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TO:	CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON JANUARY 6 2014
FROM:	EDWARD SOLDO, P. ENG. DIRECTOR, ROADS AND TRANSPORTATION
SUBJECT:	STORMWATER INFRASTRUCTURE IMPROVEMENTS/REMEDIATION WORKS ALONG RICHMOND STREET CORRIDOR

RECOMMENDATION

That, on the recommendation of the Director, Roads and Transportation, this report **BE RECEIVED** for information with respect to the Stormwater Infrastructure Improvements/Remediation Works along the Richmond Street corridor from Hillside Drive to the Thames River- North Branch.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

PEC-November 12, 2013, Application by: City of London 1607, 1609 (eastern portion), 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, AND 1653 RICHMOND STREET

PEC - August 22, 2012 -Storm outlet reconstruction and upgrade works and accompanying Stormwater Management measures to accommodate residential intensification at 1631, 1635 and 1639 Richmond Street and the Richmond Street corridor from Hillside Drive to the Thames River, North Branch

BNEC - October 17, 2011 – 1607, 1609 (eastern portion), 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street (OZ-7965)

PEC- December 12, 2011 – 1607, 1609 (eastern portion), 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street (OZ- 7965)

PEC-December 12, 2011– Storm Sewer to Accommodate Intensification on Richmond Street

PC- November 16, 2009 – Public Site Plan Review (S.P. No. 06-032378) – 1639 Richmond Street

PC- March 1, 2010 Report to Planning Committee – Ontario Municipal Board Appeals – 1639 Richmond Street

BACKGROUND

Purpose:

To report back to Council on the status of re-initiating the Stormwater Infrastructure Improvements along the Richmond Street corridor, as was requested at the November 12, 2013 Planning and Environment Committee meeting.

Context:

In 2004, Council amended the Zoning By-law to permit the development of cluster dwellings in the form of single detached, semi-detached, and townhouses for the lands between 1607-1653 Richmond Street. In March 2011, Council directed Planning Staff to report back at a future process.

In January of 2012, Council determined that the Official Plan and Zoning By-law will be amended at a future date in order to permit the development of residential intensification in the

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form of multiple attached dwellings. Council determined that the by-laws be withheld until such time as site plan approval has been obtained for the properties at 1631, 1635, and development agreement be entered into with the City of London.

Based on preliminary evaluations undertaken by the owner's consultant and confirmed by the City, it was agreed that the existing Richmond Street storm/drainage conveyance and storm outlet system is lacking the required storm outlet capacity to accommodate the proposed residential medium/high density and the existing land developments. Accordingly, Council directed Civic Administration to explore Stormwater Infrastructure Improvements along the Richmond Street corridor with an associated cost estimate for the required works. In 2012, these works were incorporated into the Council approved Growth Management Implementation Strategy. However, at this time the landowner of the subject site chose to delay the consideration to develop this site.

At the November 12, 2013 Planning and Environment Committee meeting, the following direction was approved:

3. Properties located at 1607, 1609 (eastern portion), 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649 and 1653 Richmond Street (OZ-7965)

b) the Civic Administration BE DIRECTED to report back to the Planning and Environment Committee at its meeting to be held on December 10, 2013, with respect to re-initiating the Stormwater Infrastructure Improvements along the Richmond Street corridor, as initially approved by the Municipal Council in January, 2012 and subsequently deferred by the Municipal Council in August, 2012 as well as the process and timeline for completion of the project.

DISCUSSION

Civic Administration, reinitiated the exploration of Stormwater Infrastructure Improvements along the Richmond Street corridor in December 2013. These improvements encompass conceptual design of storm/drainage and SWM servicing works on the subject site as well as improvements to the minor/major conveyance system, storm outlet and energy dissipation system to service new development on the Richmond Street corridor from Hillside Drive to the North Branch of the Thames River. The City's proposed works must ensure that the existing properties will not be adversely affected and need to incorporate road improvement considerations to avoid duplication of future work to the corridor.

Civic Administration is in the process of evaluating several different options to accommodate the anticipated drainage needs. Based on the review to date, the capacity upgrade is driven by approximately 60% by growth and 40% by rehabilitation. Assumptions for the corridor assumes a controlled off-site runoff coefficient of 0.6 and requires that the developers of the subject lands provide the required SWM quality and quantity control at their own cost while the proposed Richmond storm outlet system and SWM measures will be designed and constructed by the City. The preferred option and associated design is expected to be completed by May 2014.

The commencement of construction of these works by the City are subject to obtaining the site plan approval for the properties at 1631, 1635, and 1639 Richmond Street and the signing of a development agreement by the owner. All costs of the SWM works (Private Permanent System) at the subject site must be borne by the owner for the subject site.

CONCLUSIONS

Further to Council direction, Civic Administration is in the process of evaluating several different options to accommodate the anticipated drainage needs for the potential development of the properties at 1631, 1635, and 1639 Richmond Street. The preferred option and associated design is expected to be completed by May 2014. The commencement of construction of these works by the City is subject to selection of the recommended servicing option and the Owner

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obtaining the necessary site plan approval and signing the development agreement for the proposed development.

PREPARED BY:	RECOMMENDED BY:
BERTA KRICKER, M. ENG., F.E.C., P.ENG. MANAGER OF STORMWATER MANAGEMENT UNIT	EDWARD SOLDI, P.ENG. DIRECTOR, ROADS AND TRANSPORTATION
REVIEWED AND CONCURRED BY:	
JOHN BRAAM, P.ENG. MANAGING DIRECTOR, ENVIRONMENTAL & ENGINEERING SERVICES & CITY ENGINEER	

December 23, 2013

Attach: Appendix 'A' – Location Map

C.c. Justin Lawrence, Construction Administration

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