



**Langford Place Reconstruction
(Mayfield Avenue to Cul-De-Sac)
and
Quickfall Drive Reconstruction
(Mayfield Avenue to Cul-De-Sac)**

INFORMATION PACKAGE

Tuesday, October 24th, 2023

Langford Place and Quickfall Drive Reconstruction

Public Information Centre

What is the scope of work?

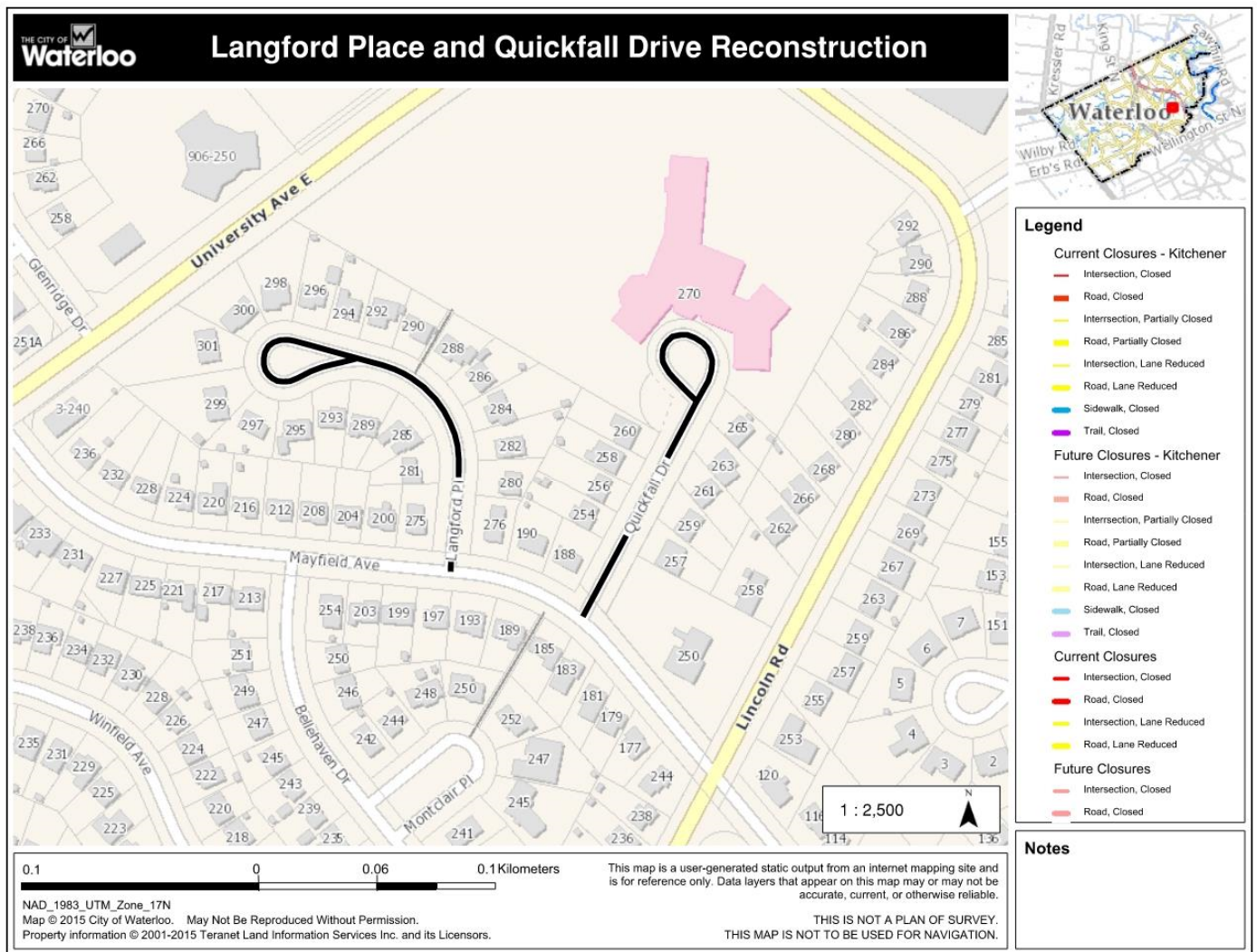
As part of the City of Waterloo's asset management and road rehabilitation programs, roadway, watermain and sewer improvements are planned for Langford Place from Mayfield Avenue to the Cul-De-Sac, and on Quickfall Drive from Mayfield Avenue to the Cul-De-Sac. Subject to receipt of all technical and financial approvals, construction of this project is tentatively scheduled to occur from April 2024 to November 2024.

The specific improvements planned for Langford Place include:

- Replace the existing sanitary sewer, storm sewer, and watermain to meet current capacity requirements and design standards.
- Replace the existing sanitary and water service laterals to each property from the new mains to the property line.
- Replace the existing asphalt with a new 7.0m wide paved roadway and install new concrete curb and gutter
- Install a new 1.8m wide concrete sidewalk on the east side of Langford Place from Mayfield Avenue up to the existing asphalt walkway that connects to Lincoln Heights Public School (between No. 288 and No. 290 Langford Place)
- Replace all existing driveway ramp entrances within the municipal right-of-way to conform to current City standards.
- Restoration of disturbed areas with topsoil and sod.

