King Street Storm Sewer Upgrade & Road Urbanization (TC-012-24) Thorndale, ON

MUNICIPALITY OF Thames Centre

Public Information Centre

June 26th, 2025

WT INFRASTRUCTURE
PRACTICAL INNOVATION

PRESENTATION OUTLINE

- Introductions
- Project Background
- Proposed Works
- Traffic Calming Measures
- Project Costing
- Schedule
- Questions & Comments?

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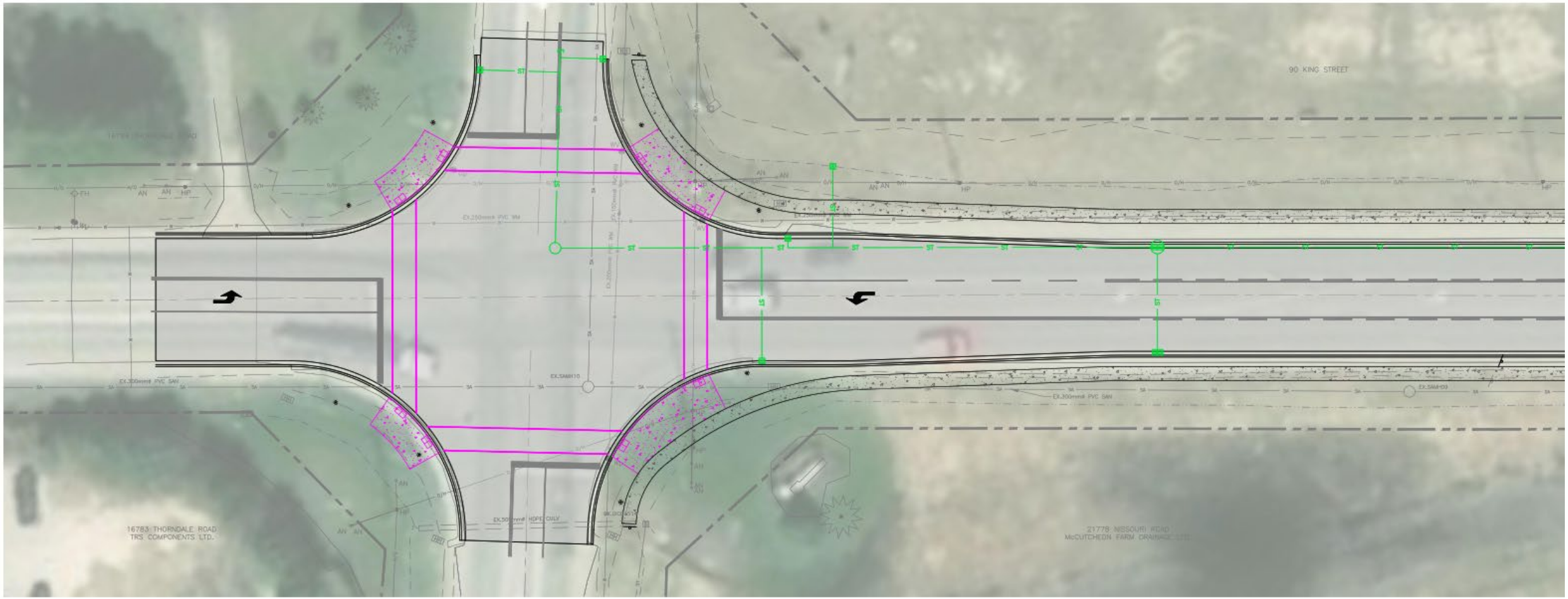
BACKGROUND

- Project drivers include increased development demand and recurring flooding concerns.
- Properties along the alignment do not currently have storm private drain connections (PDCs).
- King Street is also known as County Road 28 and maintained by Middlesex County.
- King Street is an elevated rural cross section with 2-3 lanes and ditching in places.
- All components of the project (road, sidewalk, storm sewer, etc.) are covered under both Municipal and County capital projects at no direct cost to the homeowners on the street.

