



**London**  
CANADA

## Pre-Construction Notice: 2025 Infrastructure Renewal Project

### Sterling Street, Salisbury Street and Mornington Avenue

**Date:** October 10, 2024

**To:** Resident and/or property owner

The City of London is planning to reconstruct Sterling Street, Salisbury Street and Mornington Avenue next year to replace aging infrastructure that has exceeded its expected lifecycle. This letter provides important information about the project, what to expect during construction, and how to stay informed.

#### **Project location:**

The map below identifies the approximate limits of the construction project area. Work is planned on Sterling Street from Oxford Street East to Salisbury Street, Salisbury Street from Sterling Street to Quebec Street and Mornington Avenue from Sterling Street to Quebec Street.



## **Proposed Work Details:**

Work to be completed as part of this road reconstruction project includes:

- Removing the current road surface, curbs and gutters
- Replacing watermain, sanitary sewer, and storm sewer (see [Appendix B](#))
- Renewing private drain connections
- Adding new granular sub-layer, base granular, and asphalt
- Adding new curbs, catchbasins, and gutters
- Boulevard restoration (adding new topsoil and sod)
- Tree removals (see [Appendix A](#))

## **Anticipated project timeline**

A project like this typically takes approximately 5 to 6 months to complete once construction begins.

### Fall 2023 – February 2025:

- Detailed design is completed, incorporating comments and input from residents where possible

### Fall 2024:

- Tree assessment is completed and any trees requiring removal are identified
- Residents receive notification with details of final street design and any information on tree impacts

### March 31, 2025:

- Any tree removals required are completed by this date, in accordance with legislation protecting migratory birds and their nesting periods.

### Spring/summer 2025:

- Pre-construction notices are issued approximately two weeks ahead of the start of construction, with more detailed information on temporary conditions and impacts to things like street parking and access, and garbage collection.

## **Public update meeting**

The City of London is hosting a public update meeting on October 24th, 2024, to provide an update on the project and share information on construction.

Please join the City of London for a drop-in event to view updated construction plans, review necessary tree removals, discuss impacts to your property and to learn more about the project. Following the meeting, project boards displayed at the meeting will be available for download on the project website listed below.

**Date:** October 24th, 2024

**Time:** 7:00 pm to 9:00 pm

**Format:** Open house

**Location:** East Carling Public School – Gymnasium – 814 Quebec Street, London, ON

**Who should join:** Anyone who lives, works, or owns property in the immediate project area, including nearby side streets, is invited to participate.

If you require any special accommodation in accessing the project information or online material, please contact the City project manager listed below, and we will work together to best share the information with you. If you have specific questions about potential impacts to your property, please contact the City project manager listed below.

**Contact information:**

The City is committed to keeping you informed during the project. Please reach out to your City project manager at any time, Monday through Friday.

**City Project Manager**

Name: Dave Chromczak

Organization: City of London

Phone: 519-661-2489, ext. - 8439

Email: [dchromcz@london.ca](mailto:dchromcz@london.ca)

**After hours or urgent matters**

Name: Dispatch

Organization: City of London

Phone: 519-661-4965

Email: [service@london.ca](mailto:service@london.ca)

**Transportation impacts**

The City has evaluated how pedestrians, motorists, cyclists will be impacted by the construction of this project. We have determined Sterling Street, Salisbury Street and Mornington Avenue will remain open to local vehicle traffic only. There will be a few possible disruptions to driveway access at different points in the project. Residents who require accommodation (level entry, advanced notice, etc.) should contact the Project Manager to arrange for access during the construction period. Cyclists and pedestrians should exercise caution around construction sites and follow all construction signs. A Construction Notice will be issued before construction begins with additional information.

**Stay informed:**

**Website**

Visit the City's [Get Involved](http://getinvolved.london.ca/sterling) website ([getinvolved.london.ca/sterling](http://getinvolved.london.ca/sterling)) to learn more about your construction project, find project notices and other related content. More information will be uploaded to this website as the project progresses.

Visit the [Infrastructure Renewal Road Projects web page](http://london.ca/roadconstruction) ([London.ca/roadconstruction](http://london.ca/roadconstruction)) to learn more about your construction project, find project notices and other related content.

