RE: 61 Ann Street, Dundas (DN/B-24:11) - Committee of Adjustment April 9, 2024 Agenda

Tony Wang <Twang@kingepcm.com>

Fri 4/5/2024 12:05 PM

To:Committee of adjustment <cofa@hamilton.ca>
Cc:ljm.lemon@gmail.com <ljm.lemon@gmail.com>;Angela Shi <AShi@kingepcm.com>;Cathy Plosz <Cathy.Plosz@conservationhamilton.ca>

1 attachments (1 MB)

61 Ann St Hamilton site grading plan v5 - HCA ONLY.pdf;

External Email: Use caution with links and attachments

Hi Committee of Adjustment,

Please receive the attached minor revision for site grading plan. This updated drawing clearly shows the 100 year floodway as requested in the HCA comments, with elevation at 108.42m. This updated drawing is minor adjustments in nature and generally the same as previous.

We believe that this is general fulfillment of HCA requirements, and that in concept and principal, we have not encroached into the floodwday (108.42), and that all buildings are above 109.95 (30m freeboard above the regulatory floodplain elevation of 109.65).

We would like to present this specific drawing during the CofA discussions, to show that we fully comply with all of the HCA comments to date. During the CofA meeting, we would request that we have already previously received HCA confirmation in the previous file (although expired), but no technical changes as occurred between previous submission and current submission.

We strongly request that any specific requirements from HCA can be adequately dealt with as a conditional approval, such as the requirement to obtain a permit from HCA before severance execution.

Thanks,
Tony

Tony Wang, P. Eng
Principal Engineer

NEW ADDRESS:
3780 14th Ave, Unit 211
Markham, ON, L3R 9Y5
Mobile: 647-459-5647
Twang@KingEPCM.com
www.KingEPCM.com

Flexible. Dependable. On-site Engineering.

From: Tony Wang
Sent: Friday, April 5, 2024 11:42 AM

To: Cathy Plosz <Cathy.Plosz@conservationhamilton.ca>; Committee of adjustment <cofa@hamilton.ca>
Cc: ljm.lemon@gmail.com; Angela Shi <AShi@kingepcm.com>
Subject: RE: 61 Ann Street, Dundas (DN/B-24:11) - Committee of Adjustment April 9, 2024 Agenda

Hi Cathy,

We are extremely concerned about this update from HCA. This was part of an original submission CofA submission, DN/B-21:96.

In that previous submission, HCA approved of this proposal after discussion with HCA planner, Elizabeth Reimer, and HCA technical staff, Alex Nizharadze, Water Management Specialist. Please see the attached PDFs showing previous discussions.

In fact, we have already fully received conditional approval of the previous CofA submission, and unfortunately due to covid restrictions and delays, the conditions has lapsed. This is why we are requesting a continuation of the previous file project.

In terms of fulfilling the outlined conditions that all development shall be above the floodplain, I believe the submitted documents already fully satisfies these conditions.

- A clear and detailed topographic survey by an OLS was already submitted, and the floodway elevation of 108.42 can be identified
- A rain garden / cut and fill replacement of the proposed building was suggested by Alex of HCA and implemented by King EPCM

We strongly request that these conditions and drawing minor detailing to be added as a condition of approval, as we have already demonstrated the general feasibility of the site.

Thanks,
Tony

Tony Wang, P. Eng
Principal Engineer

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From: Cathy Plosz <Cathy.Plosz@conservationhamilton.ca>
Sent: Friday, April 5, 2024 11:00 AM
To: Committee of adjustment <cofa@hamilton.ca>
Cc: ljm.lemon@gmail.com; Tony Wang <Twang@kingepcm.com>
Subject: 61 Ann Street, Dundas (DN/B-24:11) - Committee of Adjustment April 9, 2024 Agenda

I have attached comments from the Hamilton Conservation Authority (HCA) for the proposed consent application at 61 Ann Street in Dundas. Please let me know if you have any questions about the comments.

