



2017 Annual Warranted Sidewalk Program

Magnolia Gate, Magnolia Crescent, and Regal Drive

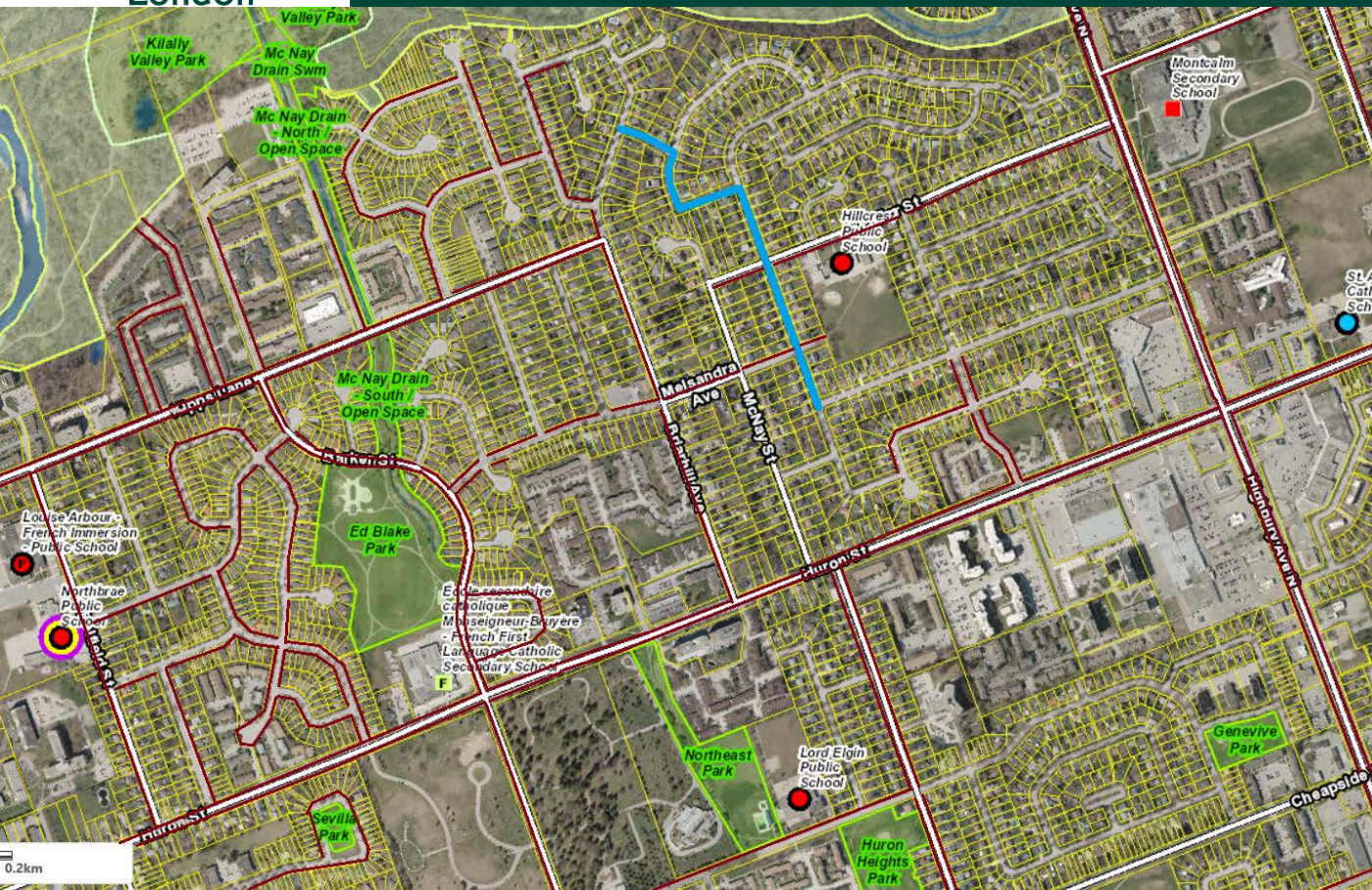


Civic Works Committee, September 26, 2017



London

Neighbourhood Map



THE LONDON PLAN

Clause 349:
“To support walkability, sidewalks shall be located on both sides of all streets.”



Project Milestones

- February 21, 2017: **Civic Works Committee Report**
 - Identified annual program locations for information and endorsement
 - Regal and Magnolia illustrated on east side
 - Report stated designs underway and alignments subject to change
- February – March 2017: **Detailed Design**
 - West side alignment recommended
 - Grade constraints at north end of project
 - Streetlights on west side provide better visibility
- March 14, 2017: **Homeowner Letter #1**
 - Proposed sidewalk alignment presented on west side
- August 31, 2017: **Homeowner Letter #2**
 - Proposed sidewalk alignment presented on west side
- September, 2017: **Construction**
 - Contract has been awarded
 - Locates have been completed
 - Contractor ready to mobilize to site



Conclusion

- Council's London Plan approves sidewalks on both sides of all streets
- CWC report was for information and stated that alignments subject to change
- West side provides better visibility, safety and connectivity
- March and August project letters to the community have been consistent

2017 Annual Warranted Sidewalk Program Regal Drive and Magnolia Crescent

August 31st, 2017

Dear Property Owner/Resident,

The City of London will soon be starting a construction project in your area. This letter provides details about the project and important information on how construction may impact you.

Project Details

Location	Regal Drive – Hillcrest Ave to Magnolia Crescent Magnolia Crescent – Regal Drive to Magnolia Gate Magnolia Gate – Magnolia Crescent to Briarhill Ave
Schedule	Tentative Start – September 14 th , 2017* Estimated Duration – Two (2) weeks
Scope	New concrete sidewalk on west side of Regal Drive New concrete sidewalk on south side of Magnolia Crescent New concrete sidewalk on south side of Magnolia Gate
Contractor	Ro-Buck Contracting Limited

*Please note that the timelines are approximate and will vary depending on weather and other factors.

Project Map



How Will Construction Impact You?

Working Hours: Work will typically take place from 7:00 a.m. to 7:00 p.m., Monday to Friday. In some extenuating circumstances work may need to occur outside of these typical hours to accommodate the completion of the project within the established schedule and to minimize the social impacts of the work.

Street Access and Parking: Additional short term disruptions may be required. Some disruption to driveway access should be anticipated when the sidewalk is placed. Driveway restoration will follow soon after the concrete is poured. When necessary, daytime and overnight parking on adjacent streets