



Staff Report for Committee of the Whole Meeting

Date of Meeting: October 2, 2019

Report Number: SRPRS.19.145

Department: Planning and Regulatory Services
Division: Development Engineering & Transportation

Subject: SRPRS.19.145 Snively Wetland Outlet
Improvements, North Valley Developments Ltd.,
Our File: D03-94022 Phase 1

Purpose:

To receive and consider a request from North Valley Developments Ltd. with respect to their obligations associated with Subdivision File 19T-94022 regarding the Snively Wetland Outlet.

Recommendation(s):

- a) That Council receive for their consideration, the letter from North Valley Developments Ltd., dated June 14, 2019;
- b) Should Council support the request made by North Valley Developments Ltd. in the above-noted letter:
 - (i) That Staff be directed to undertake the Snively Wetland Outlet works as a Capital Project and prioritize it within the City's 10-year Capital Program;
 - (ii) That an additional budget of \$166,100, be approved from the Water Quality Protection Reserve to complete these works; and
 - iii) That upon receipt of a payment for \$20,000 from North Valley Developments Ltd., Staff be directed to proceed to close out Subdivision 19T-94022, and release all related securities in accordance with the assumption processes and end of maintenance period outlined in the subdivision agreement.

Contact Person:

Dan Terzievski, Director, Development Engineering and Transportation, phone number 905-747-6358,

Jeff Walters, Manager, Development Engineering (Stormwater Management and Subdivisions), phone number 905-747-6380.

Page 2

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner and City Manager. Details of the reports approval are attached.

Background:

Subdivision File 19T-94022, known as North Valley Developments Ltd., is located west of Bayview Avenue and south of Bloomington Road, as indicated on Map A.

Storm drainage from this subdivision is treated in a storm water management (SWM) facility, which ultimately discharges into the Snively wetland located south of this subdivision. The approved Functional Servicing Plan for this area, along with a study completed by the developer's consultant, identified the need to improve the outlet for the Snively wetland, in conjunction with this development activity.

As a result, the owner of this subdivision, North Valley Developments Ltd., was obligated through their subdivision agreement to undertake improvements to the outlet for the Snively wetland.

However, since the initial planning approvals for this subdivision, a number of changes in the boundary conditions around the Snively wetland have modified and influenced the final design of the outlet improvements for the Snively wetland. The initial outlet was to drain into the Bayview Avenue ditch to follow the historic drainage pattern. However, the Region did not account for this outlet as part of the reconstruction of Bayview Avenue, and now the outlet needs to connect into the Regional storm sewer system. An alternative outlet option was also considered, which would connect the outlet to Snively Street at the south boundary of the wetland. However, during reconstruction of Snively Street, the municipal storm sewer was not designed to accommodate an outlet or flow from the Snively wetland.

These changes in the boundary road conditions limit the feasibility of options for outlet improvements to its existing location at 13550 Bayview Avenue, with a connection to the Region's storm sewer. This has also affected the cost of the project, increasing it from what was previously estimated and secured for these works.

Over the last several years, City staff has also received a number of complaints from property owners abutting the Snively wetland with respect to high water levels, which have the potential to affect the use of their property and may result in property damage.

These improvements to the wetland outlet structure are important to help to ensure that wetland water levels are controlled in accordance with the recommendations outlined in

Page 3

the studies prepared by the owner's consultant, which will maintain the appropriate environmental function of the wetland while reducing the potential for impacts to adjacent property.

North Valley Developments Ltd. retained a consultant to prepare engineering plans for the outlet improvements. Development Engineering has received these detailed engineering plans and supporting documentation for technical review.

As part of the 2018 Capital Budget process, Development Engineering staff prepared a Business Case to undertake the Snively Wetland Outlet improvements as a Capital project in order to expedite these works and in the event that North Valley Developments Ltd. did not complete the required outlet improvements in a timely manner. This Business Case is included as Attachment 1 for reference.

The Business Case estimated the cost of construction of the proposed improvements, based on the final solution, to be \$224,000.00. The recommended source of funding for these works was to be drawn from the remaining securities for Subdivision 19T-94022, which is \$186,100. The remaining \$37,900 was to be funded from the City's Water Quality Protection Reserve.

