



London
CANADA

Pre-Construction Notice

Downtown Sewer Separation York and Talbot Streets

November 15, 2018

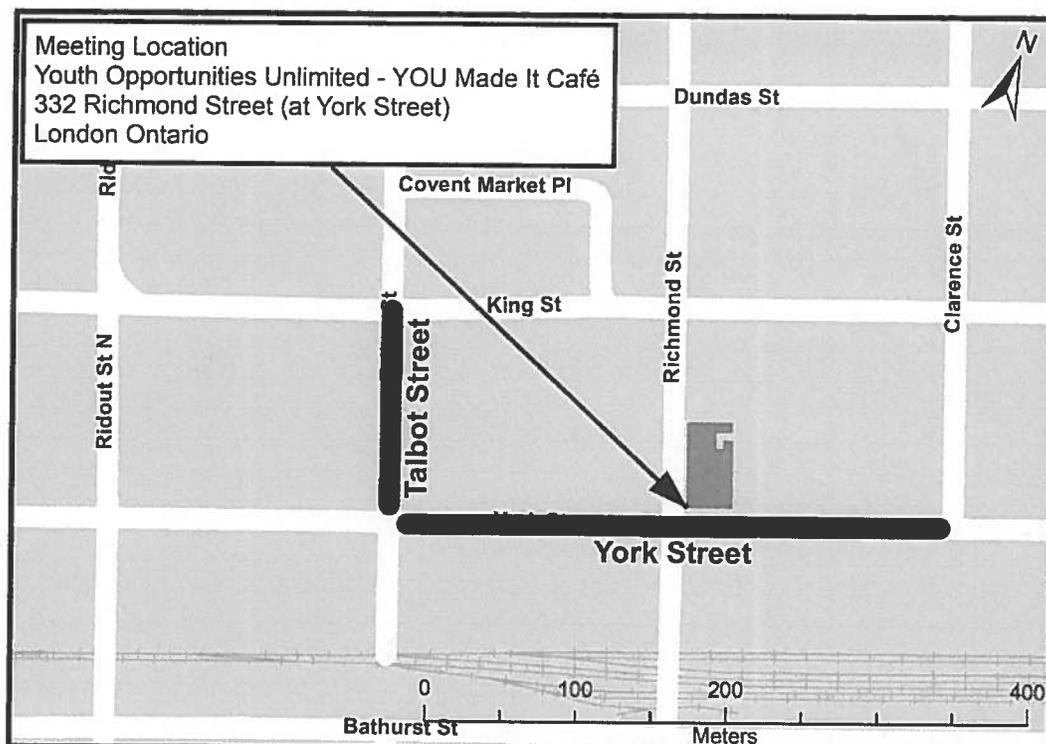
Dear Property Owner/Resident:

The City of London is planning to reconstruct York and Talbot Streets in 2019 to improve the quality and reliability of your water, sewer, and road infrastructure. This letter provides you with information about the project, a notice for an upcoming Project Update Meeting, and some information about your private services. **If you have tenants, please notify them of this upcoming construction project.**

Project Details

Location	York Street from Talbot to Clarence Talbot Street from York to King
Anticipated Schedule	Tentative Start – Spring 2019 Estimated Completion – Fall 2019 Top Coat Asphalt – Spring 2020
Scope	<ul style="list-style-type: none"> • Replacement of watermain and water services to property line • Replacement of sanitary sewers and Private Drain Connections (PDCs) • Replacement of storm sewers and Private Drain Connections (PDCs) • Replacement of curb & gutter, sidewalk, and roadway
Streetscape Changes	<ul style="list-style-type: none"> • Continue general character of sidewalk and streetscape features installed along York Street in 2018 • Potential gateway features in front of the VIA Rail station
Website	www.london.ca/coreconstruction This website has information about the project, including contact information, and a digital copy of this letter. More information will be uploaded to this website as the project progresses.

Project Map (including location of December 6 Project Update Meeting)



Project Update Meeting

We invite you to come out to an informal open house to learn more about the project and how it may impact you.

Date:	Thursday, December 6, 2018
Time:	5:30 p.m. – 7:30 p.m.* <i>*A brief presentation will be provided at 5:30 p.m. followed by an open house for one-on-one discussions with the project team.</i>
Location:	Youth Opportunities Unlimited - YOU Made It Café 332 Richmond Street, London ON
Purpose:	<ul style="list-style-type: none">• View the plans• Get answers to your questions• Discuss preferred ways to communicate during the construction period• Discuss impacts to residents, businesses and transportation routes• Discuss impacts to your private property (driveway, services, etc.)• Discuss concerns about property access during construction• Learn about your private services• Discuss proposed tree removals• Discuss requests for special accommodations during construction
	This location is accessible for those with mobility restrictions. If you require specific accommodations during construction, please contact the City Project Manager identified on the next page of this letter.

