

Hamilton Road/Oakwood Drive
Sanitary Sewer & Oakwood
Place Reconstruction
Dorchester



Public Information Centre
July 20, 2022





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PRESENTATION OUTLINE

Background – Hamilton Rd/Oakwood Dr

Background – Oakwood PI Reconstruction

Proposed Works

Project Breakdown

Cost Sharing Mechanism

Schedule

Questions

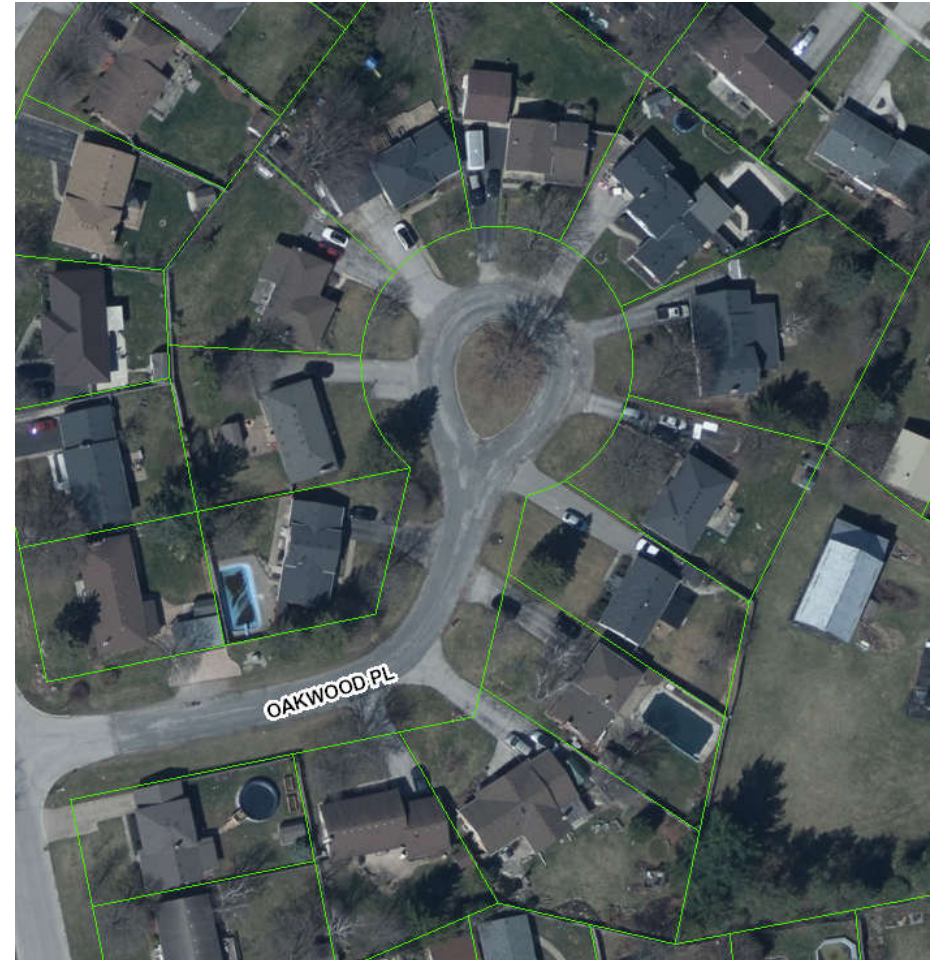
BACKGROUND – HAMILTON ROAD & OAKWOOD DRIVE SANITARY SEWER

- Project initiated to service the River Heights Public School Expansion.
- Properties along the alignment are not currently serviced by municipal sanitary sewers.
- Sanitary sewer construction will be shared between the Municipality, School Board and benefitting properties along the project..
- All other components of the project (road, sidewalk, storm sewer, etc.) is covered under a Municipal or County capital project at no direct cost to the homeowners



BACKGROUND – OAKWOOD PLACE RECONSTRUCTION

- Project initiated as the existing watermain and roadway is at the end of its service life.
- Oakwood Drive project provided an opportunity to renew/upgrade old infrastructure, as well as bring this street to a fully serviced, urbanized roadway.
- The most cost-effective approach is to reconstruct the road fully including sanitary, storm, water and bringing the road up to the urban standard.



WHO, WHAT, WHEN AND WHY?

WHO – All properties fronting on to Hamilton Road, Oakwood Drive and Oakwood Place.