Cathy Plosz
Senior Planner
Hamilton Conservation Authority
838 Mineral Springs Road, P.O. Box 81067
Ancaster, ON L9G 4X1
Phone: 905-525-2181 Ext. 132
Email: cplosz@conservationhamilton.ca

Hamilton Conservation Authority

A Healthy Watershed for Everyone

BY E-MAIL

April 5, 2024

DN/B-24:11
Previous file: DN/B-21:96

Ms. Jamila Sheffield
Committee of Adjustment
City of Hamilton
City Hall, 71 Main Street West, 5th Floor
Hamilton, Ontario L8P 4Y5

Dear Ms. Sheffield,

Re: Application for Consent/Land Severance, File No. DN/B-24:11
By Agent Y. T. Wang on behalf of Owner J. Li for 61 Ann Street, Dundas.

HCA staff have reviewed the information provided according to HCA's responsibilities under the *Conservation Authorities Act*, the Memorandum of Understanding between the Ontario Ministry of Natural Resources (MNR), the Ontario Ministry of Municipal Affairs and Housing (MMAH) and Conservation Authorities (CA) relating to provincial interests for natural hazards.

Proposal

The purpose of the consent application is to permit the conveyance of a parcel of land for residential purposes and to retain a parcel of land containing the existing single detached dwelling (to remain). The property was the subject of a previous consent application (DN/B-21:96); the current application is a re-submission of the same proposed development.

Ontario Regulation 161/06 under the *Conservation Authorities Act*

Most of the subject property is affected by *Ontario Regulation 161/06 (HCA's Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)* made under the *Conservation Authorities Act, R.S.O. 1990* due to Ann Creek, a tributary of Middle Spencer Creek, and its associated flooding and erosion hazards.

Approximately half of the site adjacent to Ann Street and Sullivan's Lane is within Dundas Special Policy Area 1 (SPA 1) in the Urban Hamilton Official Plan. SPA 1 policies require that the "floodway" (100-year storm) be kept unobstructed (i.e. no structures or fill placement are permitted).

The floodway refers to the portion of the floodplain where development and site alteration would cause a threat to public health and safety and property damage. The "flood fringe" includes the land between the 100-year storm elevation and the Regional storm elevation.

The policy for SPA 1 states that limited development may be permitted within the flood fringe subject to protection from flooding (which includes placement and stabilization of fill to or above the limit of the flooding, or floodproofing, or a combination of both). The policy also states that residential development may be permitted within the flood fringe subject to the placement and stabilization of fill to, or above, the limit of flooding identified by the Hamilton Conservation Authority.

According to HCA floodplain mapping, the floodway (100-year storm) elevation is 108.42 m and the (regulatory) Regional storm is 109.65 m in the vicinity of the existing house. The Grading and Servicing Plan (dated December 13, 2023) labels the regulatory floodplain limit, but does not show the 100-year flood limit. To demonstrate that there is sufficient developable area on the proposed new lot, a detailed topographic survey, prepared by a qualified professional Engineer or Ontario Land Surveyor, should demonstrate that the house and all grading (e.g. rain garden) are outside of the 100-year floodplain (108.42 m). Therefore, the HCA requests that the plan be revised to show the limit of the 100-year floodplain (floodway) prior to approval of the consent application.

The submitted grading plan demonstrates that Regional flood depths are less than 30cm at the front of the house at Ann Street. Therefore, safe access to the proposed new house should be available.

HCA staff can confirm that the proposed house is outside of the erosion hazard limit (meander belt allowance equal to the standard 20 times the bankfull width).

