

Argyle and Grafton Shared Streetscape

Information Session at Durty Nelly's - Meeting Notes: May 25, 2017

1. Welcome - Paul Mackinnon, Executive Director of Downtown Halifax Business Commission

- Two working groups will be organized by DHBC. Membership is open, contact the BID if you are interested.
- Communication working group will meet weekly during construction to assist with communication flow to business owners about aspects of construction activity. Will generate regular updates sent out by email.
- Marketing working group will focus on promotion and awareness of businesses on Argyle and Grafton during construction. There is a budget to support this work from DHBC.

2. Team Introduction - Hanita Koblents, HRM Principal Planner, Urban Design – Streetscapes

- HRM staff introductions
 - Hanita Koblents, Principal Planner (HRM project manager)
 - Doug Crossman, Senior Construction Inspector
 - Ben Lemphers, Urban Design Co-op Student
- Dexter construction (Lead Construction Contractor) introductions
 - Bill Harding, Project Superintendent
 - Cody McCarthy, Project Engineer
 - Beth Faulkner, Project Coordinator
- Stantec (Consultants) introductions
 - Wayne Smith, Project Administrator
 - Sandie Hattie, Construction inspector
- We have a great team with much experience and a successful track record

3. Construction Management Plan (CMP)

- Q: Can business have access to CMP?
 - A: This is not normally a public document. The CMP will be a living document that evolves throughout the project. It will be adapted to meet the spirit of HRM's Construction Mitigation Guidelines throughout.

4. Noise Bylaw Exemptions

- Typical hours of work 6am-9pm, Monday-Friday; 7am – 7pm Saturday and Sundays as needed. Notices of a Noise Bylaw Exemption were distributed on May 24, 2017.
- The contract also requires certain noise restrictions in the first hour of the day. The noise bylaw exemption will allow the contractor to set up at this time, but restricts excessively noisy activities such for the first hour of the day. For example, Monday to Friday, the intention is to arrive and begin set-up at 6am, begin serious work by 7am.
- Many different hours of businesses and different needs. We will try to strike the balance between getting as much work done as possible while causing minimal disturbance. We all have in common that we want this project done in 17 weeks or less.
- As the project progresses, work may need to be done outside those hours, for example, on Sundays, in order to minimize disturbance and access to businesses.

5. Traffic Control

- At first, fencing is going up in the street while sidewalks will remain.
- Garages and driveways – vehicle access will be maintained throughout.
- Flag people posted at both ends of each block. They will guide and advise patrons
 - Q: Fences, how high will they be? What about remediating dust with screening?
Concern that dust remediation with previous construction in the area has been poor.
 - A: Bill - primary plan for dust control is water, keeping worksite damp.
 - A - Doug – water is probably the best way to mitigate dust. Dust can easily fly over top of the fence.
- Q: Window cleaners, will they be able to access windows?
 - A: Doug - sidewalks will be open except for minor temporary disruptions.
 - Bill: We can accommodate window cleaners if schedules are shared.
 - Hanita – let us know when they are schedule to clean, and what their needs are for set up.
- Q: Any provisions for Blowers? Deliveries here are very difficult. Traffic control may be needed on Blowers.
 - A: Hanita - We are removing a few extra meters create more room. We are starting with minimal intervention, but if it proves not enough, we can remove more meters. We can be responsive.

6. Water and Service disruptions

- First two weeks will include the 'deep work'. Up to six water service laterals replaced, and three fire hydrants replaced. Property owners have been notified where lateral is expected to be replaced. Hydrants will have a zone of influence (water shut down) and notifications to go out accordingly.
- Feedback: Some business owners have not received notice on laterals. Confusion over six laterals being replaced. Everyone needs to know where the laterals and hydrants are.
- Bill - Owners need to have a plumber present at the time of installation to handle work inside their property. Approx. 30 min process to complete lateral replacement once lines uncovered. Timing: 7-8am. Dexter can coordinate with you for the most convenient time, even if middle of the night is needed.
- 3 hydrant removals will be scheduled at night, as these will cause wider disturbance.
- Heritage Gas will be onsite when needed. Calling Heritage Gas won't fall to business owners. No gas disruptions anticipated.
- Q: Timeframe for service shutdowns notifications?
 - A: Doug - five days, but we will work towards minimizing impacts to you, so if earlier works then they will do that. Emphasizing cooperation to find best time.
- Q: Can business upgrade their lateral?
 - Bill: You must apply through Halifax Water for service upgrade.
 - Hanita: goal is to have this disruptive service work done within first two weeks. It may be too late to apply for permits for upgrades. We cannot delay the project. Ideally, this should have been considered before.
 - Only lead service replacements are being covered through Halifax Water.

