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TO:	CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON MAY 5, 2015
FROM:	JOHN BRAAM, P.ENG. MANAGING DIRECTOR ENVIRONMENTAL & ENGINEERING SERVICES AND CITY ENGINEER
SUBJECT:	DINGMAN CREEK NO. B-4 STORMWATER MANAGEMENT FACILITY AND TRIBUTARY CHANNEL IMPROVEMENT/MODIFICATION MUNICIPAL CLASS ENVIRONMENTAL STUDY

INFORMATION

That, on the recommendation of the Managing Director Environmental & Engineering Services and City Engineer, the following actions **BE TAKEN** with respect to the Storm/Drainage and Stormwater Management Servicing Works for the Dingman Creek No. B-4 Stormwater Management Facility and Tributary Channel Improvement / Modification Municipal Class Environmental Assessment:

- (a) The Environmental Assessment Study **BE ACCEPTED** in accordance with the Municipal Class Environmental Assessment process requirements; it being noted that the preferred servicing alternative, Alternative 3 Option B, recommends;
 - One regional stormwater management pond servicing the proposed low density residential development area north of Mathers Stream;
 - A naturalized outlet channel from the stormwater management pond to Mathers Stream;
 - On-site stormwater management control (Permanent Private System) servicing the land areas east of Mathers Stream;
 - Piping of the intermittent tributary to maximize the land area serviced by the stormwater management pond; and,
 - Enhancement of the upper reach of Mathers Stream.
- (b) A Notice of Completion **BE FILED** with the Municipal Clerk; and
- (c) The Municipal Class Environmental Assessment Schedule "B" project file for the Dingman Creek No. B-4 Stormwater Management Facility and Tributary Channel Improvement/Modification **BE PLACED** on public record for a 30-day review period.
- (d) The Security Amount as identified in Appendix "A": Dingman Creek No. B-4 Landowners Agreement in the amount of \$214,415.00 **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 No. B-4 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 Dingman Creek No. B-4 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 Parsons Corporation (then Delcan Corporation) to carry out the Dingman Creek No. B-4 Stormwater Management Facility and Tributary Channel Improvement/Modification 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 150 hectares of land in the general area of Colonel Talbot Road and Pack Road. (Appendix “D”: Stormwater Service Area).

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 1650 units (300 single family and 550 medium density and 800 high 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 objectives included:

- Confirm the drainage areas for any proposed stormwater management facilities;
- Identify the stormwater conveyance system for the proposed stormwater management facilities;

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- Incorporate the requirements of the Dingman Creek Subwatershed Study Update, completed by Delcan in 2005, in assessing the servicing option impacts on the confirmed preferred alternative; and
- Provide the required preliminary design and cost implications for the recommended preferred option.

The study evaluated proposed stormwater servicing alternatives. Based on a detailed analysis outlined in the study, it is recommended that Alternative 3 Option B be selected as the preferred alternative for stormwater management/servicing for the study area. Alternative 3 Option B provides for the stormwater servicing of approximately 150 hectares of developable land and requires the construction of the following infrastructure:

- One regional stormwater management pond for quantity, quality, and erosion control;
- A naturalized outlet channel from the stormwater management pond to Mathers Stream;
- On-site stormwater management controls (permanent private system) servicing the land areas east of Mathers Stream;
- Piping of the intermittent tributary to maximize the land area serviced by the stormwater management pond; and,
- Enhancement of the upper reach of Mathers Stream.

Alternative 3 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 \$4.4M (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 12th, 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 (2219008 Ontario Limited) requested the City initiate the Dingman Creek B-4 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 B-4 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 Dingman B-4 Environmental Assessment study. Repayment of the Security Amount was outlined in the agreement as follows:

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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 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:

That the Dingman Creek No. B-4 Stormwater Management Facility and Tributary Channel Improvement/Modification Schedule “B” Municipal Class Environmental Assessment study be accepted, identifying the preferred servicing alternative, Alternative 3 Option B which includes one regional stormwater management pond.

The implementation of the recommended works under Alternative 3 Option B will be subject to written approval and Upper Thames River Conservation Authority 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 Environmental Assessment 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.

SUBMITTED BY:	REVIEWED AND CONCURRED BY:
SCOTT MATHERS, MPA, P.ENG. MANAGER OF STORMWATER MANAGEMENT UNIT	EDWARD SOLDI, P. ENG. DIRECTOR, ROADS AND TRANSPORTATION
RECOMMENDED BY:	
JOHN BRAAM, P. ENG. MANAGING DIRECTOR, ENVIRONMENTAL & ENGINEERING SERVICES & CITY ENGINEER	

April 28, 2015

Attach:

- Appendix "A" - Dingman Creek No. B4 Landowners Agreement
- Appendix "B" - Source of Financing
- Appendix "C" - Project Location Map
- Appendix "D" - Stormwater Servicing Area
- Appendix "E" - Study Executive Summary and Figures