

Cody Crescent Watermain Project Questions and Answers

As part of its ongoing public engagement efforts, the Town of Newmarket invited residents to 'get involved' by attending a Virtual Public Information Centre (VPIC) regarding the Cody Crescent Watermain Replacement Project. The VPIC took place on June 24, 2021 at 7:00 pm via Zoom.

The meeting Agenda included the following items:

1. Project Background
2. Planned Improvements
3. Construction Impacts, including FAQs
4. Next Steps
5. Project Contacts
6. Questions and Answers.

The following questions were asked during the Questions and Answers period of the VPIC, or by emails to town staff thereafter. Since the VPIC, Town staff have worked with our Consultant, Ainley Group, to address some of the concerns raised in the meeting. Answers contain both the answer provided in the meeting, as well as action taken thereafter:

1. Where is the proposed sidewalk located?

The proposed sidewalk is located on the inside of the curve and crosses the driveways for 496 and 498 Cody Crescent.

2. Can the barricade be moved?

Further to the Virtual Presentation (VPIC), the Town and Ainley Group have reviewed options, and have shifted the barricade so that additional space for snow storage is available.

3. Where is the location of the trees that are being replaced?

There are a total of eight (8) trees proposed for removal to accommodate construction of the concrete sidewalk. Further to the VPIC, the Town and Ainley Group reviewed options to minimize tree removal and save the four (4) trees planted as part of the BMW Site Plan.

4. What is the proposed road width?

The proposed road width is the Town Standard of 8.0m.

5. Where will the construction trailer and equipment be staged?

This will be determined once the project is awarded.

6. What is the Construction Corner?

Construction Corner is a newsletter that covers what has happened to date with construction and what is expected over the next two week. The newsletter will be

circulated every 2 weeks. The document will include safety tips and games such as puzzles and quizzes.

7. Are there changes to the road width around the curves?

Yes, a similar reduction of approximately 0.5m-1.0m will be applied around the bends. The road will be reduced from 15.0m to 14.0-14.5m.

8. Will the storm drain in the backyard of 507 Cody Crescent be part of the project?

No. The proposed works are within the right-of-way on Cody Crescent. The extent of storm sewer works on this project is limited to the replacement of the 80m section of pipe in front of 507 Cody Crescent.

9. If driveway access is restricted, will there be a designated area to park?

On street parking will be permitted when driveway access is restricted. If there are any questions/concerns, the site inspector will be available to help determine a location for temporary parking that does not interfere with construction operations. If assistance is needed getting to/from your home (i.e. carrying groceries, mobility concerns), the site inspector will make arrangements to provide the required assistance.

10. Will Cody Crescent remain open at all times?

Yes, residents will have access to their homes. Emergency vehicles will have access to Cody Crescent at all times.

11. Will garbage pick up be an issue?

The Contractor will have black and clear bags available for residents to use for garbage/recycling. Alternatively, residents can use the bins that they normally use. If using bins, residents are asked to label bins with their respective home address. Residents are asked to have garbage/recycling at the end of their driveway by 7am on pick up day.

The Contractor will collect all garbage/recycling from the curb and place at a common pick-up area that has been agreed upon with GFL. Following pick up, the Contractor will return bins to their owners.

12. Are fire hydrants being replaced in their current location?

The proposed hydrants are being relocated to improve fire protection coverage. There is one (1) additional hydrant proposed.

13. Will the Town complete the snow removal of sidewalks?

Yes, the Town will plow and maintain sidewalks.

14. Will Rogers or Bell be replacing their utilities?

Not at this time. They are aware of the proposed reconstruction and were offered the opportunity to replace/upgrade their plant. It should be noted that there is a moratorium whereby they cannot replace/upgrade their plant within 5 years following the completion

of the reconstruction work. The moratorium is not applicable to emergency utility repairs.

15. What compensation will be given to the residents that have sidewalk proposed in their frontage?

The proposed sidewalk is within the municipal right-of-way (i.e. Town property). There is no compensation. However, it should be noted that the reduction in the road width is on the inside of the curve. This will provide more boulevard space on this side and will help mitigate the impact of the proposed sidewalk on the length of the driveways.

16. Was this project accelerated because of issues with the watermain?

Yes. Funds are available in the Capital Projects budget to allow Cody Crescent to proceed as a high priority.

17. Will the street be watered daily to prevent dust?

The contractor will be required to maintain dust control through the use of calcium or water. If there are any concerns, please contact the Town or the site inspector and the issue will be addressed.

Contact information for the Town and site inspector will be provided in the Construction Notices and Construction Corner that will be circulated to residents.

18. With many young children on the street, is there any consideration for speed reduction or signage?

The proposed road width is narrower than existing and may help with speed control. If the issue persists after construction, please do not hesitate to contact the Town for information on next steps with regards to speed mitigation. The Town does have policies and a program in place for traffic calming.

