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M. Tomazincic/B. Krichker

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN BRAAM, P. ENG. MANAGING DIRECTOR, ENGINEERING AND CITY ENGINEER
SUBJECT:	STORM OUTLET RECONSTRUCTION AND UPGRADE WORKS TO ACCOMMODATE 1631, 1635, AND 1639 RICHMOND SREET DEVELOPMENT AND RESIDENTIAL INTENSIFICATION ON RICHMOND STREET AUGUST 22, 2012

RECOMMENDATION

That, on the recommendation of the Managing Director, Engineering and City Engineer, the 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, **BE DEFERRED** until such time as site plan approval has been obtained for the properties at 1631, 1635, and 1639 Richmond Street and a development agreement entered into with the City of London.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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October 17, 2011 Report to Built and Natural Environment Committee – 1607, 1609 (eastern portion), 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street (OZ-7965) – This information report noted that the Civic Administration had initiated an application for Official Plan and Zoning By-law amendments for these lands and began to prepare a Master Plan to be considered for adoption as a Guideline Document to the Official Plan and requested Municipal Council to direct Civic Administration to retain a transportation planning consultant to prepare a traffic impact assessment, to assist with area transportation policies and development conditions; and, to identify the costs associated with storm sewer capacity improvements required to accommodate the proposed development between Hillview and Shavian Boulevards which represents a significant increase in development density and to identify sources of financing to undertake these works in 2012.

December 12, 2011 Report to Planning and Environment Committee – 1607, 1609 (eastern portion), 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street (OZ-7965) – This report recommended that the Official Plan and Zoning By-law be amended at a future date to permit the development of multiple attached dwellings such as row houses or cluster houses, low-rise apartment buildings, small scale nursing homes, rest homes, and homes for the aged; and a convenience commercial component; that the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* be adopted at a future date; and that three readings of the by-laws be withheld until such time as site plan approval has been obtained for the properties at 1631, 1635, and 1639 Richmond Street and a development agreement entered into with the City of London.

December 12, 2011 Report to Planning and Environment Committee – Storm Sewer to Accommodate Intensification on Richmond Street – This report from the Managing Director, Development Approvals Business Unit recommended that a project for the rehabilitation and expansion of the existing storm sewer on Richmond Street from Hillside Drive to the Thames River, estimated at \$1.5 million in value, be approved in 2012 in the Growth Management Implementation Strategy and that the project be referred to the 2012 Budget process.

BACKGROUND

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

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meeting of the Built and Natural Environment Committee with respect to a zoning amendment for the subject lands that considers the form and intensity of development. In response to this Council resolution, Planning Staff undertook a series of consultation sessions with the property owners as well as the local neighbourhood which endorsed the development of a mix of low rise apartment buildings and townhouses to be developed in conformity with certain urban design guidelines.

In January 2012, Council resolved that the Official Plan and Zoning By-law be amended at a future date to permit the development of residential intensification in the form of multiple attached dwellings such as row houses or cluster houses, low-rise apartment buildings, small scale nursing homes, rest homes, and homes for the aged and a convenience commercial component. Council resolved that three readings of the by-laws be withheld until such time as site plan approval has been obtained for the properties at 1631, 1635, and 1639 Richmond Street and a development agreement entered into with the City of London.

It had been intended that future storm/drainage and stormwater management (SWM) works would be designed to service the existing development and the future residential intensification proposal and discharge storm/drainage peak flows to the Richmond storm outlet system, subject to availability of adequate storm/drainage conveyance capacity.

However, based on preliminary conceptual evaluations of the existing and proposed additional storm peak flows undertaken by the owner's consultant and by the City's engineering staff, it was concluded that the Richmond Street storm outlet system is lacking the required adequate conveying capacity to accommodate the additional estimated peak flows to service the proposed residential medium/high density land use development on the subject land and the total drainage area.

Therefore, in January 2012, Council resolved that a new project for the rehabilitation and expansion of the existing storm sewer on Richmond Street from Hillside Drive to the Thames River, estimated at \$1.5 million in value, be approved in 2012 in the Growth Management Implementation Strategy and that the project be referred to the 2012 Budget process.

ANALYSIS

To accommodate the proposed residential intensification project endorsed by Council for the subject lands without causing any potential flooding and/or adverse impacts to existing properties, the reconstruction and update of the existing Richmond Street sewer system's storm outlet capacity is necessary to convey the existing and additional storm peak flows from the total drainage area, including the subject lands.

To provide the required storm outlet capacity and to allow the future residential intensification project to proceed, the City proposed an upgrade to the existing storm outlet system. These proposed works were intended to include, but not be limited to, reconstruction/upgrading of more than 1 km of the storm sewer system in order to provide the required storm outlet and the SWM measures/works for the subject lands, as well as the provision of the adequate flow conveyance system for the total drainage area at an estimated total (including proposed road works) cost of \$1.5 million. The upgrade to the existing storm outlet system had proposed to incorporate both the development and future roadway needs simultaneously to avoid duplication of work in the future.

The SWM Unit evaluated several different options to accommodate the anticipated drainage needs and concluded that the capacity upgrade was 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.

In order for the City to proceed with a design of the storm outlet system, reconstruction works intended to optimize the system performance, and minimize the sizing of this system, the City requires confirmation from the owner of the lands at 1631, 1635, and 1639 Richmond Street regarding the form of development intended to be constructed and the ultimate build-out of these lands as well as a submission of the proposed servicing works.

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This information is also required by the City to apply the most applicable engineering parameters and to select the most efficient and cost effective design for the proposed reconstruction/update storm outlet works and necessary SWM measures and servicing works for the subject lands. Until such information is submitted to the satisfaction of the City of London and a commitment is made by the owner of the lands at 1631, 1635, and 1639 Richmond Street to proceed with the proposed residential intensification project endorsed by Council, it would not be prudent for the City to invest \$1.5 million without ensuring that there will be sufficient development revenue to support the municipal investment.

CONCLUSION

It is recommended that Council's previous decision to move forward with the Richmond storm outlet reconstruction/update and SWM measures/works be deferred until the owner of the lands at 1631, 1635, and 1639 Richmond Street has entered into a legal commitment in the form of the Development/Service Agreement to specify the development application such that the proposed servicing works' design may be identified.

PREPARED BY:	SUBMITTED BY:
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RECOMMENDED BY:	
JOHN BRAAM, P. ENG MANAGING DIRECTOR, ENGINEERING AND CITY ENGINEER	

August 13, 2012

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