

**Planning and Regulatory Services
Development Engineering - Jeff Walters
Business Case – Growth & New Capital
Snively Wetland Outlet Improvements**

Background

The Owner of subdivision 19T-94022 is obligated to undertake the improvements to the Snively Outlet as a condition of their approvals. Storm drainage from this subdivision is treated in a stormwater management facility which discharges into the Snively wetland. The Functional Servicing Plan for this area and a study completed by the developer's consultant identified the need to improve the existing wetland outlet in conjunction with development activity. This developer has not proceeded with the work within a reasonable time and Development Engineering is in the process of issuing legal notices to make use of the remaining securities to fund completion of this work by the Town.

The Town has received a number of complaints from property owners abutting the Snively wetland with respect to high water levels which has the potential to affect the use of their property and may result in property damage. The improvements to the wetland outlet structure will help to ensure that wetland water levels are controlled in accordance with the recommendations outlined in the study report and to reduce the potential for impacts to properties adjacent to the wetland.

Project Description

This project involves making improvements to the existing Snively Wetland outlet located within 13550 Bayview Avenue. The work involves replacing the existing outlet culvert with approximately 60m of 600mm diameter storm pipe at a 0.25% slope with headwalls, a stop log system to control water levels at the inlet, improvements to the existing ditch within Bayview Avenue and potential improvements to an existing driveway culvert to safely convey flows to the existing Regional storm sewer.

The design flows and a preliminary design for the outlet improvements were identified in a report prepared by the developer's consultant in 2009. This report was reviewed by both the Town and TRCA. More recently a preliminary drawing showing the proposed outlet improvement within a proposed easement was prepared by Development Engineering.

The project will involve the conveyance of an easement from the Owner of 13550 Bayview Avenue to the Town to allow the Town to own and maintain the outlet improvements. The Owner of 13550 Bayview Avenue has verbally advised that he is willing to convey the easement as long as his legal costs are covered. To facilitate this conveyance, a legal reference plan will be required and authorization is required from Council for this land acquisition. Development Engineering will work with respective departments to secure this easement.

Completion of this will project will allow water levels in the Snively Wetland to be regulated in accordance with the background studies to be more consistent with the natural water level fluctuations in the wetland. The ability to regulate wetland water levels should help to alleviate the concerns from adjacent property owners.

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The timeline for completion of this project is to design and tender in the Spring of 2018 with construction over the Summer of 2018.

Stakeholders & Impacts

The stakeholders for this project include the residents or property owners that are located adjacent to the Snively Wetland and Town Operations. This includes the owner of the property on which an easement will need to be secured over. The conveyance of an easement over the Snively outlet will ensure that Town Operations has legal access to operate and maintain the outlet from the Snively Wetland. Completion of this project will allow the Town to regulate the water levels in the wetland which should help to address the concerns from adjacent property owners with respect to the impacts of higher water levels.

Strategic Alignment

Completion of this project relates to the Strategic Plan in wise management of our resources and serving as a role model for municipal management. This project will ensure that the improvements to the Snively wetland are completed in accordance with the study recommendations and that the constructed drainage works conform to Town standards, which will minimize potential flooding impacts and property damage to adjacent landowners and allow the Town to maintain and operate this infrastructure in the future.

Ten Year Capital Forecast

This project has not been included in the ten year capital forecast as this project was to be completed as part of a development approval. This project is proposed to be completed in 2018.

Comparative Analysis

A comparative analysis was not undertaken. This project is required due to specific improvements required due to subdivision development adjacent to the Snively Wetland and specific drainage outlet improvements required to mitigate development impacts.

Alternatives

No feasible alternatives were identified for this project.

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Project Costs and Benefit

The estimated cost for completion of the proposed improvements to the Snively Wetland outlet, including design and construction is \$224,000.

The constructed outlet improvements will become Town infrastructure once these works are assumed by the Town. Additional operating costs will be required to support periodic inspections and maintenance of the outlet structure and drainage pipe. Public Works Operating budget should be increased accordingly once this infrastructure is completed.

This project will help to reduce risk and liability to the Town associated with potential claims from adjacent land owners with respect to property damages associated with water levels in the wetland.

Other Funding Sources

The recommended funding source for this project is the securities posted under the subdivision agreement with the developer and the Water Quality Protection Reserve Fund. The amount of available securities is \$186,100 and once all of the available securities have been used, the remaining costs should be funded from the Water Quality Protection Reserve.

Conclusion

Based on the above, Development Engineering recommends allocation of capital funds in the amount of \$224,000 to complete the proposed Snively Wetland outlet improvements.