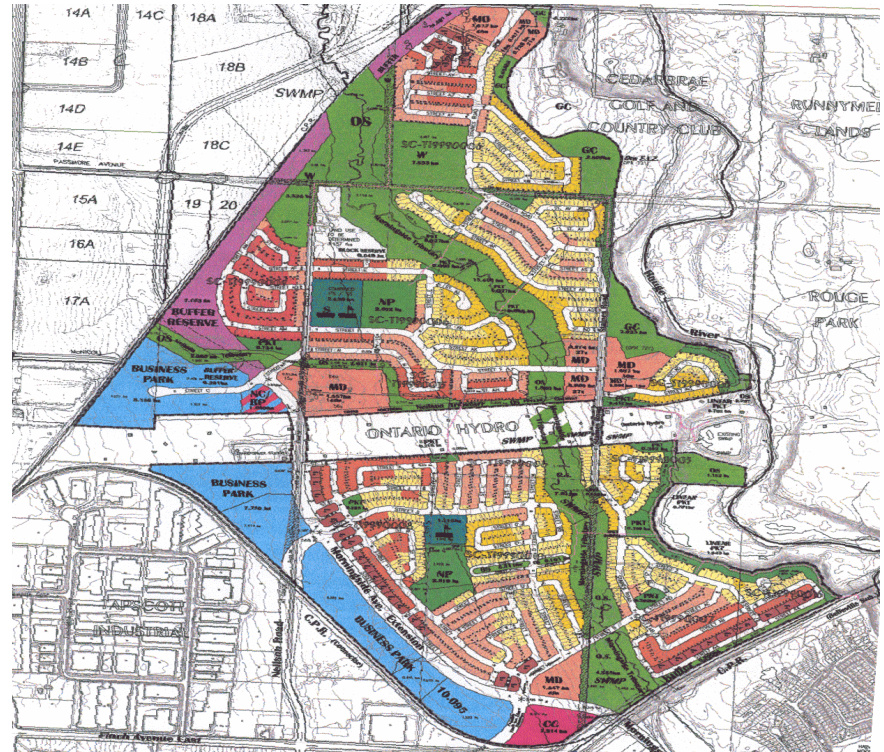


Morningside Heights Community Development

Morningside Heights, comprising approximately 750 acres, was one of the last large tracts of undeveloped land within the City of Toronto, located between Finch Avenue and Steeles Avenue, from Tapscott Road to the Rouge River. An application was submitted to the City of Toronto by the Owners to develop approximately 3,000 homes, and business park uses.

To settle transportation issues at an Ontario Municipal Board Hearing, LEA Consulting Ltd. was retained and derived a transportation plan for which all parties agreed to, including the City of Toronto. The plan included a series of road and intersection improvements, and a new road – an extension of McNicoll Avenue easterly from Tapscott Road to an extended Morningside Avenue.

Following planning approvals, LEA Consulting Ltd. carried out preliminary and detailed design services, and construction administration on all roadworks that were required for approval. Roadworks included the



extension of McNicoll Avenue, widening of Steeles Avenue and signalization of the intersection with Staines Road, widening of Neilson Road, reconstruction of Passmore Avenue and improving the Finch/Staines/Morningside intersection. Total cost of roadworks was estimated at \$10,000,000.



PROJECT SUMMARY

Client:
**Morningside Heights
Landowners Group**

Location:
Toronto, Ontario, Canada

Services Provided:
**Transportation Planning,
Environmental Assessment,
Preliminary Design and
Detailed Design for New and
Rehabilitated Roads and
Railway, Major Utility and
Services Installation and
Relocation**

The extension of McNicoll Avenue required a Class Environmental Assessment for approval and the expropriation of some land outside of the Morningside Heights area. LEA undertook a Schedule B Class Environmental Assessment Study with the City of Toronto as proponent, following all of the requirements of the June 2000 Municipal Class Environmental Assessment document.

Detailed design and construction activities involved many underground services, including the design and installation of 400 mm dia. watermain, 1500 mm dia. storm sewer and 300 mm dia. sanitary sewer. Watermain installation also involved tunneling under CP Rail mainline tracks. All permits for approval, including MOEE and to cross CP Rail tracks, gas mains, etc. were obtained by LEA.

Design and construction required close liaison with the major utility companies, including Enbridge



Consumers Gas, Toronto Hydro, Hydro One, Bell Canada, and TransNorthern Pipelines. LEA worked closely with Enbridge Consumers Gas to negotiate the lowering and relocation of a 400 mm dia. High Pressure Gas Main in Neilson Road. Numerous discussions and meetings were required with Bell and Toronto Hydro to negotiate the relocation of underground plant and pole

lines that were in conflict with the new designs and construction activity.

Weekly site meetings were arranged with project staff from numerous consulting firms, contractors, City of Toronto and TRCA to discuss construction activity and schedules.