**Renew London interactive map**

Use the interactive map on [Renew London](http://london.ca/roadwork) ([london.ca/roadwork](http://london.ca/roadwork)) to search your street name to find current information about your construction project and other city-wide road work.

**Navigation apps**

Use navigation apps such as Waze or Google Maps to find alternative routes during construction.

Thank you in advance for your cooperation. We look forward to completing these important infrastructure upgrades in your area as we work towards building a more sustainable city.

Regards,

A handwritten signature in black ink, appearing to read 'Kathleen Johnson', with a stylized, cursive script.

Kathleen Johnson, P.Eng  
Environmental Services Engineer, Water Engineering Division

Copied: Kelly Scherr, Deputy City Manager, Environment and Infrastructure Services  
Councillor Susan Stevenson (Ward 4)

## **Appendix A: Construction impacts & resources**

### **Tree removals**

During a project's design, staff from the City of London's engineering, forestry, and construction administration divisions, along with the engineer and arborist, walk the street to evaluate each property, determine the current health of the trees, and determine how to best install services while minimizing impacts to trees and structures.

Removal of trees is never our first choice, and we strive to reduce tree impacts as much as possible while balancing the need for safe and reliable infrastructure in our city.

After careful assessment, it was determined that there are trees within the City right-of-way that need to be removed for health reasons or due to construction conflicts. Trees within the project limits were inspected by a professional arborist from the project team to determine their health condition, review conflicts with construction, and develop a tree protection plan. A total of 82 trees were assessed within the project limits.

Anticipated tree removals are listed below and are subject to change. Details about the specific tree locations are included in this notice.

Tree size has been grouped into two categories: small trees with a diameter less than 12 inches / 30 cm and large trees with a diameter greater than 12 inches / 30 cm.

- Removal is required for a total of 5 small trees and 5 large trees on Sterling Street
- Removal is required for a total of 2 small trees on Salisbury Street
- Removal is required for a total of 2 large trees on Mornington Avenue

The trees will be marked with a white line around their trunk one week before removal. The required tree removals will be completed by March 31, 2025 before the migratory bird nesting period begins.

### **Tree replacement**

When projects are completed, the City replaces the removed trees and evaluates additional new tree planting opportunities on these streets. Each project is unique, and our approach to tree replacement is tailored to the context of the area we're working with.

Each year, the City of London plants approximately 5,000 trees to help mitigate the impacts of climate change, provide shade and lower temperatures reducing energy costs at homes. Trees also help absorb heavy rainfall and reduce stormwater flows.

### **Our regard for wildlife**

The first three months of each year is a period when most tree removals across the city are completed, and that's because we are working to complete this pre-construction work ahead of the migratory bird nesting period, which starts on April 1. In cases where tree removals continue later into the spring, bird experts are also then engaged before any removals take place.

## Tree assessment findings

| Location              | Tree type and trunk diameter | Reason for removal                                                                                                 |
|-----------------------|------------------------------|--------------------------------------------------------------------------------------------------------------------|
| 93 Sterling Street    | Silver Maple, <0.15m         | Poor health and construction impacts: conflicts with service installation                                          |
| 84 Sterling Street    | Norway Maple, 0.55m          | Poor health and construction impacts: conflicts with service installation                                          |
| 81 Sterling Street    | Buckthorn, <0.15m            | Invasive Species                                                                                                   |
| 72 Sterling Street    | Red Oak, <0.15m              | Poor health and construction impacts: conflicts with service installation                                          |
| 67 Sterling Street    | Silver Maple, 1.1m           | Construction impacts: conflicts with sidewalk and service installation                                             |
| 66 Sterling Street    | Norway Maple, 0.45m          | Poor health and construction impacts: conflicts with service installation                                          |
| 65 Sterling Street    | Norway Maple, 0.6m           | Construction impacts: conflicts with service installation                                                          |
| 43 Sterling Street    | Norway Maple, 0.5m           | Poor health and construction impacts: conflicts with service Installation.                                         |
| 39 Sterling Street    | Portion of hedge, <0.15m     | Construction impacts: conflicts with Fire Hydrant                                                                  |
| 33 Sterling Street    | Portion of hedge, <0.15m     | Construction impacts: conflicts with sidewalk and service installation.                                            |
| 334 Salisbury Street  | Serviceberry, <0.15m         | Construction impacts: conflicts with curb and gutter, sidewalk, watermain and service installation                 |
| 330 Salisbury Street  | Serviceberry, < 0.15m        | Construction impacts: conflicts with curb and gutter, sidewalk, watermain and service installation                 |
| 336 Mornington Avenue | Silver Maple, 0.7m           | Construction impacts: conflicts with curb and gutter, sidewalk and service installation                            |
| 326 Mornington Street | Norway Maple, 0.6m           | Poor health and construction impacts: conflicts with curb and gutter, sidewalk, watermain and service installation |

