



London
CANADA

300 Dufferin Avenue
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N6A 4L9

October 29, 2018

Condominium Corporation 122
163 Pine Valley Drive
London, Ontario
N6J 4R4

Dear Condominium Corporation 122 Representatives:

In February 2017, City staff identified a short and long-term plan to address resident concerns related to surface and basement flooding experienced at the 163 Pine Valley Drive Condominium. The following letter provides a short summary of the plans provided to the condo corporation in February 2017 and provides a status update of the City's work to date.

The long-term plan presented in February 2017 included the following tasks:

- The City will move forward with the construction of the trunk sanitary sewers that will ultimately allow for a gravity outlet for the wastewater currently being pumped by the Westmount Pumping Station.
 - **Status:** These sewer improvements are currently underway and will be completed by the end of the year.
- The City was to consider the removal of the Pincombe Drain weir and a drain cleanout as part of an upcoming Environmental Assessment (EA).
 - **Status:** The Pincombe Drain weir was removed in summer of 2017 as part of the Bradley Road extension construction project. Capacity improvements and a clean-out of the Pincombe Drain are being considered as part of the Dingman Creek Environmental Assessment process.

The short-term measures presented in February 2017 included the following tasks:

- The condo is eligible to participate in the City's surface flooding protection program. Working with the condo and adjacent property owners, the City and an engineering consultant would provide a design to reduce the risk of extreme surface flooding.

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- **Status Update:** An engineering consultant completed an assessment study of the site in late spring 2018 and remedial works are currently underway with several already completed.
- The City offered to engage an independent contractor to provide a backflow valve inspection and maintenance program. Our intention was to continue this contract until the downstream sanitary sewer works are complete.
 - **Status Update:** This service has been provided since the fall of 2017.
- The City noted that flow monitors would be installed within the condo's sanitary sewer system to monitor flows before and after the construction of the downstream sanitary sewer work.
 - **Status Update:** These monitors were installed in spring 2017 and will remain in place for the foreseeable future.

The City of London has made the completion of the work benefiting the 163 Pine Valley Drive a priority. All of the work outlined in February 2017 has been completed or is nearing completion.

Sanitary Sewer Ownership

As part of the letter submitted to the October 30th Civic Works Committee the condominium corporation has requested that the City re-assume ownership of the sanitary sewer routed through the 163 Pine Valley Drive condo block. This sanitary sewer historically accepted flows from Southdale Road upstream of the condominium corporation for a limited period of time. In 2013, the sanitary sewers upstream of the condominium corporation were redirected as part of the Southdale Road widening project. This work removed all upstream flows from the condominium complex's sanitary sewer system. Following this work the ownership of the sanitary sewer was transferred from the City of London back to the condominium corporation.

For all condominiums in the City of London it is the standard that sewers that only benefit the condo property are owned privately by the condominium. The City re-assuming this sewer would not be consistent with the practice followed for all other condominium properties in the City of London.

Claim for Additional Costs

The condominium corporation's October 2018 letter to the Civic Works Committee provided a summary of previous costs borne by the 163 Pine Valley Condominium Corporation related to investigating surface and basement flooding issues. City Staff respectively requests that detailed cost information and invoicing be provided

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for consideration by the City Risk Management Division. This information may be sent to the attention of:

Christine Jeffery, CIP, CRM
Risk Management Division
City of London

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The City will provide a written response related to the Condominium Corporation's request.

Work Completion

The City of London is committed to completing the remaining work presented to the Condominium Corporation in February 2017. It is anticipated that all of the remaining remedial works will be completed by the summer of 2019.

Sincerely,

Scott Mathers, MPA, P.Eng.
Director, Water and Wastewater
City of London

Cc: Kelly Scherr – Managing Director and City Engineer
Civic Works Committee