WHAT – Sanitary Services will be provided to each residence and property along the alignment.

WHEN – Design is Complete. Construction has been awarded to 291 Construction.

Hamilton Rd./Oakwood Dr. – Anticipated Start Date: August 1, 2022 – Completion Date: June 22, 2023

Oakwood Place - Anticipated Start Date: April 3, 2023 – Completion July 3, 2023

WHY

- Municipality has identified the need to extend servicing as part of the capital road program and upstream connection needs (i.e. School).
- Although there isn't a defined problem related to septic system failures, septic systems have a finite life.
- Centralized water and sanitary facilities are better for the environment in urban areas.

HAMILTON ROAD: RIVER HEIGHTS SCHOOL TO OAKWOOD DRIVE

- Sanitary Sewer under shoulder of westbound lane.
- Reinstatement of existing conditions.
- No other significant changes



OAKWOOD DRIVE: HAMILTON ROAD TO BYRON AVENUE

- New Sanitary Sewer and Services to Property Line
- Restoration of road, curb and disturbed sidewalk panels in current configuration.
- Reinstatement of existing conditions (driveways, grassed areas)
- No other significant changes



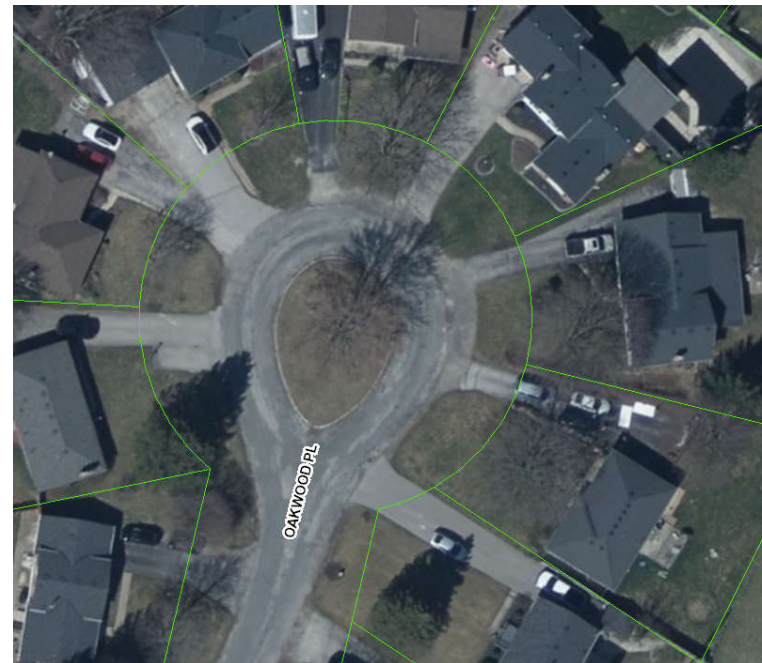
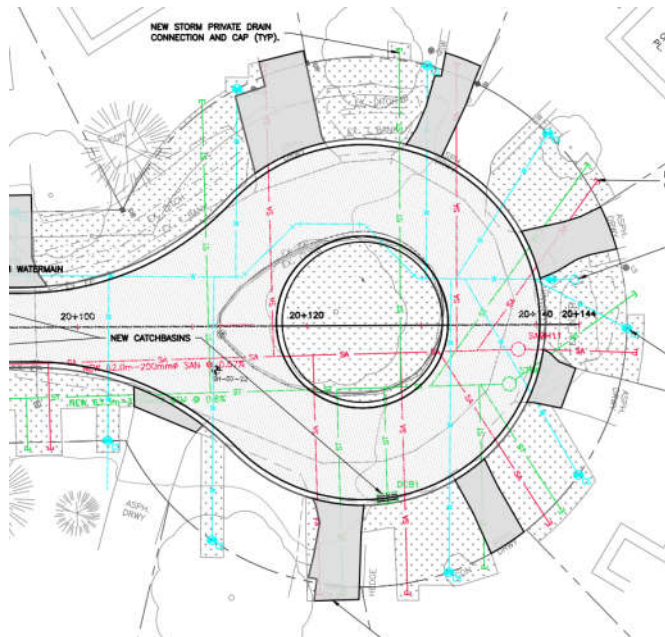
OAKWOOD PLACE: OAKWOOD DRIVE TO END OF CUL-DE-SAC.

