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<b>TO:</b>	<b>CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON MAY 5, 2015</b>
<b>FROM:</b>	<b>JOHN BRAAM, P.ENG. MANAGING DIRECTOR ENVIRONMENTAL &amp; ENGINEERING SERVICES AND CITY ENGINEER</b>
<b>SUBJECT:</b>	<b>STORMWATER SERVICING AND TRIBUTARY WORKS FOR THE NORTH LAMBETH P9 STORMWATER MANAGEMENT FACILITY MUNICIPAL CLASS ENVIRONMENTAL STUDY</b>

<b>INFORMATION</b>
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That, on the recommendation of the Managing Director Environmental & Engineering Services and City Engineer, the following actions **BE TAKEN** with respect to the Stormwater Servicing and Tributary Works for the North Lambeth P9 Stormwater Management Facility Municipal Class EA:

- (a) The Environmental Assessment Study **BE ACCEPTED** in accordance with the Municipal Class EA process requirements; it being noted that the preferred servicing alternative, Option B, recommends;
  - Storm conveyance and stormwater management measures for approximately 127 ha area triggered by development;
  - One regional stormwater management pond for quantity, quality, and erosion control servicing approximately 115 ha;
  - On-site stormwater management controls (private permanent systems) for the remaining service area (approximately 4 ha); and,
  - Outlet improvements from the proposed stormwater management pond outlet to the existing downstream channel either through pipe or open channel.
- (b) A Notice of Completion **BE FILED** with the Municipal Clerk;
- (c) The Municipal Class EA Schedule “B” project file for the Stormwater Servicing and Tributary Works for the North Lambeth P9 Stormwater Management Facility **BE PLACED** on public record for a 30-day review period;
- (d) The Security Amount as identified in Appendix “A”: North Lambeth No. P9 Landowners Agreement in the amount of \$183,948.00 **BE REIMBURSED**; and
- (e) The financing for this work **BE APPROVED** as set out in the Sources of Financing Report attached hereto as Appendix “B”.

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## PREVIOUS REPORTS PERTINENT TO THIS MATTER

Civic Works Committee, May 26, 2014 – Dingman Creek/North Lambeth No. P9 Stormwater Management Facility Class Environmental Assessment Study Appointment of Consulting Engineer

Strategic Priorities & Policy Committee, June 23, 2014 - Growth Management Implementation Strategy (GMIS): 2015 Annual Review & Update

## BACKGROUND

### Purpose:

The objective of this report is present to Committee and Council the preferred servicing option for the Municipal Class Environmental Assessment for the stormwater servicing and tributary works for the North Lambeth P9 Stormwater Management Facility (Appendix “C”: Location Map and Appendix “E”: Study Executive Summary and Figures). It is recommended that this study be accepted and the Notice of Completion for this project be filed with the Municipal Clerk.

### Context:

In May 2014, the City of London appointed Stantec Consulting Ltd. (Stantec) to carry out the Stormwater Servicing and Tributary Works for the North Lambeth P9 Stormwater Management Facility Schedule “B” Municipal Class Environmental Assessment study. The study recommendations identified the need for stormwater conveyance and stormwater management measures to facilitate the development of approximately 127 ha of land to the east of Colonel Talbot Road (Appendix “D”: Stormwater Service Area) and generally between Pack Road and Wharncliffe Road South.

The proposed solution works to reduce the risk of surface flooding in the study area; provide adequate conveyance capacity and controls for minor and major system flows under current and future conditions; address requirements of the 2005 Dingman Creek Subwatershed Study Update; and address future growth requirements over the long term from a stormwater quality and/or quantity perspective as well as erosion control. This will allow for the development of approximately 2000 units (900 single family and 1100 medium density units).

## DISCUSSION

The goal of this project was to determine the most appropriate stormwater servicing methodology through the Municipal Class Environmental Assessment process. The study objectives included:

- Confirm the drainage areas for any proposed stormwater management facilities;
- Identify the stormwater conveyance system for the proposed stormwater management facilities;
- Incorporate the requirements of the Dingman Creek Subwatershed Study Update

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(2005), in assessing the servicing option;

- Provide the required preliminary design and cost implications for the recommended preferred option.

The study evaluated proposed stormwater servicing alternatives. Based on the detailed analysis outlined in the study, it is recommended that Option B be selected as the preferred alternative for servicing the study area. Option B provides for the stormwater servicing of approximately 127 hectares of developable land and requires the construction of the following pieces of infrastructure:

- One regional stormwater management pond for quantity, quality, and erosion control servicing approximately 115 ha;
- On-site stormwater management controls (private permanent systems) of approximately 4 hectares; and,
- Outlet improvements from the proposed stormwater management pond outlet to the existing downstream channel.

