/or the deterioration of the tree's health. New street trees will be included in the project, set at approximately 16 metre spacing. Where trees cannot be planted within the Town's road allowance (due to setback requirements from other features such as utility poles, driveways, etc.), the Town will seek opportunities to plant these trees on private property. Homeowners will be approached by the Town for permission to plant trees on their property. Replacement trees will be Valley Forge Elm, Red Oak, Autumn Blaze Maple or other species as approved by the Town's Landscape Architect.

How Can Homeowners Help?

Homeowners are encouraged to notify Tatham Engineering and/or the Town of any sump pump or downspout discharge pipes, subdrains, sprinklers, underground dog fence, etc. that may be located within the road allowance and/or may be disturbed during construction. Also, homeowners should remove private landscape features within the road allowance prior to construction.

Project Information

Please visit the project website <https://www.thebluemountains.ca/elma-alice-street-reconstruction.cfm> for additional project information.

Who do I call if I have a question or concern?

If you have any questions regarding the proposed works, please call or e-mail the project engineering consultant, Tatham Engineering, at **(705) 444-2565**. Office hours are between 8:30 am to 5:00 pm, Monday to Friday.

Michael Campbell, C.E.T.

Construction Coordinator

Town of The Blue Mountains
32 Mill Street
Thornbury, Ontario N0H 2P0
Phone: (519) 599-3131, ext. 275
e-mail: mcampbell@thebluemountains.ca

Aaron Roeper, P.Eng.

Intermediate Engineer

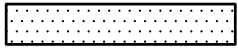
Tatham Engineering Ltd.
115 Sandford Fleming Drive, Suite 200
Collingwood, Ontario L9Y 5A6
Phone: (705) 444-2565, ext. 2072
e-mail: aroeper@tathameng.com



FIGURE 1



VICTORIA & LOUISA STREETS AREA
RECONSTRUCTION PROJECT LIMITS



ELMA & ALICE STREETS AREA
RECONSTRUCTION PROJECT LIMITS