- New Sanitary Sewer and Services to Property Line
- Replacement of existing watermain.
- Replacement of ditching with curb and gutter and storm sewers.
- Storm Private Drain Connections (PDCs) to property line for homeowners to connect sump pumps
- Widening of road to meet urban standard.
- Grading to promote proper drainage to roadway.
- Reinstatement of existing conditions (driveways, grassed areas)
- Maintain existing cul-de-sac curbed island including the existing tree



OAKWOOD PLACE: CUL-DE SAC

- Upgrade to meet urban standard
- Minimum 8 m (26 ft.) paved width around cul-de-sac
- Curbing and radius for snow removal and emergency vehicle access.
- Tree protection will be included to address specimen tree throughout construction



WHAT ARE THE BENEFITS TO LANDOWNERS

Resale Potential:

- Full municipal servicing maximizes land values by reducing risk to the buyer and potential issues at inspection.
- Septic beds have a finite life. Having a sanitary sewer connection attracts as well as reduces risk for potential buyers.

Improved Land Use:

- If your septic system is no longer required, it could be replaced with a patio, pool or landscaping.

Reduction in Risk/Liability

- If a septic system fails, needs to be pumped out or backs up, it is entirely the landowner's responsibility including any off-site impacts
- Once the municipal system is in place, the landowner is only responsible for the pipe from their residence to the property line.

Environmental Benefits:

- Municipal wastewater collection and treatment reduces environmental impacts relative to conventional and older septic systems.

PROJECT BREAKDOWN

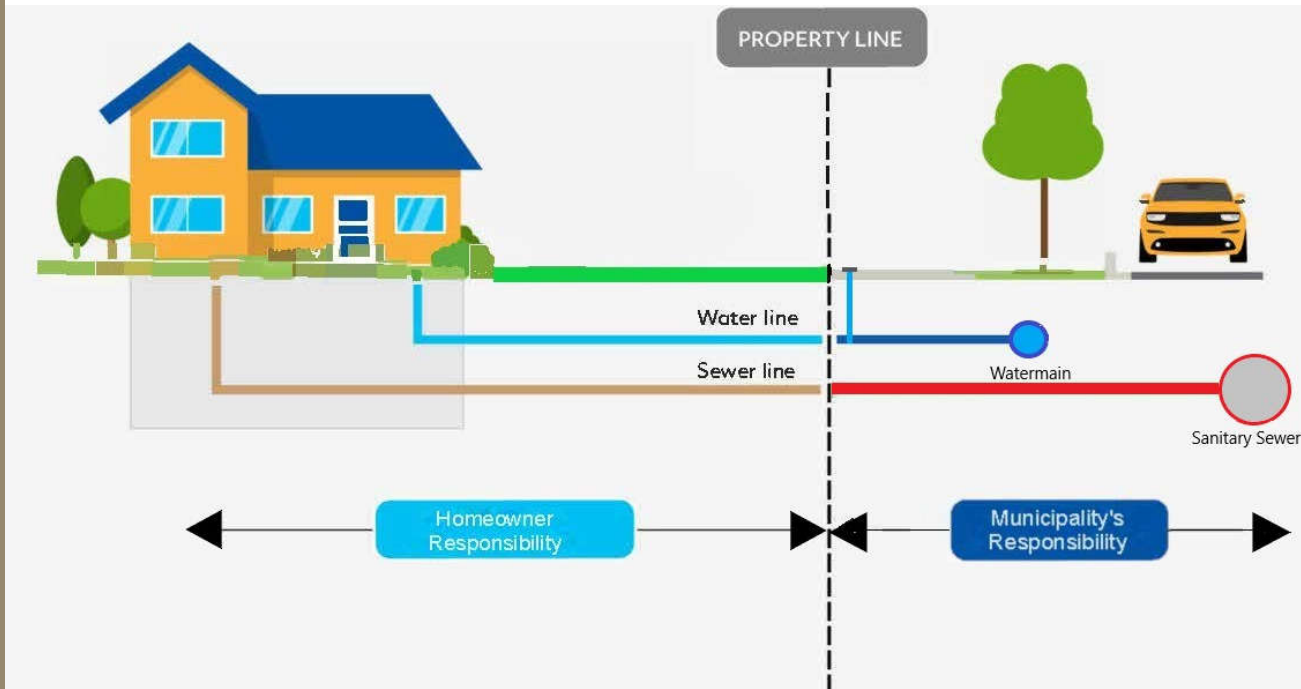
Municipal Responsibility

- All works within the right of way.
- Road, Watermain, Storm Sewer, Sanitary, Curb and Sidewalk

Homeowner Responsibility

- Gravity Sewer. Sanitary service from property line to residence and all connections.

