

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: APRIL 18, 2017

FROM: Development Engineering Department

DATE: March 28, 2017

SUBJECT: Assumption of Stormwater Management Pond, Drainage Channel and a Portion of Colonel William Parkway within Subdivision Plan 20M-950 – Monarch/Liptay Phase 2 - By-law 2017-026

LOCATION: North of Upper Middle Road, west of Bronte Street

WARD: 4

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RECOMMENDATION:

1. That the Stormwater Management Pond (Block 345), W2 Channel (Block 350) and a portion of Colonel William Parkway (Block 346) within registered plan 20M-950 be assumed by the Town; and
2. That By-law 2017-026, a by-law to assume a Stormwater Management Pond, Drainage Channel and a portion of Colonel William Parkway within Plan 20M-950, be approved.

KEY FACTS:

The following are key points for consideration with respect to this report:

- All public works associated with this stormwater management pond (SWMP), channel and roadway have been inspected and deemed acceptable.
- All required works, undertakings and obligations set out in the subdivision agreement have been completed.

BACKGROUND:

Plan 20M-950 was partially assumed on May 12, 2010 save and except blocks 345 (SWMP), 346 (Portion of Colonel William Parkway) and Block 350 (W2 Drainage channel). The SWMP was designed and constructed to accept drainage from the Bronte Creek Phase 1 development area and portions of the Bronte Road right of way. The SWMP provides both water quality control and quantity (flood) control in accordance with MOEE Guidelines and the Fourteen Mile Creek, Main and West Branches Subwatershed Plan (June 2001).

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Storm Water Management Ponds within residential development areas typically lag the assumption of the main plan within which they reside. This lag results from the developers obligation to complete a SWMP monitoring program that:

- 1) only commences once the full contributory area is developed (full build out)
- 2) takes approximately two (2) years to complete following full build out

The operations, maintenance and monitoring of the SWMP is the sole responsibility of the developer until works are assumed by the Town.

At the time of partial assumption in May 2010, staff identified deficiencies within the reconstructed drainage channel known as W2, hence this channel along with a section of Colonel William Parkway (which traverses this channel) were deferred from assumption until now.

COMMENT/OPTIONS:

The following works have been completed by the developer such that the SWMP, W2 Channel and a portion of Colonel William Parkway are being recommended for assumption by the Town:

- 100% build-out of contributing drainage area to pond is complete.
- All functional components of the pond have been certified by a qualified professional(s)
- Sediment has been removed from the sediment forebay(s) and main cell following build-out.
- As-constructed pond drawings have been submitted and accepted.
- Monitoring requirements per approved SWMP Monitoring Program have been satisfied.
- Site inspection has been conducted with Town Staff.
- All landscape features have been accepted by Parks & Open Spaces Department.
- Pond meets public safety requirements to the satisfaction of the Town.
- Safety signs have been installed in accordance with the Town's SWM Pond Policy MS-ENG-001
- Operation and Maintenance Manual has been accepted by Town Staff.
- The deficiencies within the W2 Channel have been rectified to the satisfaction of Town staff.

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CONSIDERATIONS:

(A) PUBLIC

Not applicable.

(B) FINANCIAL

In accordance with the terms and conditions of the subdivision agreement the balance of subdivision securities can be released.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

All affected departments (Engineering and Construction, Parks and Open Space, Legal Services, Finance and Development Engineering) have been circulated.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- be accountable in everything we do

(E) COMMUNITY SUSTAINABILITY

The assumption ensures that the development has been constructed in accordance with the sustainability objectives of the draft approval.

APPENDICES:

Appendix A – SWMP Location Plan

Prepared by:

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Development Engineering

Recommended by:

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Submitted by:

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