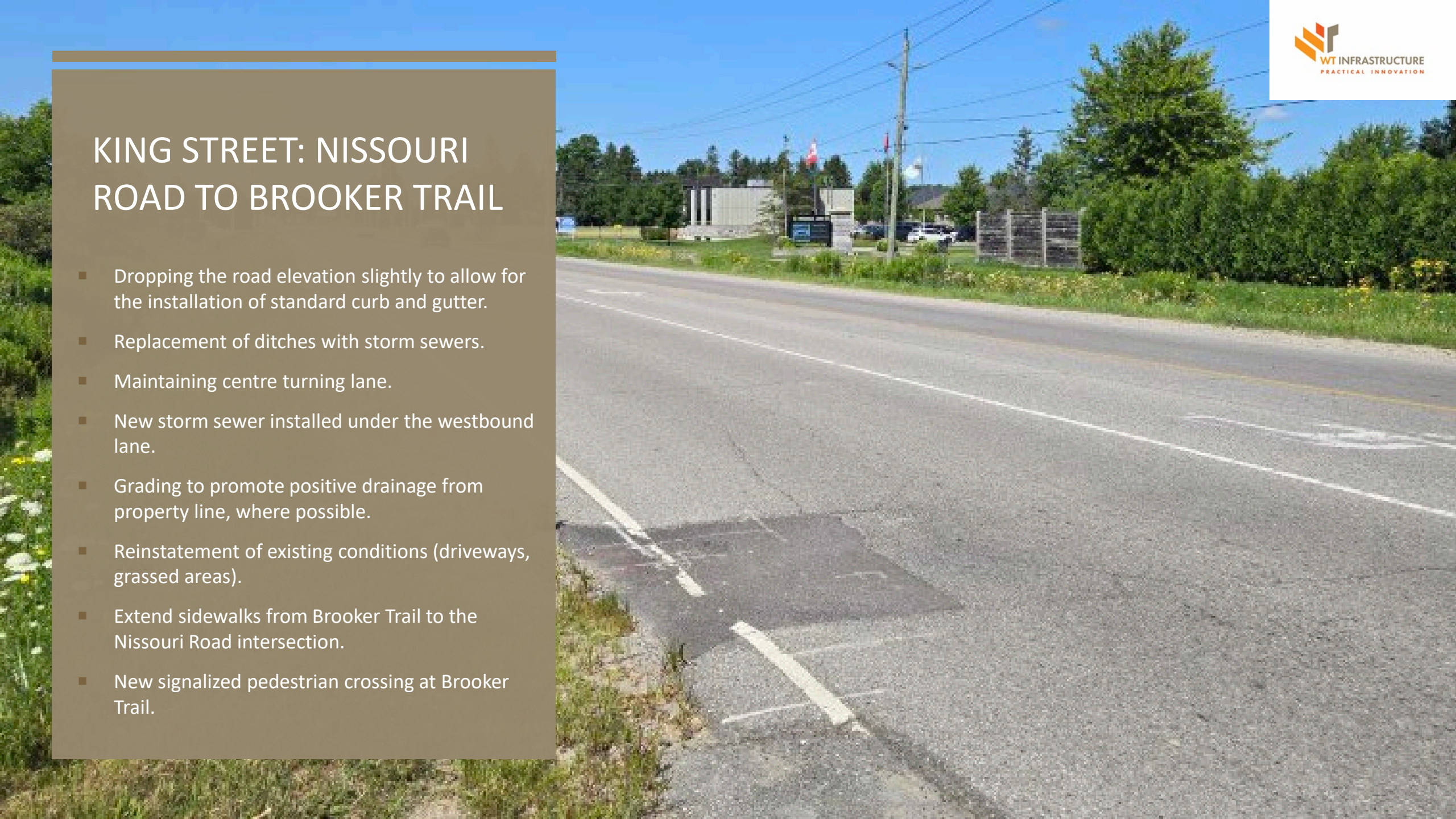
NISSOURI ROAD INTERSECTION FUTURE PROOFING

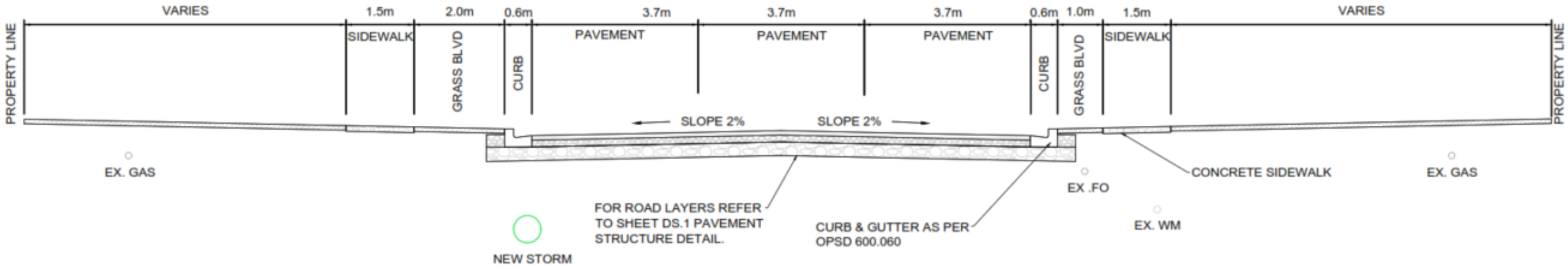
- Installation of new storm sewer in northbound lane to facilitate future urbanization of Nissouri Road and development north of King Street.
- Conversion of curbs from mountable to standard urban curb and gutter.
- Installation of electrical conduit for future pedestrian pushbutton infrastructure.
- Grading the intersection to allow for the future installation of crosswalks and sidewalk ramps.
- Extend sidewalks to east of the intersection.
- Paving of the intersection.
- No significant changes to signals, lane widths, or layout.