Option B further recommends that any constructed stormwater servicing infrastructure be designed in accordance with the design criteria and environmental targets of the Dingman Creek Subwatershed Study Update and are consistent with City, Upper Thames River Conservation Authority, and Ministry of the Environment and Climate Change design standards and requirements.

The consultant has provided a preliminary cost estimate of approximately \$4.7M (excluding HST) for the recommended servicing option.

### **Public Consultation**

As part of the study, one public meeting was conducted. Notifications for this meeting were published in the weeks preceding the Public Information Centre and a letter was sent to the surrounding landowners. The meeting was held on November 12<sup>th</sup>, 2014 at the Lambeth Community Centre, situated at 7112 Beattie Street. This meeting was attended by the public and affected property owners.

Notifications of the project were sent to Federal, Provincial, County, and Municipal stake holders and consultation with local First Nation's was also undertaken.

### **Security Reimbursement**

In early 2014, the landowner (Colonel Talbot Developments Inc.) requested the City initiate the North Lambeth P9 Environmental Assessment study prior to the completion of the 2014 Development Charges By-law. As authorized by Council in June 2014, an agreement was executed with the landowner (Appendix "A" - Dingman Creek/North Lambeth No. P9 Landowners Agreement). The agreement included a requirement that the landowner provide security to the City in the amount of the engineering consulting costs for the North Lambeth P9 Environmental Assessment study. Repayment of the Security Amount was outlined in the agreement as follows:

7. *The City shall repay the Security Amount, or such portion thereof that was spent to pay for the Assessment, to the Owner, only if all of the following conditions are satisfied:*

- a) *municipal council of the City enacts a new Development Charges By-law in 2014, including a Development Charges Background Study which*

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*includes these SWM Works;*

- b) municipal council of the City adopts the 2015 GMIS which includes these SWM Works; and*
- c) municipal council of the City adopts an Environmental and Engineering Services SWM Unit Capital Budget which includes these SWM Works;.*

As all of the above noted conditions have been satisfied, it is recommended that the Security Amount be reimbursed to the landowner.

## CONCLUSION

### **Recommendation:**

Staff recommend that the Stormwater Servicing and Tributary Works for the North Lambeth P9 Stormwater Management Facility Schedule “B” Municipal Class EA study be accepted, identifying the preferred servicing alternative, Option B which includes one regional stormwater management pond.

The implementation of the recommended works under Option B will be subject to written approval and UTRCA permits for the proposed servicing works in accordance with Section 28 of the Conservation Authorities Act.

### **Next Steps:**

Upon acceptance by Council:

- 1) The study report will be filed for review by the public and governing review agencies in order to complete the public review portion of the Class EA process.
- 2) A “Notice of Completion” be published identifying that the study report is available for public review for the mandatory 30 calendar days.
- 3) Stakeholders are encouraged to provide input and comments regarding this study during this time period.
- 4) Should stakeholders feel that issues have not been adequately addressed, they provide written notification within the 30-day review period to the Minister of the Environment and Climate Change requesting further consideration. This process is termed a “Part II Order” (formerly known as a Bump-Up Request).
- 5) Subject to no requests for a Part II Order being received, the project will be in a position to move forward to the design and construction stages in accordance with the recommendations of the study and in accordance with the expected timelines of the City’s Growth Management Implementation Strategy.

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This report was prepared by Chris McIntosh, P. Eng. of the Stormwater Management Unit.

<b>SUBMITTED BY:</b>	<b>REVIEWED AND CONCURRED BY:</b>
<b>SCOTT MATHERS, MPA, P.ENG. DIVISION MANAGER, STORMWATER</b>	<b>EDWARD SOLDO, P. ENG. DIRECTOR, ROADS AND TRANSPORTATION</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN BRAAM, P. ENG. MANAGING DIRECTOR, ENVIRONMENTAL &amp; ENGINEERING SERVICES &amp; CITY ENGINEER</b>	

April 28, 2015

Attach:

- Appendix "A" - Dingman Creek/North Lambeth No. P9 Landowners Agreement
- Appendix "B" - Source of Financing
- Appendix "C" - Project Location Map
- Appendix "D" - Stormwater Servicing Area
- Appendix "E" - Study Executive Summary and Figures