The specific improvements planned for Quickfall Drive include:

- Replace the existing sanitary sewer, storm sewer, and watermain to meet current capacity requirements and design standards.
- Replace the existing sanitary and water service laterals to each property from the new mains to the property line.
- Replace the existing asphalt with a new 8.4m wide paved roadway and install new concrete curb and gutter
- Replace existing 1.5m wide sidewalks with new 1.8m wide concrete sidewalks on both sides of the street.
- Replace all existing driveway ramp entrances within the municipal right-of-way to conform to current City standards.
- Restoration of disturbed areas with topsoil and sod.



Why is the City proceeding with this work?

These improvements are being completed to upgrade the existing aging underground services and above-ground surface features, in order to prevent future failures and maintain an acceptable level of service.

How will the reconstruction affect me?

In order to carry out these improvements, it will be necessary to close this street to through traffic. Prior to any road closure, signs will be posted on the approaching streets advising motorists of the date and the duration of the closure.

During road reconstruction, access to private property may be possible, but it will be at your own risk, as you will be traveling through a construction zone. During times that there is not access to your property, or if you do not wish to travel through the construction zone, alternate arrangements should be made for parking. Overnight parking will be permitted on intersecting streets within one block of the

reconstruction but you must abide by all other existing parking restrictions (i.e. don't block a driveway, don't park too close to a fire hydrant, don't park where parking is prohibited, etc.). The Contractor will provide notice as to when access to your property will be limited, and these times will be minimized as much as possible.

Construction will generally be completed on weekdays between the hours of 7:00 a.m. and 7:00 p.m. During construction activities, pedestrian access to private properties will be maintained at all times. Vehicular access to private properties on Langford Place and Quickfall Drive will generally be maintained while construction activities are ongoing. Access to Lincoln Heights Public School will also generally be maintained.

The Contractor and site inspector will provide advance notification to property owners/tenants prior to any temporary driveway restrictions so that suitable arrangements can be made.

Pedestrian Access

Pedestrian access to all buildings will be maintained at all times, although periodic disruptions may occur for short durations. The construction contract for this project will be written to include a requirement of the Contractor to provide a level, gravel walking surface for pedestrians and to provide intermittent pedestrian crossings of the roadway. **Please notify the City of any special needs you may have regarding access to your property.**

Temporary construction fencing will be provided, whenever possible, to separate the activities of workers, equipment and construction vehicles from that of the public. These fences are to protect the public from the work by creating a visible barrier from the construction activity. Members of the public are asked to report any observed vandalism or accidental impacts on construction fencing to City representatives, to ensure that the proper delineation of the work area is provided for the safety of all.

Deliveries

Deliveries may be impacted by the work. **All owners are asked to communicate any specific delivery needs to City representatives, whether regular or special deliveries, in order to coordinate the safe and efficient delivery of goods.**

Will sanitary sewer and water services be interrupted?

Sewer and water services will be generally maintained throughout the duration of construction. However, short interruptions can be expected, particularly when the services to individual properties are transferred from existing mains to new mains. In the majority of cases, interruptions will be limited to several hours and will occur during normal working hours. Advance notification will be provided prior to any planned service interruption. If special requirements for these services are required, please contact us so that the timing of service disruptions can be planned accordingly.

Can property owners upgrade their existing sanitary sewer and water services?

All water service laterals for within the municipal right-of-way will be replaced with 25-mm (or existing) diameter polyethylene pipe from the watermain to the **property line** and all sanitary service laterals within the municipal right-of-way will be replaced with 100-mm (or existing) diameter PVC pipe from the sewer main to the **property line**.

Any property owner wishing to have a new (additional) or larger sized sanitary service lateral installed or replaced on their private property will be responsible for performing this work at their own expense following the completion of construction. Prior to completing this work, the property owner must obtain a permit under the Plumbing Code from the City's Building department.

Are there any changes proposed to the existing streetscape?

The make-up of the existing streetscape will undergo a few changes.

For Langford Place, the travelled roadway's width will be reduced slightly to minimize grading impacts and accommodate the installation of a new concrete sidewalk. Currently there are no sidewalks on Langford Place. This project will introduce a new 1.8m wide concrete sidewalk along the east side of Langford Place from Mayfield Avenue up to the existing asphalt walkway that connects to Lincoln Heights Public School (between No. 288 and No. 290 Langford Place). This new sidewalk provides an important connection between Mayfield Avenue and the School. Some modifications will be made to the Cul-De-Sac Island and turning area to meet current City standards. Existing utilities, such as hydro poles, underground Bell/Rogers conduit and existing gas mains are anticipated to remain as-is.

For Quickfall Drive, the travelled roadway's width will be reduced slightly to minimize grading impacts and protect existing trees in the grass boulevard. The existing sidewalks are 1.5m wide and will be widened to 1.8m wide to meet current City standards. Some modifications will be made to the Cul-De-Sac Island and turning area to meet current City standards. Existing utilities, such as hydro poles, underground Bell/Rogers conduit and existing gas mains are anticipated to remain as-is.