Written permission (HCA Permit) will be required prior to any future development (including construction, fill placement and/or grading activities) within the regulated areas of the severed lot. Through the Permit application, the applicant will need to address the following:

- Demonstrate that all development and site alteration are outside of the floodway.
- Floor plans and elevation drawings will be required to confirm that all openings in the house are above the Regional flood elevation and that electrical and mechanical equipment provide a 30cm freeboard from the Regional flood elevation.
- Demonstrate that hydrostatic pressure has no negative impact on the house foundation in case of the Regional storm event.
- If the rain garden is proposed, the applicant will need to provide satisfactory grading and section drawings supported by volumetric calculations of the balanced cut and fill. In addition, the applicant must demonstrate whether a relevant cut area is available in the flood fringe within the same section south of the channel, and that safe access to the potential cut area is possible for the equipment and machinery required to excavate the calculated cut volume on the opposite bank.

MNR/MMAH/CA Memorandum of Understanding – PPS Natural Hazards

The PPS generally directs development to areas outside of natural hazard limits. As noted above, no development or site alteration are permitted within the floodway. Therefore, a revised grading plan is required prior to approval of the consent application to demonstrate that all proposed development and site alteration (house and rain garden) are located outside of the floodway.

Summary
Based on the above, the HCA recommends tabling the consent application until the applicant can demonstrate that all proposed development and site alteration are outside of the floodway (i.e. 100-year flood elevation).

Also, since the severed lot is within the HCA's regulated area, a HCA Permit will be required prior to any future development or site alteration. Through the Permit application, the owner will need to address the comments above. Please contact me at (905) 525-2181 Extension 132 or by email at cplosz@conservationhamilton.ca if you have any questions about these comments.

Yours truly,

Cathy Plosz, M.Sc., R.P.P.
Senior Planner, Watershed Management Services.

cc: Y.T. Wang, King EPCM, Agent
Junmeng Li, Owner

GENERAL NOTES:

1. THE OWNER IS RESPONSIBLE FOR THE REMOVAL OF ALL MUD AND DEBRIS THAT ARE TRACKED ONTO THE ROADWAYS FROM VEHICLES ENTERING OR LEAVING THE CONSTRUCTION SITE. THE OWNER SHALL, UPON VERBAL AND/OR WRITTEN REQUEST BY THE CITY, IMMEDIATELY PROCEED WITH CLEAN-UP OPERATIONS A THEIR EXPENSE. SHOULD THE OWNER FAIL TO MAINTAIN THE ROAD AS DIRECTED, THE CITY WILL HAVE THE CLEANING CARRIED OUT, AND DRAW ON THE OWNER'S SECURITY FOR COSTS AND/OR LAY CHARGES.
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6. EXTERIOR FOUNDATION WALLS SHALL ABOVE FINISHED GRADE ELEVATION BY AT MINIMUM 150mm
7. ALL ROOF WATER DRAINS ARE TO CONNECT ONTO TOP OF INFILTRATION BASIN WITH OPEN-FACED DEBRIS GRATING
8. CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADE ELEVATIONS AND DRAINAGE PRIOR TO CONSTRUCTION
9. ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF HAMILTON BENCHMARK NO.0011975U010, HAVING AN ELEVATION OF 99.984 METERS. LOCATED AT ST. JOSEPH'S VILLA, HOME FOR THE AGED, GOVERNOR'S ROAD EAST OF INTERSECTION WITH OVERFIELD STREET. TABLET IN NORTH CONCRETE FOUNDATION OF MOST NORTHERNLY WING OF BUILDING, 57 CM EAST OF DOORWAY UNDER BALCONY, 9 CM ABOVE GROUND LEVEL, 2 M BELOW ROAD LEVEL.
10. DRIVEWAY SHALL BE CONSTRUCTED USING THE FOLLOWING:
    - 60MM PAVING TILES / STONES
    - 25MM OF HPB OR OTHER BEDDING MATERIAL
    - 100MM OF OPSS 1010 GRANULAR "A" BASE, VIRGIN CRUSH
    - 300MM OF OPSS 1010 GRANULAR "B" SUB-BASE, TYPE II, VIRGIN CRUSH, or, 300MM OF 100MM CLEARSTONE, AS USED FOR MUD MAT PER DS-217
    - GRANULAR COMPACTION SHALL BE TO 98% SPMDD
    - FRONT YARD: 4.00M
    - REAR YARD: 154.11M
    - WEST SIDE YARD: 1.55M
    - EAST SIDE YARD: 2.10M