THORNDALE ROAD
NISSOURI ROAD
KING ST
90 KING STREET
16783 THORNDALE ROAD
TRS COMPONENTS LTD.
21778 NISSOURI ROAD
McCUTCHEON FARM DRAINAGE

KING STREET: NISSOURI ROAD TO BROOKER TRAIL

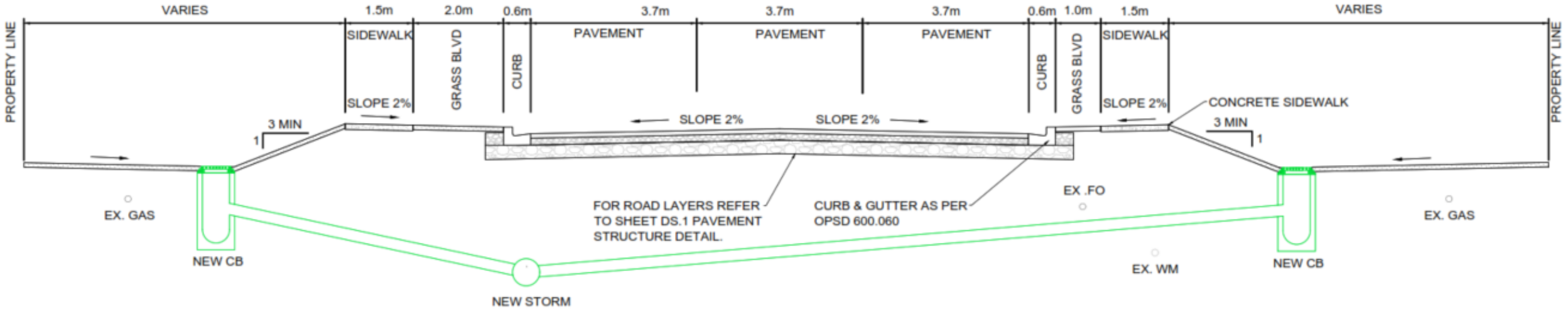
- Dropping the road elevation slightly to allow for the installation of standard curb and gutter.
- Replacement of ditches with storm sewers.
- Maintaining centre turning lane.
- New storm sewer installed under the westbound lane.
- Grading to promote positive drainage from property line, where possible.
- Reinstatement of existing conditions (driveways, grassed areas).
- Extend sidewalks from Brooker Trail to the Nissouri Road intersection.
- New signalized pedestrian crossing at Brooker Trail.





