



memorandum

To: City of Hamilton
Growth Management Division
Planning and Economic Development
71 Main Street West, 6th Floor
Hamilton, ON L8P 4Y5

attn: Tony Sergi, P. Eng
Senior Director

From: Andrew Smith

Date: May 23, 2019

Re: 2019 Development Charges Background Study, Projects Review

Dear Tony:

Further to my discussions with yourself this week, we have provided project specific feedback to the Hamilton-Halton Homebuilder's Association on behalf of our clients, based on our review of the projects and the requirements for the servicing of their lands. In addition we have provided some high-level feedback, comments and questions relating to the several changes to the Local Service Policy.

As I mentioned during our conversation, the HHHBA is compiling a comprehensive list of items; however, as the timing for their submissions are out of my control I am submitting our list of comments immediately to allow additional time for City review and response.

Project Specific Comments:

Rymal Road Planning Area (ROPA 9)
Summit Park Phase 11 (25T-201309),
Crossings Future Phases (25T-200303)
Summit Park Phase 9 (25T-200208)

There is no provision for storm sewer oversizing within the above noted subdivisions within the 2019 DC Background Study. Please note that storm sewers are proposed at greater than 1200mm diameter within the above noted Subdivisions, which are Draft Plan Approved. The design for these storm sewers was supplied to the City previously through the submissions of the detailed stormwater model prepared in support of Summit Park Phase 10, which included all the storm sewers from the break in watershed within Summit Park Phase 8 easterly to the stormwater management facility adjacent to Swayze Road. In addition, the City has detailed design drawings for Summit Park Phase



11 and Summit Park Phase 9 which included the storm drainage area plans and sewer design sheets, these plans were submitted in May 2017.

Summary Excel spreadsheets are attached, which highlight the expected City Share for oversizing of Storm Sewers and SWM Block Frontage (Phase 11), within the above noted developments within ROPA 9.

We note that the Local Service Policy proposes changes to the qualification for Storm Sewer Oversizing and is proposing to deem sewers with slope at less than 0.20% as ineligible for Cost Sharing (Ref. Appendix E, Page E-2, Page 308 of Online .PDF version of the document).

We disagree that the sewers within the above noted subdivisions should be deemed ineligible for over-sizing and note that the constraints on the grading of the storm sewers were affected through previously approved plans of Subdivision (Summit Park Phase 10 and Phase 8) and that there is no opportunity at this point to increase the slopes on these sewers.

We suggest that a note should be added to the Local Service Policy which exempts the developments noted above from this change.

McNally Lands, 3105 Fletcher Road (25T-201405)
OMB Approval as per Case No. PL150224

Oversizing of Storm Sewers in Appendix G-1, Category D1 as follows:
400m of 1650mm Storm Sewer.

In addition, Appendix G-1, Part two Storm Sewer Oversizing, is noted in Binbrook for *"Westerly Extension of Windwood Drive to Fletcher Road, 300m of 1650mm and 400m of 1800mm"*. This arrangement appears to be based on the former Master Drainage Plan Update Report for Binbrook Settlement Area (Weslake, Dec. 2008) which described Future Pond 1B as servicing both 3105 Fletcher Road and 3479 Binbrook Road comprehensively.

The Functional Servicing Report (FSR) for 3105 Fletcher Road completed by MMM Group (Aug. 2014) in support of the Draft Plan for these lands identifies a separate stormwater management facility (SWMF) for 3105 Fletcher Road. This facility is recognized in the 2019 DC Background study as indicated on Figure G3 (Appendix G), and is noted as B20 and also noted in the Tables under Category C as *BMH 20, Purpose McNally facility*.

Note that the FSR for 3105 Fletcher Road has maximum storm sewer sizes of 1050mm, within the development. Our detailed design indicates that 1200mm sewers will be required; however, no over-sizing is expected, subject to City detailed review of a final



SWM Report. The FSR indicates that the required storage volume for this facility is 20,353 cubic metres (compare 19,201 within DC Background Study).