FLOOD ELEVATION REVIEW

- Based on Hamilton Conservation Authority (HCA), the Regulated Floodplain Elevation for the subject property is 109.65m above sea level (masl)
- All openings into the proposed building must be at minimum 300mm (0.3m) above the Regulated Floodplain Elevation; a minimum of 109.95masl
- Top of window wells must have a minimum elevation of 110.00masl, Top of Foundation Wall (TFW) at 110.00masl, and garage slab also at 110.00masl.

CITY OF HAMILTON LOT GRADING NOTES:

1. Along adjoining properties grade to meet existing or proposed elevations with sodded slopes (min. 3H to 1V) and/or retaining walls as specified
2. All retaining walls, walkways, curbs, etc., shall be placed a min. of 0.45m off the property All walls 1.0m or higher shall be designed by a P.Eng.
3. Should a retaining wall be required, the top of wall elevations shall be set 150mm above the proposed side yard swales
4. Retaining walls 0.6m in height or greater require construction of a fence or guard rail at the top of the rear of the wall. Guards for retaining walls shall be designed and constructed in accordance with the requirements of exterior guards as contained in the Ontario Building Code
5. Slopes of swales for both "back to front" and "split" drainage shall be no less than 2.0%grade and no greater than 33% grade (3:1 slopes) When matching to existing properties where a 2.0% grade cannot be achieved, a 1.5% grade is permitted provided a 150mm sub-drain is installed below the bottom of the swale and drained to a suitable outlet, (with a minimum 0.3m cover over the sub-drain), or other mitigation measures
6. Minimum grade for a wrap-around swale in the backyard shall be 1.0%
7. Unless otherwise noted, the ground between proposed elevations on side lots shall be graded as a straight line
8. Top of foundation walls for buildings shall be 150mm (min) above finished grade
9. Driveway slopes shall not be less than 2% and not more than 7.0%. Reversed sloped driveways in new developments are not permitted
10. Garage floor elev. to be set minimum 0.3m higher than back of walk, unless otherwise specified
11. All fill placed on lots shall be compacted to a minimum 95% SPD (unless otherwise recommended by the geotechnical engineer). All material shall be placed in layers not exceeding 300mm lifts
12. For delineation of tree protection zones, buffers, removals and protection schematics, refer to Tree Protection Plan
13. Lot grading for all lots in the subdivision shall conform strictly with this plan. Any changes, unless approved prior to construction by the City, shall result in non acceptance of the subdivision by the City
14. If grading is required on lands adjacent to the development which are not owned by the developer, then the developer must obtain written permission from the adjacent property owner to allow the developer to grade on the adjacent lands, otherwise retaining walls must be used
15. The written permission required from the adjacent landowner shall be obtained prior to entering the lands. Should permission not be obtained or is withdrawn prior to commencing the work, then the developer shall limit his activities to the limits of the development site
16. Driveway and driveway approaches shall be located such that hydro vaults and other street furniture are a min. of 1.2m from the projections of the outside garage walls

BACKYARD GRADING NOTES

- Definition: "Required back yard" shall mean the lesser of the distance regulated by the zoning by-law or 6m
- The maximum slope in the back yard adjacent to the building for a distance equal to the required back yard shall be 5%, except as set out in items below
- The 5% restriction shall not apply to the sides of a swale along the sides or back of the lot, providing the total width of the swale shall not exceed one (1) metre on each lot
- Where the 5% restriction on the backyard grades results in elevation differences between different properties, retaining walls shall be constructed along the sides and the back of the lot. Slopes with a maximum of three horizontal to one vertical may replace the walls where the difference in elevation is less than 0.3m
- Generally, slopes shall be placed on the lower lot, whereas retaining walls shall be placed on the higher lands
- The 5% restriction does not preclude retaining walls in the required backyards providing the terraces are maintained to the 5% grade as set out in Item b) above. The intention of this provision is to provide for flexibility of house construction
- There is no control on the steepness of the slopes in side yards, front yards and back yards, outside the area defined in a) above, providing the slopes are stable for the soils of the area (minimum 3H:1V)
-

ROOFWATER LEADERS.