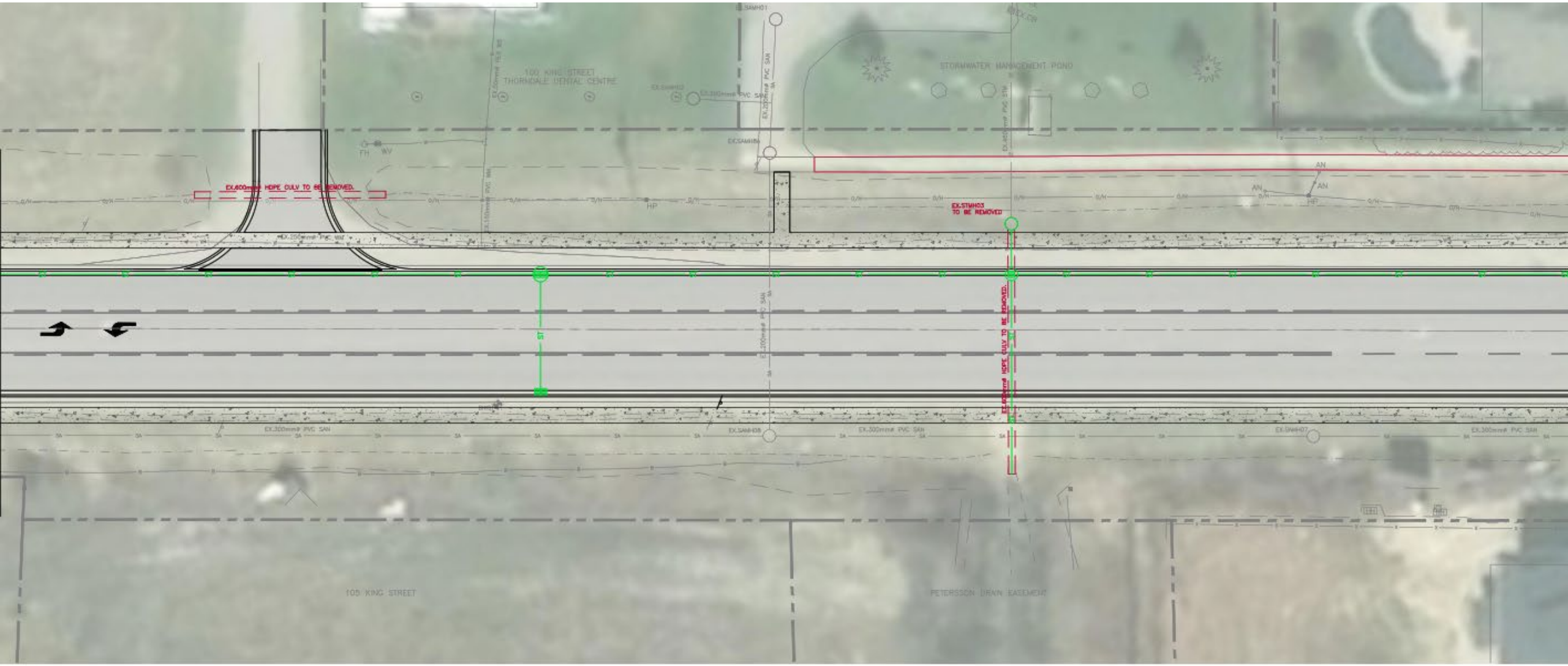
Typical Level Cross Section

EX. SAN



Typical Elevated Cross Section

EX. SAN


100 KING STREET
THORNDALE DENTAL CENTRE
STORMWATER MANAGEMENT POND
EX.SAMH01
EX.SAMH02
EX.SAMH04
EX.SAMH03
TO BE REMOVED
EX.600mmø HDPE CULV TO BE REMOVED
EX.450mmø HDPE CULV TO BE REMOVED
EX.300mmø PVC SAN
EX.SAMH08
EX.SAMH07
105 KING STREET
PETERSSON DRAIN EASEMENT

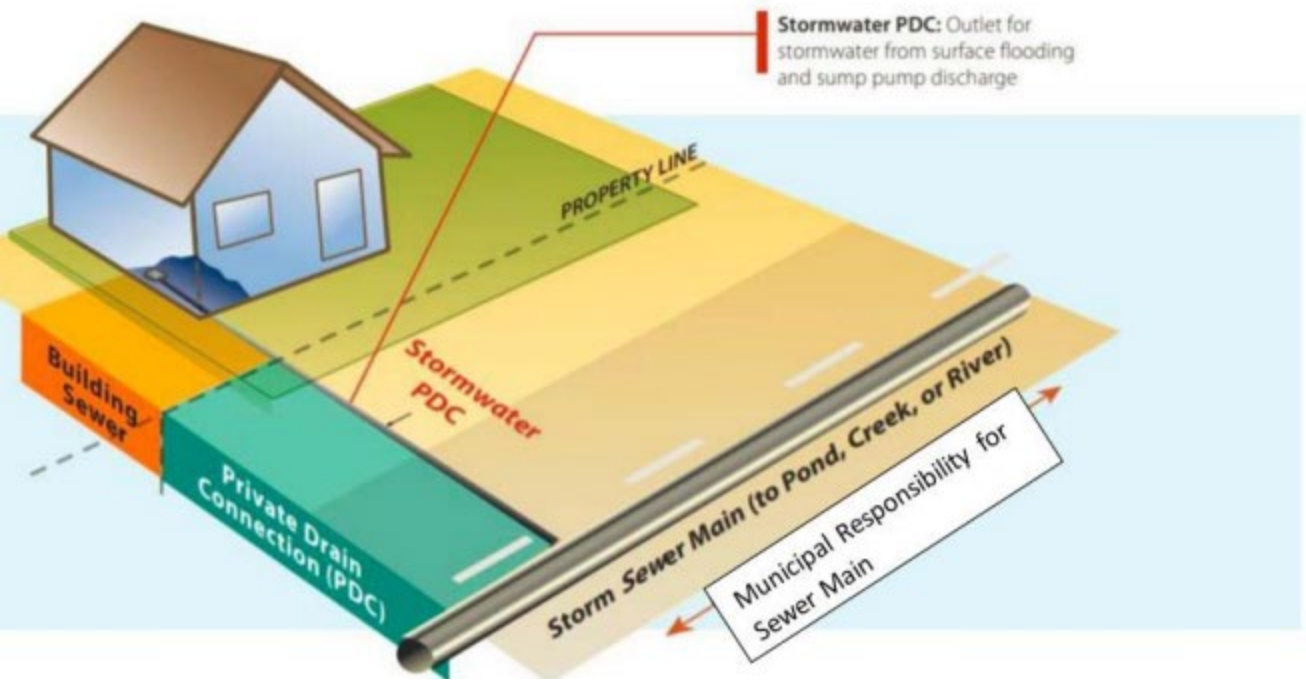
KING ST

KING STREET: BROOKER TRAIL TO WYE CREEK BRIDGE

- Widening the road to add a centre turning lane.
- Dropping the elevation of the road more significantly to allow for the installation of standard curb and gutter and centre lane.
- Replacement of ditches with storm sewers.
- Providing homes and businesses with a storm sewer connection (PDC).
- New sidewalk on south side of the road.
- New storm sewer installed under the westbound lane.
- Grading to promote positive drainage from property line, where possible.
- Reinstatement of existing conditions (driveways, grassed areas).
- Minor watermain realignment work at Brooker Trail intersection.