The Block size for the SWMF as identified within the FSR is 1.59 hectares; however, this did not include space for a maintenance access path or sediment decanting area; as such, we are of the opinion that a land area of 2.0 ha noted will be required to service the development lands. The DC Background study notes a size of 1.8 hectares; however, based on our progress on the detailed design to-date we are of the opinion that this area is insufficient. We recognize that any land deficiency may be made up through contingency funds as outlined in the Local Service Policy.

Please note in addition: although the Draft Plan Approval as per the OMB decision contains conditions which speak to the urbanization of Fletcher Road from Binbrook Road West, southerly to the limit of the Development, this project appears to have been missed within Appendix 'H' – Services Related to a Highway Needs. The references to Fletcher Road within Appendix 'H' only speak of urbanization / upgrades between Rymal Road and Binbrook Road and nothing southerly of Binbrook Road is noted.

We note that street frontage payments for the SWMF (~200m) and Park Block (~250m) will be required.

SCUBE Block 1

Storm Sewer Oversizing will be required for the inlets and first upstream pipes to Ponds 1, 2 and 3 as per the Block 1 Servicing Strategies (BSS) Report.

The Block 1 SS (BSS) Report only size the sewers directly at the inlets. The sizes are as follows:

Pond 1 Inlet – 1500mm
Pond 2 Inlet – 1500mm
Pond 3 Inlet – 1650 mm

The updated BSS Report should identify how far upstream storm sewers in excess of 1200mm are required and indicate the expected City costs for oversizing. Our estimates are as follows:

Pond 1 – 280m @ 1500mm
Pond 2 – 350m @ 1500mm
Pond 3 -- 300m @ 1650mm

The BSS Report has the most recent and accurate designs for Ponds 1, 2 and 3 and the volumes may be used to update the estimated costs within the 2019 DC Background Study as follows:



Pond 1 (SCL-29), 100 Year Volume = 13379 m³, Block Size = 2.47 ha
Pond 2 (SCL-30), 100 Year Volume = 19454 m³, Block Size = 2.22 ha.
Pond 3 (SCL-2), 100 Year Volume = 11279 m³, Block Size = 2.03 ha.

The BSS Report indicates that the replacement of Culverts 2 & 3 should be carried out as they do not meet MECP and MNRF criteria under existing conditions. The associated projects for the Culvert replacement could not be located within Appendix 'G' and appear to be missing.

General Comments on Changes to the Local Service Policy

E.1.1(2) Comment: Although in General we understand and agree with the principle behind this change - we disagree that this policy change should be applied to development areas which are already constrained based on previously approved designs. We have specific concerns relating to the projects noted above within ROPA9. We are of the opinion that, at minimum, there needs to be a transition policy or "grand-fathering" for development that is constrained to shallow sewers due to previous approvals. We are also concerned about the implications to this policy as it relates to the development of Elfrida. The Elfrida Lands are similar in nature to the ROPA9 lands and are significantly flat. It is unclear whether oversizing for storm sewers within Elfrida are included in the DC calculations.

E.1.2(2)/(6) Comment: Spencer Creek Sub-Watershed Study which was approved in 2017 identifies centralized stormwater management facilities within a Rural Settlement area. Under previous discussions with the Manager of Development Approvals and a Senior Project Manager we were informed that these ponds would be included in the revised DC Background Study in 2019. These discussions related specifically to the development of 655 Cramer Road which is under Draft Plan review.

We note that Item Six (6), which is an addition to the Local Service Policy from the previous background study, causes these facilities to be ineligible. (A. J. Clarke is working on the Draft Plan for these lands and have completed an 80% Detailed Design for one of the facilities identified in the Spencer Creek Study).

E.1.3(8) Comment: As this is a policy change, the City of Hamilton should confirm that none of the facilities currently identified under sub-watershed studies have been preliminarily identified as accommodating more than 40 hectares. (E.g. Ponds in SCUBE are close to this limit and are in excess of 30 hectares, what is the contributing area to the Block 3 Pond?)