7. Pedestrian Management

- Fencing will move to accommodate construction and access needs, so the plan must remain flexible. Location of sidewalks will evolve as disruptions come and go. There will always be pedestrian access, and the aim is for 2.5m 'sidewalks'.
- Business directory signs will be installed on construction fencing. Please review the mock-ups to confirm your business is included as you wish.

- Wayfinding signs will be provided to show the way if the route to the business closures change as work progress. I.e. won't be able to cross part of sidewalk while it is dug up for a lateral replacement.
- Flag people will be present on each street to direct vehicles and pedestrians.
- Night work and weekend work may be necessary when work is being done immediately in front of business entrance. Dexter will coordinate this with shop owner.
- Temporary sidewalks will be hard surface – wood, asphalt, steel with non-slip covering. No gravel will be used.
- Ramps will be provided over work areas in some places, and these will be wheelchair accessible.
- Q: How long will ramps be in place?
 - Bill: Only as long as it takes to install paving stones, could be as little as a day or so.
- Portions of sidewalk may be closed for short periods. In such cases, accommodations will be made to maintain pedestrian access as the construction progresses.
- Hanita: commitment is that pedestrians will always be able to get down the street and enter your business.
- Please review and comment on draft directory signs before you go.
- Q: Bar Lineups. How will lineups be accommodated if there is no street? They usually spill into street.
 - A: Hanita – The problem is if lineups block sidewalk. Will need bar owners help to ensure pedestrians can still get through. We will follow up with police on this issue.

8. Waste Management

- Beth has been in contact with everyone except for one operator; please see her afterwards.
- Re-Group will continue to do municipal pick-up with Dexter taking garbage to side streets.
- Some business have 96 gallon bins picked up at front – Dexter will ensure these get to the end of street for pickup.
- **Business owners, please label your bins with name and civic address to ensure they are returned to the right place.
- There may be a learning curve because we do not yet know the volume of waste we are dealing with. If there are concerns, please contact us and we will address this.
- Feedback: add “who to call for what” to meeting notes.

9. Lighting

- Will be maintained at existing levels by the lighting contractor.

10. After hours security

- Dexter will have security personnel onsite to ensure safety during the night. The contact number will be distributed.
- Please call 911 if people are inside the work site or if there is an immediate hazard

11. Information Postcards

- Idea came about from DHBC
- Promotion of the project as an exciting time in our city.
- Includes key points about construction, and details of where to park.
- Ben will distribute as many as you need.
- A tool to proactively communicate with your patrons throughout construction. Please help distribute in your bill folds or on card racks at your premises.

12. Loading and Deliveries

- There will be no loading on project streets. Side street loading zones will be created by removing parking. Loading zones prohibit parking, but allow loading 6am-6pm M-F. Parking permitted outside these hours.
- South side of Sackville will remain a 24-hour loading zone.
- “No parking” zones are effectively the same as a 24 hour loading zone; “no parking” zones allow loading.
- ***Business Owners - Please provide loading information to your suppliers.
- The best time to receive your deliveries will be in the early morning, after Dexter has loaded in for the day (after 7am).
- Feedback – informational postcard should be on project website.
 - DHBC will post it on their website also.
- Meters will be removed over the next week and appropriate temporary signage installed.
- If initial plan for parking and delivery loading is not working, please contact us and we will be responsive to your feedback.

- Paul and Councillor Mason had a look around for extra parking, maybe some extra spots to identify. More to come on this possibility.

13. Construction Staging

- Construction staging and parking is at Cogswell -- contractors will not be competing with your customers for parking on-street downtown.

14. Encroachments

- Please have planter boxes and canopies removed from right-of-way by June 1.
- Prince Street: we are not working on Prince yet. North side sidewalk will be replaced later on in the project.
- Doug: Encroachments limit sidewalk space and prevent Dexter from being able to maintain adequate pedestrian access.

15. Who to Call When

For Construction Mitigation and Safety Issues:

1. 311 – For non urgent calls. 311 helps us to track trends with problems. They will contact Ben and Hanita who will deal with concerns and follow up within 1-2 business days.
 2. Bill Harding, Project Superintendent: 902.222.8362 (Hours: 7am-9pm)
 3. After hours safety concerns: Dexter Security [Number TBD] (Hours: 9pm-7am)
 4. Emergencies – 911
- Feedback: request for recognition that concerns has been received. Respond to webform submission to acknowledge receipt of inquiry.
 - A. Ben – will do.
 - Bill: Please leave a message if I don't pick up. I will respond as soon as possible. You can also stop by the site office on Blowers. We will work with you to get your problem solved.

For Project Inquiries and Concerns:

1. Ben Lemphers, HRM Co-op student. Hours 8:30-4:30, M-F: 902-292-2653
2. Hanita Koblents, HRM Principal Planner, 902.292.2680