19. Can more information be provided about the pre-construction survey?

The survey will include a review of the interior and exterior of homes. Pictures and notes will document the structure condition of walls, floors, stairs, etc. The information will be compiled into a report and referred to only if required. For example, if a crack is noticed in a wall and it is believed to be a result of construction activities, the pre-condition survey will be used to review and confirm if the crack was pre-existing or is new.

20. Will electrical issues be reviewed?

Electrical work is not part of the reconstruction work. Residents are encouraged to contact the local hydro authority if there are electrical concerns.

21. Will this help with the quality of the water?

Yes, the new watermain will improve the quality of the water. An improvement to water pressure can also be expected.

22. If utility outages occur as a result of construction, who is responsible?

The contractor is responsible and will contact the respective utility immediately to schedule the repair.

23. The existing asphalt is from the 1970's. Is there a risk of asbestos?

The existing asphalt will be tested for asbestos to confirm the proper handling and disposal should asbestos be present.

24. The proposed sidewalk ends at 496 Cody Crescent and then resumes on the opposite side of the curve in front of 490 Cody Crescent going west passed the metal barrier, turning immediately right (north) and then connecting with the Brandy Lane Walkway.

During the winter, the snow is pushed by the large street plow to the south boulevard in front of 490 Cody Crescent and to the 'dead end' metal barrier as well as over and beyond.

To propose that a sidewalk should be installed beyond the "dead end" metal barrier is not reasonable and I believe is a health and safety (liability) issue.

Further to the Virtual Presentation, the Town and Ainley Group have reviewed options of moving the barricade and providing additional space for snow storage. The portion of the sidewalk beyond the barrier has been removed in order to maximize snow storage space.

25. As Cody Crescent residents for # of years, we are aware of the snow removal challenges our street presents. Periodically, the Town of Newmarket roads department removes the accumulated snow from the "dead end" barrier area. This process usually takes multiple hours requiring a loader filling multiple trucks. The proposed sidewalk configuration DOES NOT make sense. Being familiar with the traffic volume and foot traffic that takes place on our street, in my opinion, the proposed sidewalk is not necessary.

The sidewalk is a requirement under the Town's standards, which is based on accessibility requirements defined by the Accessibility for Ontarians with Disabilities Act (AODA). The Town is reviewing the design and assessing options to maximize the storage space for snow available in this location.

26. Viewing the plan for the proposed sidewalk, snow removal will become a battle of the plows – street plow vs. sidewalk plow.

Street and sidewalk plows are ideally working together. Any issues with snow plowing should be forwarded to Newmarket Customer Service and the Town will take steps to ensure that all areas are accessible and plowed correctly.

27. As well, installing this sidewalk beyond the "dead end" metal barrier will increase the dumping, littering and loitering problems that this piece of property presents.

Further to the Virtual Presentation, the Town and Ainley Group have reviewed options of moving the barricade and deleting the sidewalk beyond it which will provide additional space for snow storage.

Moreover, we recognize that dead end streets are problematic and more prone to dumping. We urge residents to report any dumping to the Town.

28. Is a sidewalk necessary on Cody Crescent or has installation of sidewalks just become part of the Town of Newmarket policy?

Under the Town's Design Standards, sidewalks on at least on one side of the road are required. This is largely based on the Accessibility for Ontarians with Disabilities Act (AODA) requirements in most circumstances.

29. Has a traffic study been conducted to determine traffic volume and speed?

A traffic study is not required for this project as we are not changing the road use, adding or reducing number of lanes and it will remain a local/dead end road.

30. How will communication/updates with residents take place – door to door / email – regarding curb cuts, water shut offs, paving, etc.?

The Town and Town's Contractors and Consultants will be in frequent communication with residents throughout the construction period. There are 3 formal methods of communication that are to be used:

- a. Construction Notices, to be distributed by hand 48 Hrs to 72 Hrs before any activity will affect the services;
- b. Construction Corners, to be distributed by hand every 2 weeks to update the residents about what happened in the last 2 weeks and what is going to happen in the next 2 weeks, and
- c. Having one or two resident representatives attend biweekly site meetings through our Ambassador program to share comments and/or concerns with the Construction team.

In addition, contact information for project managers from the Town, the Contractor and Engineering Consultant will be made available. You can contact these people with any comments or concerns throughout the construction period.

31. What are the hours of construction? Are these hours from Monday to Friday only?

The Town allows the Contractor to work from 7:00 AM to 7:00 PM, Monday to Friday. In some circumstances, the Contractor may work on Saturdays from 9:00 AM to 7:00 PM with the Town's approval.

32. Where will construction employees park?

Construction employees are likely to park on the street, and are subject to parking standards. Any illegal parking can be reported to the Town's Customer Service Department.

33. Is there a plan for traffic management to ensure driveway access and/or parking? If street parking is not available on Cody Crescent, what is the alternate parking available for residents?