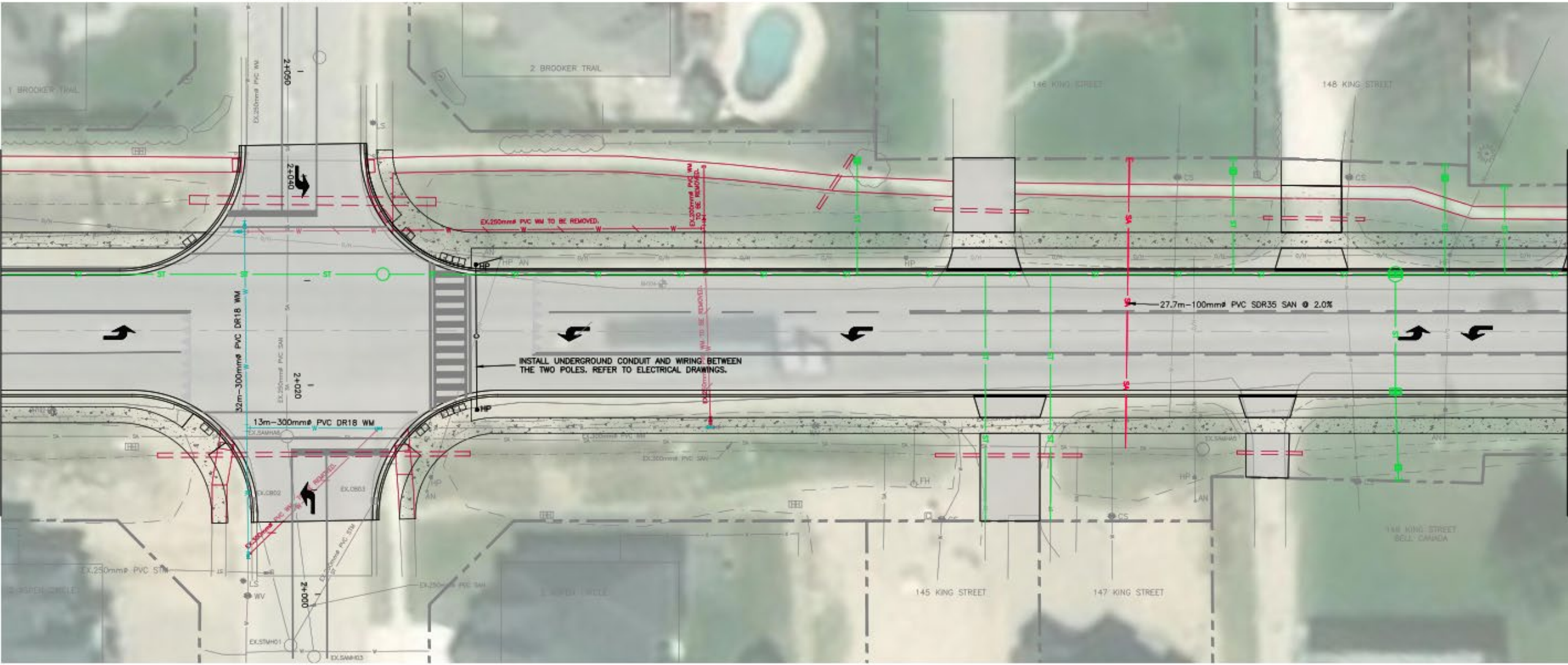
STORM SEWER PDC

- Storm Sewer Private Drain Connection (PDC) can be used as an outlet for your sump pump line or rear yard catchbasin(s) to assist in mitigating flooding risk.
- Provides property owners with a piped, gravity connection to the local storm sewer that is capped at property line.
- Marked with a 2x4 at your property line that is buried from the cap to 150mm below ground for ease of locating in the future.
- Property owners will be required to request a connection permit from the Municipality if they wish to connect to their PDC and take on the responsibility to have the design and installation of storm infrastructure constructed on private property.