E.1.5(1) Comment: Capital Costs present no increase since 2014. In our experience the volume rates of \$80/m³ for 6500 m³ and \$40/m³ for volume beyond 6500 m³ have not been sufficient to cover the construction costs for stormwater management facilities we have constructed. The rates should at minimum be indexed to inflation since 2014, or



the City should provide evidence that these rates have (on average) covered the cost of construction on more recent projects.

E.1.3(3) Comment: Again, frontage calculation is noted to have been updated based on actual costs; however, the rate of \$1500/m is the same as in the 2014 study.

E.1.7 Watercourses, Comment: A clear definition of what constitutes a 'watercourse' should be included within the Background Study. Generally regulated watercourses will not be eligible for enclosure as per Conservation Policies.

E.1.8(2) Combined Sewer Watershed (2) – Explanation needs to be provided as to how will the City pay 50% of the cost of storm sewers through Development Charges for new separate storm sewer systems when no projects are identified and there appears to be no quantifiable collection amount for this measure described in the Background Study? How much is being collected for this 'possibility' and are there specific projects in mind?

E.1.9 (1) Miscellaneous – Who will be expected to carry out the Holistic Monitoring for Stormwater Management Facility outfalls? Land-owner's groups, developer on whose lands the pond is located or the City of Hamilton? We are in agreement that this item should be collected for under the DC; however, in many situations it may be beneficial for the City to implement the monitoring themselves on newly constructed SWMFs.

Should you have any questions, or require any additional information please do not hesitate to contact me.

Yours very truly,

A handwritten signature in blue ink that reads "Andrew Smith".

Andrew Smith, P. Eng
Engineering Manager
A. J. Clarke and Associates Ltd.
905-528-8761 x272

Enc. Summary of Storm Sewer Oversizing Costs:
Summit Park Phase 11
Crossings
Summit Park Phase 9

Copy: DCBackgroundStudy@hamilton.ca,

Angela McRae, Legislative Coordinator, Audit, Finance & Administration
Committee

Summit Park Phase 11 (25T-201309)

	Size	Length	Rate/M	City Share	Sewer Slope
Storm Sewers	1800mm	38.8	\$1,586.00	\$61,536.80	(<0.20%)
		22.7	\$1,586.00	\$36,002.20	(<0.20%)
		44.1	\$1,586.00	\$69,942.60	(<0.20%)
		13.2	\$1,586.00	\$20,935.20	(<0.20%)
		25.9	\$1,586.00	\$41,077.40	(<0.20%)
		30.1	\$1,586.00	\$47,738.60	(<0.20%)
		44.7	\$1,586.00	\$70,894.20	(<0.20%)
Sub-Total Storm Sewers City Share				\$348,127.00	
Manholes	3600mm	7	\$35,484.00	\$248,388.00	
Pond Frontage		10	\$1,500.00	\$15,000.00	
(Pond 1, Block 162 Phase 10)					
Total City Share Storm Sewers /SWM:				\$611,515.00	

Crossings Future Phases (25T-200303)

	Size	Length	Rate/M	City Share	Sewer Slope
Storm Sewers	1800mm	31.25	\$1,586.00	\$49,562.50	(<0.20%)
		114.2	\$1,586.00	\$181,121.20	(<0.20%)
		14	\$1,586.00	\$22,204.00	(<0.20%)
		40	\$1,586.00	\$63,440.00	(<0.20%)
	1500mm	40	\$676.00	\$27,040.00	(>0.20%)
		Sub-Total Storm Sewers City Share			\$343,367.70
Manholes	3600mm	5	\$35,484.00	\$177,420.00	
	3000mm	1	\$4,521.00	\$4,521.00	
	Sub-Total Manholes City Share			\$181,941.00	
Total City Share:				<u>\$520,787.70</u>	

Summit Park Phase 9 (25T-200208)					
	Size	Length	Rate/M	City Share	Sewer Slope
Storm Sewers	1500mm	32	\$676.00	\$21,632.00	(>0.20%)
	1350mm	103	\$305.00	\$31,415.00	(>0.20%)
	<i>Sub-Total Storm Sewers City Share</i>			\$53,047.00	
Manholes	3000mm	3	\$4,512.00	\$13,536.00	
Total City Share:				<u>\$66,583.00</u>	