What is the timing of the construction?

Construction is scheduled to begin in April 2024, pending Council approval, with work expected to be completed by the end of November 2024. While all efforts will be made to maintain the proposed schedule, potential delays may arise due to weather conditions, unexpected subsurface conditions, or other events that are not within the control of the City or the Contractor.

Who will be doing the work?

A private contractor selected through the City's public tender process will undertake the work. Representatives from the selected Contractor will be in attendance at the second public information centre to be held prior to construction in the spring of 2024.

How will disruptions be minimized?

It is critical to the City of Waterloo that construction is completed while minimizing disruption to the abutting property owners and tenants. By nature, road reconstruction and sewer replacement is disruptive and at times will create noise, vibration due to compaction, and the potential for dust. To mitigate dust during construction, water and calcium chloride are periodically placed.

Surface landscape features existing on City property

During road reconstruction projects, the City occasionally finds that property owners have landscaped the City's boulevard in some fashion. The boulevard is defined as the space between the edge of a roadway and the property line. Along Langford Place and Quickfall Drive, the property line is located approximately 5.0 metres to 6.0 metres behind the back edge of the existing curbs.

The City's By-Law to Regulate Work on Highways and Boulevards allows for property owners to alter the boulevard by planting herbaceous (i.e., non-woody) plants in the boulevard provided they are maintained at a height of less than 45 centimetres. However, the City notes that it is not responsible for the cost of reinstating these landscaped areas if they are disturbed as a result of infrastructure maintenance activities such as road and sewer rehabilitation. The City's standard for boulevard reinstatement is topsoil and sod only. Property owners wishing to maintain any plantings will need to remove any plants they wish to keep prior to construction and notify the City's Project Manager of plans for reinstatement.

All non-herbaceous plants will be removed, and reinstatement will be prohibited. Any landscape features that interfere with sightlines will also be removed and not reinstated. Certain landscape features such as private retaining walls are dealt with on a case-by-case basis. Property owners whose properties include these features either within or abutting the boulevard should contact the City's Project Manager.

Prior to construction, any required tree maintenance will be carried out. Specifications have been developed to mitigate damage to trees during construction.

In-ground sprinkler system

If you have a sprinkler system installed along the edge of the roadway within the City's road allowance, please remove the piping prior to construction as the contractor will not be responsible for damage and the City will not replace it. You may have it reinstalled on private property after construction is completed if you wish.

Will blue box, green box and refuse collection services be affected?

Blue box, green box and refuse collection will be maintained throughout the duration of construction. When access is restricted by construction operations, the construction crew will place the blue boxes and refuse containers at a location accessible by the collection service on collection days. To minimize problems during construction, it would be appreciated if all refuse is bagged – Yard Waste in paper bags, Household Garbage in plastic bags. **Please ensure that your address is clearly marked on containers / blue boxes.**

Tree Protection

Where healthy trees are identified they will be protected throughout construction. Any tree identified as being unsafe will be removed. Trees showing significant decline identified as being of poor quality, and trees that are in major conflict with proposed work will be identified as potential removals. Specifications have been developed to minimize the amount of damage to trees during the work. This includes tunneling under trees, supplementary watering, and restrictions on the amount of restoration work that occurs around trees. The City of Waterloo will plant two (2) trees for every tree removed. The location of the new trees is to be confirmed at the detailed design stage.

Site Office

A site office trailer will be established within, or adjacent to, the work area as space and available facilities permit.

The site office will be a place of contact between the public and project personnel and will also be used for construction progress meetings with the Contractor.

Hours of Work

Construction activity will generally be between the hours of 7:00 a.m. and 7:00 p.m., except on Sundays and Statutory Holidays, when construction is prohibited.

Normally, road reconstruction projects are undertaken during the week from Monday to Friday.

During the later stages of construction, or as needed, it may be required that the Contractor work on Saturdays within the regular working hours of 7:00 a.m. and 7:00 p.m., in order to meet the scheduled date of completion.

How can I voice my comments?

The City of Waterloo understands that construction activities will cause inconvenience to residents in the area and requests your cooperation and patience throughout the duration of this project. A comment sheet is attached to this information package, and you are encouraged to fill it out with your comments, concerns, or questions. In addition to your comments, the City would appreciate input from residents regarding special needs, e.g., for those with mobility issues, concerns related specifically to water or sewer service improvements, driveway modifications, and concerns regarding private landscape works. This written record will assist the City in addressing issues related to the above-noted works.

We thank you for participating this Public Information Centre.

Public Information Centre

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Personal information contained on this form is collected under the authority of the Municipal Freedom of Information and Protection of Privacy Act. All comments and information received from individuals, stakeholder groups and agencies regarding this project are being collected to assist the City of Waterloo in making a decision. Under the Municipal Act, personal information such as, name, address, telephone number, and property location will be protected. Questions regarding the collection of this information should be referred to the Municipal Freedom of Information Coordinator.

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