GRAVITY CONNECTION



SANITARY COST SHARING MECHANISM



Municipal Right of Way Works

All non-sanitary portions of construction (road, watermain, storm sewer, curb, sidewalks, etc.) **will not** be charged to landowners.

Sanitary Cost are based on construction costs. These costs will be divided among benefiting properties in a fair and equitable basis.

Homeowners cost will be based on actual costs incurred from the Sanitary Construction component of the project.



Private Property Works

Each landowner is responsible to secure a contractor to connect their existing plumbing to the new Sanitary Connection located at the property line in front of their house.

MUNICIPAL BY-
LAW 55-2016:
SERVICE
EXTENSIONS –
COST RECOVERY

Project Costing – Recoverable Costs

- Final cost is not known or recoverable until one year after construction.
- Eligible Costs for Recovery
 - Design and Construction Costs related to the sanitary sewer.
 - Laterals from sewer to property line. Any additional laterals (multiple services) requested from homeowners will be at their expense.
 - Ancillary property acquisition costs
- Recovered at a fair and equitable basis.
- If a larger service or multiple services are required, a special assessment to recover the cost equitably will be applied.

MUNICIPAL BY-
LAW 55-2016:
SERVICE
EXTENSIONS –
PAYMENT

Project Costing – Collection of Payment

- One year after substantial completion (acceptance) of the construction contract – Spring 2024 – Option for Payment Method Letter will be issued.
- **Option 1:** Lump Sum – within 60 days of letter date.
- **Option 2:** 5-Year Debenture Plan – included on tax bill divided for each interim payment.
- **Option 3:** 10-Year Debenture Plan – included on tax bill divided for each interim payment.

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Key Dates - What to Expect

I have attached a chart giving an
outline on what and when to
expect

PROJECT SCHEDULE



Design Development – Spring 2022 - Complete



Tender Issue – June 2022 - Complete



Construction Start – August 2022



Construction
Completion

Hamilton Rd./Oakwood Dr. –Start: August 1, 2022 – Completion: June 22, 2023
Oakwood Place - Start: April 3, 2023 – Completion: July 3, 2023

TYPICAL QUESTIONS & CONCERNS

- **What will be the impact to my driveway?**
 - Anything impacted will be replaced “like for like” where possible – Specialized concrete driveways (coloured or stamped) will be replaced with poured concrete. Brick driveways will have bricks stored on lawn and relaid once the work is complete.
 - During construction there may be short-term disruptions in access (e.g. concrete curing time, trench excavation)
- **Will my garbage be collected and mail delivered?**
 - Put your garbage out like you currently do. The contractor will collect them for pick-up.
 - Helpful Hint: Label your address on all garbage containers to ensure the right ones are returned to you.
 - Canada Post may temporarily relocate Super Mailbox if it is impacted by construction. You will be notified.
- **What will happen to my tree(s)?**
 - Tree protection fence will be used to protect healthy trees.
 - Part of the design process is to review trees in the Right of Way.
 - To facilitate construction, some trees may need to be pruned during construction.

TYPICAL QUESTIONS & CONCERNS

- **How do I hook-up to the new sanitary sewer?**
 - Once construction is complete, you will need to get a permit from the Thames Centre Building Permit Team.
 - Property owners are responsible for hiring a Contractor to connect their plumbing to the new sanitary service at their property line **AFTER** construction is complete.
- **How do I know where the sanitary service is going to be placed on my property?**
 - WT Infrastructure will place a stake on the property line to show where the service will be located. If a homeowner would like the stake moved to a different location, please call the number on the stake and the design team will make the changes to the design.
- **Will there be disruptions to water service in my house?**
 - There may be short term disruptions; however, homeowners will be notified 48 hours in advance of the shutdown with a doorknob hanger placed on the front door of your residence. If there are multiple units to a building, please notify the municipality which unit will need multiple door hangers.

Thank you for your time.
Questions?



This presentation will be available along with additional information additional project information and updates go to: <https://www.thamescentre.on.ca/news-and-public-notice>

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