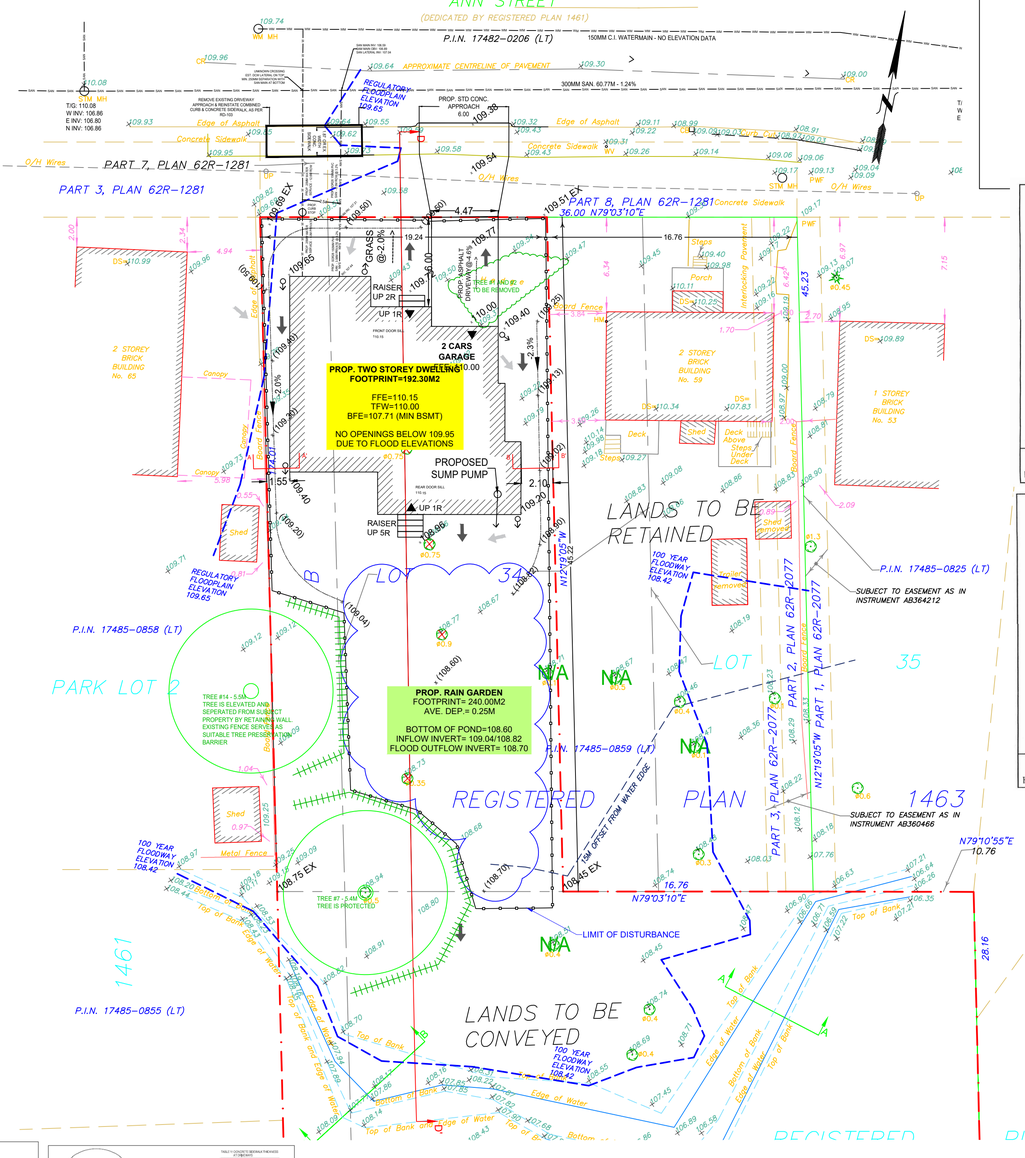
- All roofwater leaders shall discharge onto splash pads and then to grassed or landscaped areas a min. of 0.6m from the building face