Private Services

Watermains and Water Services: The City will be replacing the watermain under your street, and will also be replacing the public portion of the individual water services from the watermain up to the property line as part of this project (at no cost to you). The water service is the pipe that brings water into your building. The public portion of the water service runs from the watermain to the property line in front of your building and the private portion runs from the property line to the water meter inside your building.

Considering the installation date of the existing watermain on your street it is possible that some of the properties on your street may have water services that are made of galvanized iron, which can corrode over time and restrict water flow. Other properties may have water services made of lead. When water travels through a lead pipe, the lead concentration in the water increases. If you believe that your water service is substandard, you may wish to consider replacing the private portion of the water service at the time of construction.

You may also wish to speak with an electrician about the condition of your buildings electrical grounding as the new public portion of the water service installed by the City (at no cost to you) will be made of non-metallic (PEX or PVC) pipe material. In the past, it was common practice to use the metallic water service pipe to ground the electrical system in buildings, using a ground wire running from the electrical panel to the water service pipe. Current electrical codes require electrical systems be grounded using ground rods or plates, and not the water service pipe. The existing water service can continue to be used for grounding, whether it is abandoned or still used for your water supply, as long as the remaining metallic pipe to which the electrical system is grounded extends at least three (3) meters out from the foundation wall. With time, however, the connection between the electrical system and the water service may have deteriorated due to corrosion, which could result in your electrical system not being properly grounded. Improperly grounded electrical systems could result in shock, damage to electrical equipment or fire.

It is the owner's responsibility to ensure the grounding system is adequate. We suggest that you have a qualified electrician inspect your electrical system and, if necessary, make the appropriate alterations to ensure that your system is properly grounded.

Sanitary Private Drain Connections and Storm Private Drain Connections: The private drain connection (PDC) is the sewer pipe that runs from your property line to the City's sewer main under the road. These pipes are the property owner's responsibility to maintain. During this construction project the City will replace the sanitary PDC up to your property line (at no cost to you) as part of this project. A storm PDC will also be provided for selected properties up to the property line (at no cost) as part of this project.

Separation of Combined Flows: York Street will be undergoing extensive surface and underground infrastructure improvements to comply with the vision of transforming the downtown core. The City would see great benefit from achieving a complete separation of flows from York Street. These benefits include a reduced amount of surface water sent to the wastewater treatment plant during low flow events, which ultimately reduces treatment costs, as well as eliminating the risk of overflow into the Thames River during high flow (i.e., rain) events.

According to the City of London's Drainage By-Law (WM-4), Part 4 Discharges into Public Sewage Works, section 4.1 Prohibited discharges – sanitary sewers states, "No person shall permit storm water sewage from their property to be discharged into a sanitary sewer". **Each York Street and Talbot Street property owner, within the project area, is given a timeframe of three years to comply with the City's Drainage By-Law (WM-4), following the completion of this Phase 2 project in the fall of 2019.** Failure to comply with this By-law could result in a conviction and a fine or other penalty as provided by the *Provincial Offenses Act*. If you have records that confirm your plumbing has been separated, please contact the undersigned to confirm this. If needed, please arrange to meet with licensed plumber(s) to discuss next steps.

Many properties have unique circumstances affecting the sanitary or storm drainage. City staff will be available at the Project Update Meeting to discuss your specific situation or you can call Yan Clavet of the Wastewater and Drainage Division at 661-2489 x 4742 if you have any questions. Additional information can also be found at www.london.ca/sewers.

Trees

The City has inspected the trees within the project limits to determine their condition, to review conflicts with construction, and to develop a protection plan. There were a total of 34 trees assessed. A total of 22 trees will need to be removed as a result of their current and predicted health, and/or to facilitate the construction activities. Staff will be available at the Project Update Meeting to discuss any concerns which you may have.

Contact Information

Yan Clavet City Project Manager, City of London	519-661-2489 ext.4742, yclavet@london.ca
Jim Yanchula Downtown Projects and Business Relations Manager, City of London	226-268-2978 downtownjim@london.ca
Dave Carter Consultant Project Manager, AECOM	(519) 963-5864 David.Carter@aecom.com

A construction notice will be sent to you prior to work beginning to provide further details about the project. The City looks forward to working with you for a successful project.

Sincerely,



Marcy McKillop, P.Eng.
Environmental Services Engineer
Wastewater and Drainage Engineering Division

cc Kelly Scherr - Managing Director and City Engineer, City of London
Janette McDonald - Downtown London

Information available in alternate formats upon request.