



# **Reconstruction of Westmount Road (Northfield Drive to Benjamin Road)**

## **INFORMATION PACKAGE**

**PIC #1**

**February 26, 2026**

**6pm-8pm**

**Albert McCormick Community Centre, 500  
Parkside Drive Waterloo**



## Westmount Road – From Northfield Drive to Benjamin Road Public Information Centre

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### Introduction

As part of the City of Waterloo's asset management and road rehabilitation programs, roadway, and sewer improvements are planned for Westmount Road from Northfield Drive to Benjamin Road, and watermain improvements on a small portion of Conservation Drive near Westmount Road. This information package, along with the roll plan drawings, will be available on the Engage Waterloo website following the in-person meeting (<https://www.engagewr.ca/waterloo>). At this stage, most aspects of the design have been developed and the drawings, although not yet finalized, are representative of what residents can expect come construction.

The remainder of this information package provides general information regarding the scope of the project and answers the most frequent questions residents typically have at this stage. Any questions not addressed in this package, or any comments pertaining to the design, may be submitted to the project team via email or via the Engage Waterloo.

### What is the scope and schedule of the work?

Subject to technical and financial approvals, construction of this project is tentatively scheduled to occur from Spring 2027 to late Fall 2027.

The specific improvements planned for Westmount Road include:

- Urbanize and reconstruct Westmount Road between Northfield Drive and Benjamin Road, including removal of existing gravel shoulders / roadside ditches and installation of new concrete curb and gutter.
- Install a new roundabout at the Westmount Road and Conservation Drive intersection.
- Install a new pedestrian crossing at the Westmount Road and Lake Lousie Boulevard intersection.
- Install a new mid-block pedestrian crossing between Northfield Drive and Conservation (at Cornerbrook Park)
- Replace the existing roadside ditches with new storm sewers to meet current capacity requirements and design standards. Replace existing culverts at the Benjamin Road / Westmount Road intersection.
- Replace the existing asphalt roadway.
- Replace the existing 3.0m wide multi-use trail along the west side of Westmount Road with a new 3.0m wide asphalt multi-use trail
- Replace the existing 1.5m wide concrete sidewalk on the east side of Westmount Road with a new 1.8m wide concrete sidewalk. Extend sidewalk all the way to Benjamin Drive.
- Replace all existing driveway ramp entrances within the municipal right-of-way to conform to current City standards.



- A new watermain will be installed along Conservation Drive from Westmount Road to approximately 190m west of Westmount Road.
- Disturbed grassed areas will be restored with topsoil and sod. Hardscape surface features intended for access such as asphalt and concrete walkways and driveways will be restored to preconstruction condition. Areas of custom landscaping and associated hardscaping will not be restored by the City (as outlined further in the section on landscape features within City property).

### **Are there any planned changes from existing conditions?**

- The existing rural cross-section will be converted to a new urban cross-section where ditches are eliminated and curb and gutters are installed.
- Lane widths will be reduced to 3.5m with a 1.0m paved shoulder on both sides of the road in alignment with the City's complete streets and road safety program.
- A new roundabout will be installed at the Westmount Road and Conservation Drive intersection.
- Sidewalk width on Westmount Road to be increased to a minimum of 1.8 metres wide, as required by the Accessibility for Ontarians with Disabilities Act and in accordance with City Standards. The sidewalk on the east side of Westmount Road will be extended to Benjamin Road.

### **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 2027.

### **Access and Parking?**

In order to carry out this work, it may be necessary to close Westmount Road in stages to non-local traffic. Access to Laurel Creek Conservation Area will be maintained during construction. During road reconstruction, vehicular access through the construction zone may be possible, but it will be considered to be at your own risk as you will be traveling through a construction zone.

To prevent unnecessary delays in accessing their properties, the residents are encouraged to consider alternate routes during construction.

### **Sidewalks and Pedestrian Access?**

Pedestrian access to all properties will be maintained to the extent possible, although periodic disruptions will occur. When working on Westmount Road, this will be accomplished by leaving as much of the sidewalk and multi-use trail in place for as long as possible. The sidewalk and multi-use trail will be removed and a new sidewalk and multi-use trail installed. Pedestrians will not be able to



travel on the sidewalk for at least 24 hours and will need to walk on the grass or jump over onto the street.

### **Will sanitary sewer and water services be interrupted?**

Sewer and water services will be maintained throughout the duration of construction. No interruptions to sanitary sewer and water services are anticipated.

However, short interruptions can be expected, particularly when connecting the new watermain to the existing watermains. In the majority of cases, interruptions will be limited to a few hours and will occur during normal working hours. Advance notification will be provided prior to any planned water service interruptions.

### **How will disruptions be minimized?**

It is critical to the City of Waterloo that construction is completed while minimizing disruption to the neighbourhood. By nature, road reconstruction and sewer replacement is disruptive and at times will create noise, vibration, and the potential for dust. To mitigate dust during construction, water and calcium chloride are periodically placed. Construction activities are typically limited to the hours of 7:00 a.m. to 7:00 p.m.

### **Surface landscape features existing on City property**

During road reconstruction projects, the City frequently finds that residents 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. If residents are unsure of the location of their property line, the following rules of thumb can be used:

- **Westmount Rd, West side, between Northfield Dr and Conservation Dr:** Property line is approximately 2.6 metres west from back edge of multi-use trail.
- **Westmount Rd, East side, between Northfield Dr and Conservation Dr:** Property line is approximately 1.3 metres east from back edge of sidewalk.
- **Westmount Rd, West side, between Conservation Dr and Lake Louise Blvd:** Property line is approximately 1.2 metres west from back edge of multi-use trail.
- **Westmount Rd, East side, between Conservation Dr and Osprey Dr:** Property line is approximately 0.6 metres east from back edge of sidewalk.
- **Westmount Rd, West side, between Lake Louise Blvd and Benjamin Rd:** Property line is approximately 1.0 metres west from back edge of multi-use trail.
- **Westmount Rd, West side, between Osprey Dr and Benjamin Rd:** Property line is approximately 0.6 metres east from back edge of sidewalk.

The City's *By-Law to Regulate Work on Highways and Boulevards* allows for residents 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, sidewalk, sewer, and service lateral rehabilitation. The City's standard for boulevard reinstatement is topsoil and sod only. Residents 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 should not be reinstated. Any landscape features that interfere with sightlines will also be removed and should not be reinstated. Irrigation systems are specifically prohibited; the City will not reimburse homeowners for damage to any irrigation system in the boulevard. Certain landscape features such as private retaining walls are dealt with on a case-by-case basis. Homeowners whose properties include these features either within or abutting the boulevard should contact the City's Project Manager.

### **How can I voice my comments?**

The City of Waterloo understands that construction activities will cause inconvenience to homeowners/tenants 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.

Similarly, the City has created an online project website on the Engage Waterloo Region platform (<https://www.engagewr.ca/waterloo>) where you can find project information, updates, documents and a place to ask questions. You may also find it useful to subscribe to the site to be notified via email of any changes made to the page.

We thank you for participating this Public Information Centre.



Please complete and submit this sheet so that your comments can be reviewed and taken into consideration. Please mail, email or fax your comments by March, 27, 2026, to:

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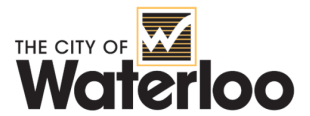
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(Please continue comments on back of page if additional space is needed)

Name: \_\_\_\_\_

Address:

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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