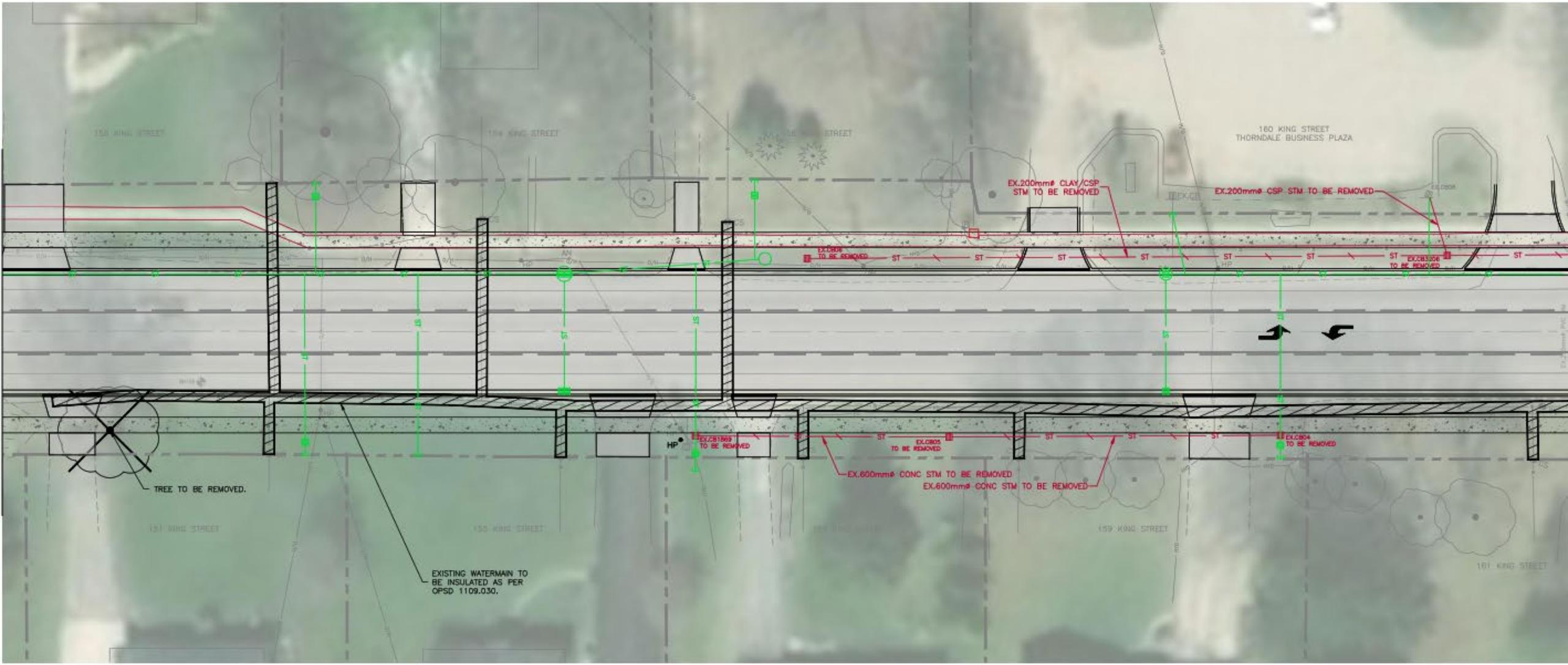
- Property owners are responsible to ensure a functional check-valve is installed on the pipe between the sump-pump and foundation wall to provide protection in the event of a storm sewer back-up or significant rainfall event.
- Roof leaders currently piped to roadside ditches or into an existing storm sewer must be disconnected by the property owner at the point of ground entry near the building. No roof leaders will be allowed to connect to the new PDCs. This is to promote infiltration, groundwater recharge, and maintain the capacity of the new storm sewer.
- We have endeavoured to provide PDCs that are as deep as possible within the limitations of the design. It is the responsibility of the property owner to determine if their piping will flow by gravity or if they will require pumping to reach the outlet.

