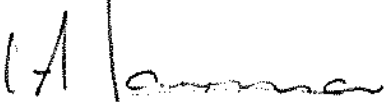




CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Growth Management Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	August 15, 2023
SUBJECT/REPORT NO:	Residential Drainage Assistance Program - Bromley Road (PED23128) (Ward 7)
WARD(S) AFFECTED:	Ward 7
PREPARED BY:	Carlo Ammendolia (905) 546-2424 Ext. 2155 Elizabeth Panicker (905) 546-2424 Ext. 5514
SUBMITTED BY:	Ashraf Hanna Director, Growth Management and Chief Development Engineer Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That with respect to the properties 66 and 68 Bromley Road, the City implements and funds the construction of a private rear yard catch-basin (Public Portion Only) as recommended in the report prepared by AECOM, dated March 15, 2022 attached in Appendix "B" to Report PED23128, at a cost of \$21,200 for works within the Right of Way;
- (b) That funding for work on the City Right of Way in Recommendation (a) estimated at \$21,200, be funded from Capital Account No. 518216, in accordance with the Residential Assistance Program;
- (c) That funding for the work on private properties namely 66 and 68 Bromley Road estimated at \$32,200 be apportioned among the benefiting property owners;
- (d) That prior to proceeding with any work on City property, appropriate agreements with the benefiting property owners of 66 and 68 Bromley Road, are entered into to the satisfaction of the City Solicitor.

EXECUTIVE SUMMARY

The Residential Drainage Assistance Program was originally approved by City Council in October 2011. The program is designed to provide assistance to residential property owners regarding storm drainage issues.

This report is intended to obtain approval to proceed with the recommendations for drainage improvements identified in the Residential Drainage Study for 66 - 68 Bromley Road (Ward 7) and to authorize funding for the construction of works identified within the public portion only; as well as any permits required for the recommended works on private property.

The residents, within the Study Areas, have raised concerns about the amount of storm runoff from rainfalls or snow melts that results in significant ponding of water within the rear yards. The ponding has limited the use of their properties because of the soggy conditions created by a lack of drainage from the rear yards.

These properties are located in older neighbourhoods of the City where no grading and drainage plans exist, and multiple properties are affected. Over time, changes to the landscape have resulted in the inability of these properties to drain to an appropriate drainage outlet. Given the absence of grading and drainage plans the City does not have the ability to enforce changes in grade or blocked swales through any by-law enforcement tools.

To better assess the drainage concerns, the City commenced a Study through the Residential Drainage Assistance Program and retained AECOM to:

- Assess the causes of the drainage issues;
- Determine if there were any mitigation measures that could be put in place to alleviate some of the flooding concerns; and,
- Determine if a drainage outlet solution could be put in place to eliminate or reduce the flooding concerns.

Recommended Solutions:

With respect to the properties 66 – 68 Bromley Road:

To reduce the chronic flooding issues on these two properties, it is recommended that a rear yard catch basin be installed on 66 Bromley and the rear yards be re-graded to include drainage swales directed toward the rear yard catch basin. Although this solution will have an impact on the rear yards during construction, the catch-basins would provide a permanent solution to the flooding issue. The outlet sewer system would be located partially on both properties, there should be an agreement between the two neighbors, registered on title, to ensure that the flow to the catch-basin or the

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operation of the sewer is not disrupted in the future, and the overall drainage design can continue to work in the future.