On August 26, 2019, Staff received a letter from North Valley Developments Ltd. requesting that their obligations with respect to the Snively Wetland Outlet be reduced to \$20,000, citing that:

- The they originally expected the works to cost \$20,000, and ultimately secured these works for \$90,000 in the subdivision agreement; and
- That environmental constraints and the changes in the boundary conditions surrounding the wetland have triggered several reanalyses and redesigns for the Snively Wetland Outfall solution and have already resulted in significant costs already being incurred by North Valley Developments Ltd., including approximately \$70,000 in consulting fees.

North Valley Developments Ltd. also requested that upon receipt of the \$20,000 payment, the City of Richmond Hill proceed to close out Subdivision 19T-94022, and that all related securities be released in accordance with the assumption processes and end of maintenance period outlined in the subdivision agreement.

The full details of the request can be found in the letter, which has been included as Attachment 2 for reference.

Staff recommend that Council receive for their consideration, the request made by North Valley Development in their letter dated June 14, 2019.

Should Council support this request, an additional budget of \$166,100 will need to be approved from the Water Quality Protection Reserve and the Snively Wetland Outlet

Page 4

works will need to be undertaken as a Capital Project, and prioritized in the City's 10-year Capital Plan.

Furthermore, upon receipt of the payment for \$20,000 from North Valley Developments Ltd., Staff will need to be directed to close out Subdivision 19T-94022, and release all related securities in accordance with the assumption processes and end of maintenance period outlined in the subdivision agreement.

Financial/Staffing/Other Implications:

Should the City complete these works as a Capital Project, as contemplated in the 2018 Capital Business Case approved by Council, an amount of \$37,900 will be funded from the Water Quality Protection Reserve.

Should Council approve the request made by North Valley Developments Ltd. in their letter dated June 14, 2019, an additional amount of \$166,100 will be funded from the Water Quality Protection Reserve.

This project will also need to be prioritized and included in the City's 10 Year Capital Plan.

Relationship to the Strategic Plan:

Completion of the Snively Wetland Outlet improvements relates to the strategic plan in wise management of our resources and servicing as a role model for municipal management. The improvements to the Snively wetland will be completed in accordance with the study recommendations and the constructed improvements will conform to City standards.

Conclusion:

North Valley Developments Ltd. have requested that their obligations with respect to the Snively Wetland Outlet associated with Subdivision 19T-94022, be reduced to \$20,000, and that upon receipt of a payment for \$20,000, the City proceed to close out the Subdivision and release all related securities.

Staff recommend that Council receive the request made by North Valley Developments Ltd. in their letter dated June 14, 2019, for their consideration.

Should Council support this request, Staff recommend that an additional budget of \$166,100, be approved from the Water Quality Protection Reserve for these works and that Staff be directed to undertake the Snively Wetland Outlet works as a Capital Project.

Furthermore, upon receipt of the payment for \$20,000 from North Valley Developments Ltd., Staff be directed to proceed to close out Subdivision 19T-94022, and release all

Page 5

related securities in accordance with the assumption processes and end of maintenance period outlined in the subdivision agreement.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call the contact person listed in this document.

- Map A – Subdivision File 19T-94022 (North Valley Developments Ltd.)
- Map B – Snively Outlet Drainage Pipe Location
- Attachment 1 – 2018 Capital Business Case: Snively Wetland Outlet Improvements
- Attachment 2 – August 14, 2019 Letter from North Valley Developments Ltd.

Page 6

Report Approval Details

| | |
|----------------------|--|
| Document Title: | SRPRS.19.145 - Snively Wetland Outlet Improvements.docx |
| Attachments: | - SRPRS.19.145 Map A.pdf - SRPRS.19.145 Map B.pdf - SRPRS.19.145 Attachment 1.pdf - SRPRS.19.145 Attachment 2.pdf |
| Final Approval Date: | Sep 23, 2019 |

This report and all of its attachments were approved and signed as outlined below:

Dan Terzievski - Sep 23, 2019 - 3:31 PM

Kelvin Kwan - Sep 23, 2019 - 3:32 PM

David Dexter - Sep 23, 2019 - 4:05 PM

Neil Garbe - Sep 23, 2019 - 4:15 PM