BROOKER TRAIL

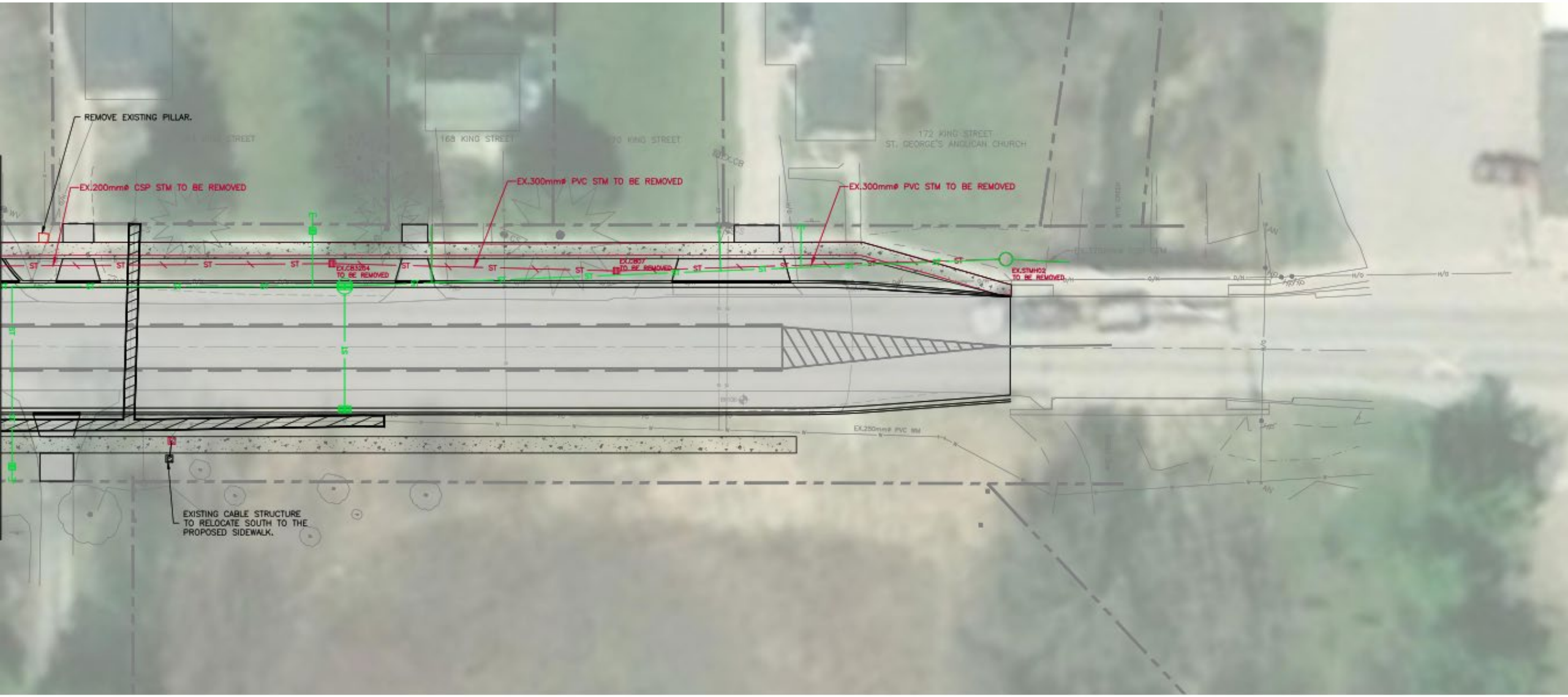


ASPEN CIRCLE

KING ST

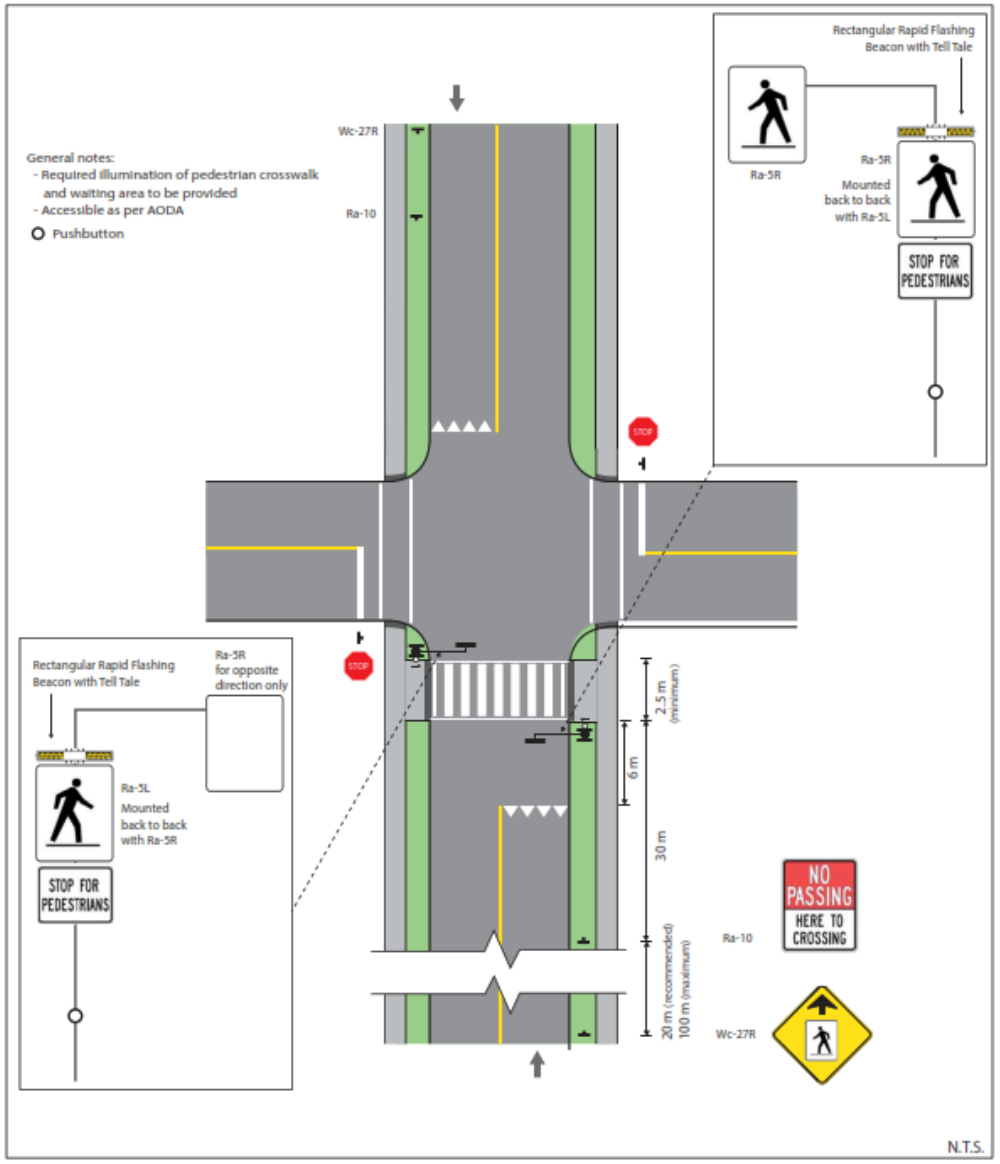

160 KING STREET
THORNDALE BUSINESS PLAZA
EX.200mmø CLAY/CSP
STM TO BE REMOVED
EX.200mmø CSP STM TO BE REMOVED
EX.CB806
TO BE REMOVED
EX.CB805
TO BE REMOVED
EX.CB804
TO BE REMOVED
EX.600mmø CONC STM TO BE REMOVED
EX.600mmø CONC STM TO BE REMOVED
TREE TO BE REMOVED.
EXISTING WATERMAIN TO
BE INSULATED AS PER
OPSD 1109.030.
HP
ST
159 KING STREET