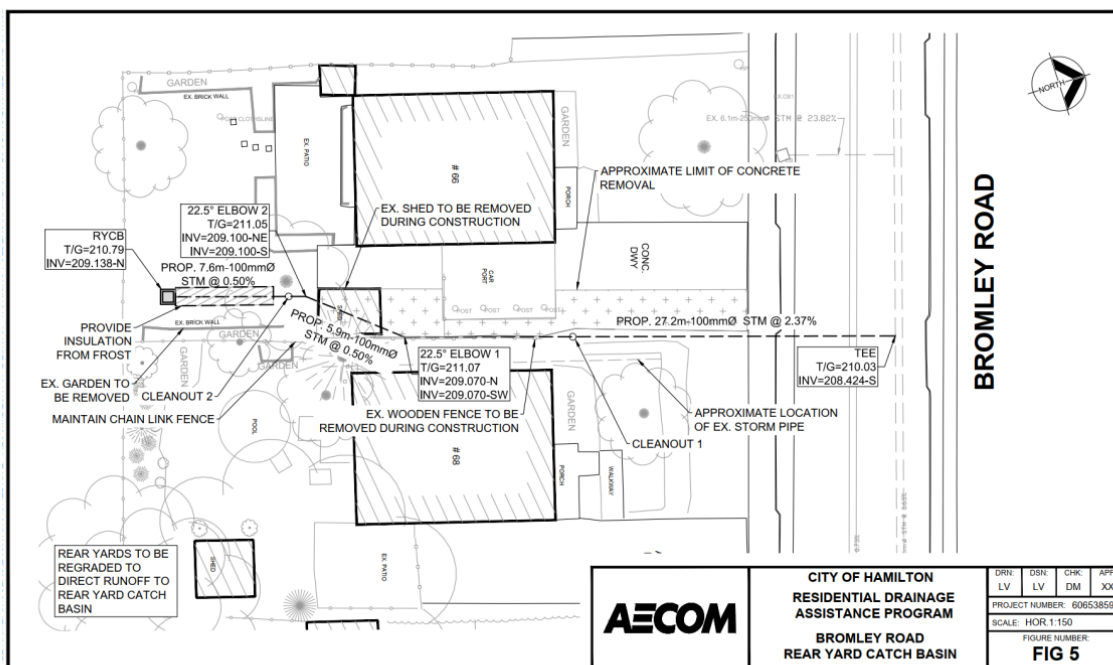


Fig. 5 Rear Yard Catchbasin

Should funding for the public works required to facilitate this recommendation be approved and finalized, which includes the installation of a rear yard catch-basin lead from the mainline sewer to the property line, it is expected that the cost of the infrastructure on private property (subject to tendering) will be shared among the proponents of this study.

The anticipated total cost of the installation of the rear yard catch-basin is approx. \$21,200.00 for work within the municipal Right of Way and \$32,000.00 for work on the private side. The final costs for the construction of the rear yard catch-basins will depend on the ability of the approved contractor to gain access to the rear yard with their equipment, which may be impeded due to buildings, fences, landscaping, and other obstructions.

Alternatives for Consideration – See Page 5

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: If approved, funding for this project estimated at approximately \$21,200 is to be funded from Capital Account No. 518216.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

Staffing: No additional staffing would be required for the implementation of the works.

Legal: An appropriate agreement, registered on title, to the satisfaction of the City Solicitor will be required prior to the implementation or works on City property.

HISTORICAL BACKGROUND

The City has a number of drainage and grading related tools and processes which can be utilized to assist property owners. Some of these are listed below along with a brief description of recent changes:

- Changes to the Site Alteration By-Law (see August 2013 Staff Report PED12084(b));
- Revisions to improve the Property Standards By-Law (see May 2013 Staff Report PED13084);
- Creation of a Program for Enforcement of Blocked Swales (staffed in September 2013 by MLE as per PED13084);
- Residential Drainage Assistance Program along with the Blocked Swale Program allows the City to continue to provide assistance to residents with lot level drainage issues that would otherwise be difficult to resolve. (PED14105);
- Residential Drainage Assistance Program Terms of Reference (See Appendix "A" to Report PED23128);
- Comprehensive Development Guidelines and Financial Policies Manual 2019;
- Revisions to Lot Grading Approval Process for new developments (2013) including revised communications strategy, homeowner notifications, contractor notifications, etc. (See Appendix "B" to Report PED14105.);
- Development Agreements; and,
- Drainage Easements, Right-of-Ways.

The Residential Drainage Assistance Program became a permanent City Program in January 2016 to assist residents where no drainage control plans existed at the time of development and multiple properties were impacted by a change in the landscape due to past site alterations and landscaping.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

There are no policy implications as the recommended solutions are in accordance with standard City policies and procedures.

RELEVANT CONSULTATION

Planning and Economic Development Department: Licensing & By-law Enforcement Division, Municipal Law Enforcement Section; Corporate Services Department: Finance Division and Legal Services Division; and Public Works Department: Hamilton Water Division, Water/Wastewater System Planning.

The homeowners at 66 and 68 Bromley Road study project were consulted and indicated a willingness to co-operate and utilize the pilot Residential Drainage Assistance Program. A virtual public meeting for the identified homeowners was held on April 21st, 2022 and on April 4th, 2023.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

With respect to the properties 66 and 68 Bromley Road:

Staff retained the AECOM Consulting firm to conduct a study of the drainage area and propose possible solutions in order to mitigate flooding in the rear yards of the subject properties, attached in Appendix “B” to Report PED23128. The study proposed several options involving, the installation of drainage swales and the construction of soakaway pits on each property. The recommended solution, which is supported by staff, would involve the installation of a rear yard catch-basin on 66 Bromley Road.

Multiple options were studied and reviewed with respect to constructability and immediate and long term benefits for the residents in order to increase the usability of their rear yards by either mitigating the flooding or creating a drainage outlet.

- With proper grading work on the properties and by choosing the best location of rear yard catch-basin will maximize capturing of the flows.
- The rear yard catch-basin would provide a year-round outlet for the flooding. By maintaining the swale in proper working order, the outlet will continue to function during summer rain events and winter thaws;
- The rear yard catch-basin location can be designed to minimize the impact to existing trees, building, etc; After construction the residents would have full use of their rear yards.

ALTERNATIVES FOR CONSIDERATION

The following alternatives are available to Committee:

The City provides the Studies to the residents who can collectively obtain the necessary permits and approvals for the construction of the recommended works at their own cost with no assistance from the City.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" to Report PED23128 -	Residential Drainage Assistance Program Terms of Reference
Appendix "B" to Report PED23128 -	AECOM Study Report 66 - 68 Bromley Road