




Wharncliffe Road South Environmental Assessment

Becher Street to Commissioners Road

February 6, 2018
Civic Works Committee
Transportation Planning & Design

Wharncliffe Road South Class EA – Study Area

Phase 1




- CN Rail Bridge replacement
- Add one northbound lane
- Horton Street Intersection Improvements

Immediate implementation

Phase 2




- Partial road cross-section Improvements
- Intersection Improvements
- Access Management


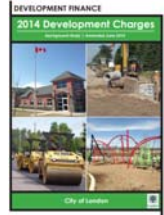
Long term implementation


Study Context

A comprehensive and environmentally sound planning process

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Consultation



- Public meetings
- Agency Consultation
 - ✓ Canadian National Railway
 - ✓ London Transit Commission
 - ✓ London Hydro
 - ✓ London Advisory Committee on Heritage
 - ✓ Environmental and Ecological Planning
 - ✓ Transportation Advisory Committee
 - ✓ Cycling Advisory Committee
- First Nations
- Riverforks Community Association
- Discussions with Property Owners and interested Londoners

.....Support for the Project with local concerns.....



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Wharnccliffe Road South Class EA


- A strategic improvement
- Removes a bottleneck in a four-lane corridor to create:
 - ✓ Improved safety
 - ✓ Less congestion on Wharnccliffe Road and Horton Street
 - ✓ Less cut-through traffic
 - ✓ Improved walking and cycling
 - ✓ In concert with other TMP shifts to transit & active transportation




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Project Highlights: Phase 1 Becher Street to Springbank Drive

- CNR Structure replacement
- Making the Horton Street Intersection more functional




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CNR Bridge Construction

- 'On-Line' construction method recommended and endorsed by CNR.
- New abutments must be constructed behind existing abutments.
- **100 Stanley Street is impacted by abutment construction and not proposed road width.**
- Road profile and utilities are designed with regard for High Speed Rail





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100 Stanley Street - Preliminary Recommendation Relocate Dwelling to Nearby Property

Detailed review:

- No options to retain the dwelling in its current location are viable
- Feasibility of the house move was confirmed
- Conserves the exterior and interior attributes identified in the Heritage By-law
- Future steps would include site plan, detailed relocation plan and heritage documentation
- LACH is not supportive of demolition

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Other Approaches Examined

Preserve 100 Stanley Street In-Situ with Road Realignment

- Realign Wharnciffe Road to the west
- Requires removal of 13 additional properties
- Substandard road alignment and profile

Modifications to 100 Stanley Street (Retain Dwelling and remnant parcel)

- Dwelling encased in soldier pile/hoarding and backfilled for entire construction period (18 to 24 months)
- Risk of damage, safety conflicts, etc.
- Degraded remnant parcel – smaller, lost driveway, retaining walls, exposed foundation walls
- Utility easements required on remnant parcel
- Excessive cost risk

Demolition

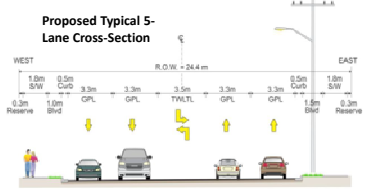
- With a salvage plan for specific built resources and updated documentation






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Project Highlights: Phase 2 Springbank Drive to Commissioners Road

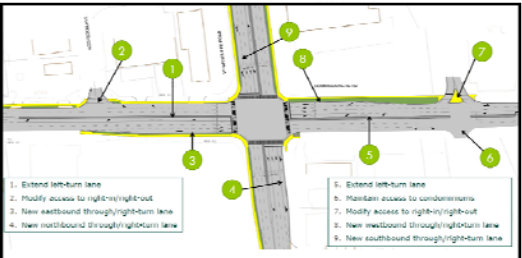


- Narrow corridor → incremental optimization
- Other Intersection improvements - Emery Street (new NB and SB left turn lanes)
- Base Line Road (SB left turn lane extended)



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Project Highlights: Phase 2 Springbank Drive to Commissioners Road



1. Extend left-turn lane

2. Modify access to right-in/right-out

3. New southbound through/right-turn lane

4. New northbound through/right-turn lane

5. Extend left-turn lane

6. Modify access to southbound


7. Modify access to right-in/right-out

8. New westbound through/right-turn lane

9. New southbound through/right-turn lane

Additional through lanes Lengthen left-turn lanes

Safety access modifications to McGregor Avenue and Highland Avenue.



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Implementation

Phase 1 – Becher Street to Springbank Drive (\$38.9 M)

- 18 – 24 months construction
- Road closures:
 - Wharnciffe Road: 5 - 6 months
 - Horton Street: 2 - 3 months
- Construction potentially in 2021 with utility relocations in 2020

Phase 2 – Springbank Dr to Commissioners Rd (\$16.8 M)

- Long-term implementation
- Coordinated with future development opportunities

DC Background Study & Budget Update









Next Steps

- Subject to Council acceptance → ESR will be subject to a 30 day public review period.
- Design & Realty Agreements
- All process requirements related to the Ontario Heritage Act or permitting /approvals (e.g. Heritage Alteration Permit) will be undertaken during detailed design.



Thank You !