Yes, there will be a traffic management plan to ensure safe traffic and parking. The contractor is required to maintain driveway access whenever possible, and to provide adequate notification to residents when driveway access is to be blocked. When access is blocked, residents can park on the street away from the construction area with a copy of the construction notice on the front of their car - the Town will notify the Bylaw group to be lenient with resident parking.

34. Since Cody Crescent only has one access/exit for vehicular traffic:

a. Will Cody Crescent remain open at all times ensuring there is no lengthy tie ups due to construction/construction equipment? This is to allow essential workers / shift workers the ability to get to work as well as the ability for Emergency vehicles to access at any time.

Road access is to remain open during construction and the contractor will be re-directing traffic as necessary. Residents will be provided notice of any significant disruptions in access and emergency vehicles are to have access at all times.

b. Will construction signage be posted on Brandy Lane walkway to alert walkers?

Yes, construction signage will be posted on Brandy Lane walkway to alert pedestrians.

c. Has Fire and Emergency Services reviewed the proposed plans to ensure they have an alternate access for their services, if necessary?

Emergency access will be maintained at all times. Notice is to be provided to emergency services informing them that construction is taking place prior to beginning construction.

d. It has been suggested that the walkway from the Brandy Lane Development is the "alternate emergency access" – does this still hold true? Does the configuration allow for this? Can this be confirmed?

The walkway at Brandy Lane is not an emergency access.

35. Several homes at the end of the street (491 to 503 Cody Crescent-north side only) have experienced on two separate occasions, floods in their basements due to sewer backup.

Has a thorough assessment been made of the system at this end of the street including the lines to and from these houses to ensure there is no deterioration or replacement needed?

Yes, a full CCTV assessment has been made of the system at this end of the street including the lines from the street to each property line. A portion of the storm sewer on Cody is to be replaced as a result, from house No. 519 to No. 503.

36. a. Is there any plans to reconfigure the dead end of Cody Cres. beyond the metal barrier?

b. Will the vegetation be removed?

c. A raised drainage grate is present beyond this barrier. Will this remain?

This area is a stormwater detention pond and has to be maintained as it is now.

- 37. Currently, a wooden pressure treated fence is present that was never part of the original Brandy Lane site plan agreement. This wooden pressure treated fence was erected by Brandy Lane years ago when they attempted to shut down the access walkway from Cody Crescent to Brandy Lane. This wooden fence impedes the natural flow of water to the drainage grate. This solid wooden fence also caused safety concerns in the neighborhood for anyone using the walkway at night since it enabled the potential for someone to hide behind it. This wooden pressure treated fence resulted in the Town of Newmarket erecting the chain link fence extension to eliminate this safety concern. The combination of both the wooden and chain link fence in this area has slowed but not eliminated the dumping, littering and loitering that takes place in this area.**

Can anything be done to correct/resolve this?

The Town cannot modify the fence as it is within the Brandy Lane private property. Unfortunately, dead end streets are prone to dumping. We urge residents that see dumping to report it to the Town's Customer Service department.

- 38. Has a pre-construction health assessment been taken of all the trees on the street? Any trees that do not survive the construction activity, will these be replaced and if so by whom and for how long after the construction period?**

An Arborist Report was prepared that assesses the trees on the street. A tree protection plan has been prepared, and the Contractor shall install and maintain tree protection fencing that was required through the Arborist's review.

- 39. Currently, residents pull up to the Canada Post box while driving past in or out of the street. In winter, this post box will not be accessible from the street side if repositioned to face the proposed sidewalk. It will require residents and postal delivery person to jump the snow bank unless an additional small cement pathway is constructed from the curb to the proposed sidewalk.**

The Canada Post Box location and configuration is based on design standards dictated by Canada Post.

- 40. . If utility damages take place during construction (hydro/gas/Rogers/Bell) – who is responsible for calling the utility?**

The Contractor is responsible for calling the utilities and arranging for repairs to be made.

- 41. If need/safety issues arise – will emergency contact info for contractor be provided to residents or should the Town of Newmarket roads/works department be contacted?**

The Contractor will be responsible for leaving the site in a safe and accessible condition each weekend. In the event that issues arise, contact information for the Contractor and the Town's Site Inspector will be provided. In addition, residents can contact Town of Newmarket customer service.

The Contractor shall review the site every weekend for the duration of the construction to ensure the site is safe and accessible. The review shall include, but not limited to, potholes, dust, snow, traffic control, protection fencing, etc.

If need/safety issues arise –emergency contact info for the Contractor will be provided to residents or you can contact Town of Newmarket Customer Service (905-895-5193).

42. This pre-condition survey by GPM Environmental is optional; however, for home owners that opt into this survey, will the home owner be provided with the photos/notes taken by GPM environmental prior to construction?

While we do not provide this information to homeowners unless it is requested, it can be provided. Note that there are a significant number of files and they are large, and so accommodations need to be made for file transfers.