KING ST


REMOVE EXISTING PILLAR.
EX.200mmø CSP STM TO BE REMOVED
EX.300mmø PVC STM TO BE REMOVED
EX.300mmø PVC STM TO BE REMOVED
EX.CB3264 TO BE REMOVED
EX.CB37 TO BE REMOVED
EX.STMH02 TO BE REMOVED
EXISTING CABLE STRUCTURE TO RELOCATE SOUTH TO THE PROPOSED SIDEWALK.
169 KING STREET
172 KING STREET
ST. GEORGE'S ANGLICAN CHURCH
EX.250mmø PVC STM

KING ST

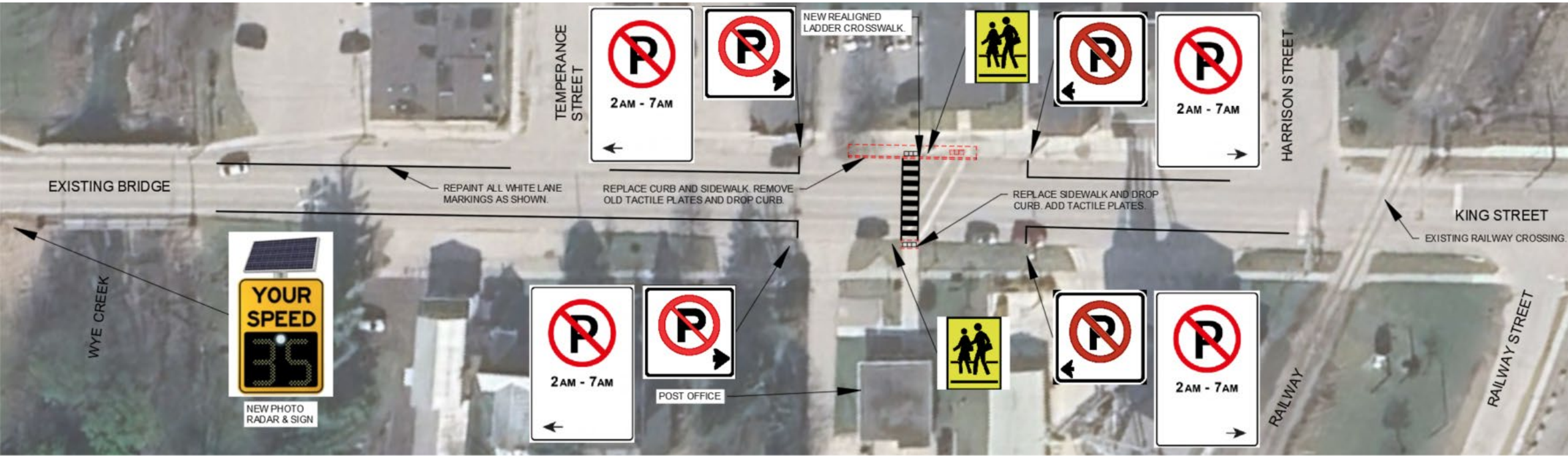
TRAFFIC CALMING AT BROOKER TRAIL



Pedestrian Crossover Level 2 Type B – Intersection (2-way)

TRAFFIC CALMING AT POST OFFICE

- Realign existing crosswalk to be perpendicular to the roadway.
- Relocate signage to increase no-parking buffer zone.
- Repaint white lane markings.
- Install missing tactile warning plates on south side.
- Remove and replace concrete in red to conform to new layout.



PROJECT COSTING

- There is no direct charge for the project to property owners.
- All stormwater and other servicing infrastructure within the municipal right of way and sidewalks are being replaced through a Thames Centre Capital Project.
- All roadway reconstruction costs are being shared with the County through a Middlesex County Capital Project.
- Additional work may need to be paid for by property owners if roof leaders need to be disconnected on private property.
- Any storm piping, catchbasins, or sump-pump lines placed by the owner on private property and connection permit fee are paid for by the property owner.

PROJECT SCHEDULE

- Design Development – 2024 & 2025 – 90% Complete
- Tender Issue – Fall 2025
- Construction Start – April 2026
- Construction Completion – Fall 2026

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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 re-laid 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?**
  - 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.
- **What will happen to my trees?**
  - Tree protection fencing will be used to protect healthy trees within the construction limits.
  - Any tree removals required for the project are clearly marked on the plans and limited to certain trees within 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 my new storm PDC?**
  - 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 PDC at their property line **AFTER** the Municipal project is complete.
- **How do I know where the PDC is going to be placed on my property?**
  - Please review the proposed location of your PDC on the drawings. If you have any concerns about the proposed location, please let us know prior to the end of the year.
- **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/202526-king-street-storm-sewer-upgrade-and-road-urbanization-pending-council-approval

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