## **Parking & loading**

Upon completion of the project, on-street parking on will be reinstated.

## **Driveway widening permits**

If you're considering widening your residential driveway to accommodate more vehicles or enhance maneuverability, kindly contact [streetpermit@london.ca](mailto:streetpermit@london.ca) for an application. It's essential to ensure that the widening of your driveway does not affect other utilities or municipal functions, including trees, bus shelters, street signs, hydro poles, telephone poles, cable or phone boxes, storm drains, fire hydrants, mailboxes, or other municipal infrastructure.

In London, the maximum width allowed for any residential driveway is 50% of the lot frontage, up to a maximum of 8 metres (26.3 feet), whichever is less. The width of the driveway is measured parallel to the street at the street line. Additionally, no lot should have more than two driveways for the first 30 metres (98.7 feet) of the street line. The minimum driveway width permitted is 2.7 metres (8.8 feet).

To learn about permits for widening driveways and [other common homeowner projects](https://london.ca/living-london/building-renovating/common-homeowner-projects) (london.ca/living-london/building-renovating/common-homeowner-projects), please consult the City of London's website.

## **Appendix B: Water & Sewer services**

### **Watermain**

The City will be replacing the watermain under your street and will also be replacing the public portion of the existing 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 home. The public portion of the water service runs from the public watermain to the property line in front of your home, and the private portion runs from the property line to the water meter inside your home.

Some of the properties on your street may have water services made of galvanized iron, which can corrode over time and restrict water flow. Other properties may have water services made of lead. For information on the health risks associated with lead, please visit the [Middlesex-London Health Unit](https://healthunit.com/environment-lead) (healthunit.com/environment-lead) website. If you want to know whether you have a lead water service pipe, please contact 519-661-4739 or [leadtesting@london.ca](mailto:leadtesting@london.ca). If you have a lead water service pipe, the portion of water service from the property line to your house is your responsibility. A licensed plumbing contractor is required to complete lead pipe replacement.

If you choose to hire a contractor to replace the private portion of the lead water service on your property, you may be eligible to have your payments spread out over 10 years under the City's Lead Service Replacement Loan Program. Please contact 519-661-CITY (2489) Ext. 7503, or [skoshows@london.ca](mailto:skoshows@london.ca) for additional program details.

## **Electrical grounding**

Water service pipes were often used to ground electrical systems, but connections can deteriorate over time and pose a serious safety risk. It is the owner's responsibility to ensure the grounding system is adequate. This may be a good time for you to hire an electrician, at your cost, to check the condition of your building's electrical ground.

## **Sanitary private drain connections (PDC)**

The sanitary private drain connection (PDC) is the pipe that carries sanitary flow from your property to the City of London's sanitary sewer system. Through this project, all existing sanitary PDCs will be renewed from the sanitary sewer main to a point approximately two meters behind the road curb. This existing sanitary PDC renewal is at no cost to you.

## **Storm private drain connections (PDC)**

The storm private drain connection (PDC) is the pipe that carries water discharged from the sump pump or drain on your property to the City's storm sewer system. Through this project, all existing storm PDCs will be renewed from the storm sewer main to a point approximately 2 meters behind the road curb. This existing storm PDC renewal is at no cost to you.

## **Basement flooding**

The City of London's [Basement Flooding Grant Program](https://london.ca/BFGP) ([london.ca/BFGP](https://london.ca/BFGP)) is designed to provide financial assistance to property owners to disconnect their weeping tiles from the City's sewer systems and to install a sump pit, sump pump and backwater valve. By doing this, you may decrease risk of basement flooding on your property.