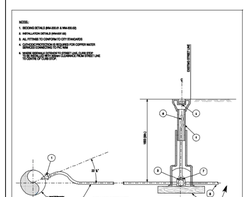
SUMP PUMPS

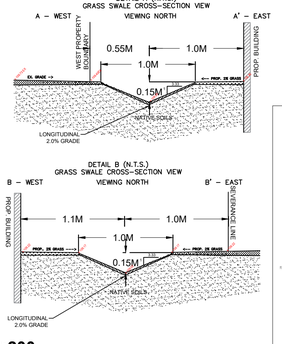
- Sump pumps with check valves are to be installed in each dwelling to pump the weeping tiles to the storm private drain. The sump outlet shall extend a minimum of 150mm above the proposed grade at the dwelling (basement ceiling) prior to discharging to the storm private drain

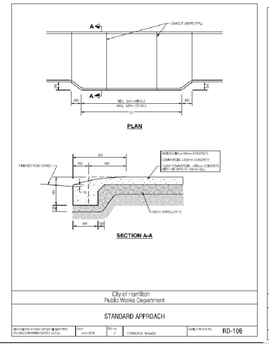
MUNICIPAL SERVICING:

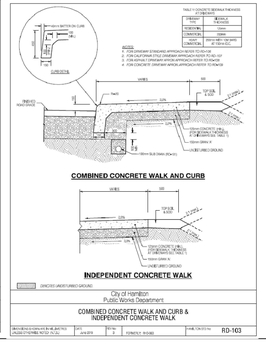
- All services to be installed as per City of Hamilton Construction and Material Specifications Manual (latest edition) and Ministry of the Environment Guidelines (latest edition).
- Minimum horizontal separation between water services/mains and sewer drains and municipal sewer mains shall be 2.5m measured from the closest pipe edge to closest pipe edge. Vertical separation where water service/main passes over a sewer drain or municipal sewer main must be a minimum of 0.25m unless greater separation is required to provide for proper bedding and structural support. Water services/mains passing under sewer drains or municipal sewer mains must have a separation of 0.5m between the invert of the sewer main/drain and the crown of the water service / main
- All water services to be installed with a minimum of 1.6m cover. Sewer drains to be installed with a minimum cover of 2.20m at the property line below the final road grade or at such higher elevation only as may be necessitated by the level of the main sewer. On private property the minimum cover for sewer drains is to be no less than 1.2m
- Approval of this drawing is for material acceptability and compliance with municipal and provincial specifications and standards only. Approval and inspection by the City of the works does not certify the line and grade of the works and it is the owner's responsibility to have their Engineer certify this accordingly
- All Backflow Prevention Devices must be selected, installed and maintained in accordance with the City of Hamilton's Backflow Prevention By-law # 10-103, including the manufacturer's specifications for installation etc., and guidelines set out in the most recent versions of the 'AWWA Canadian Cross Connection Control Manual' and the 'CSA. B64.10 / 07 / B64. 10.1-07 Standards'. In selecting a backflow device for a property, consideration must be given to future possible uses of the site which could result in a higher risk to the municipal drinking water system, thus making the device initially chosen inadequate for the new purpose and requiring future change out at the Owner's expense









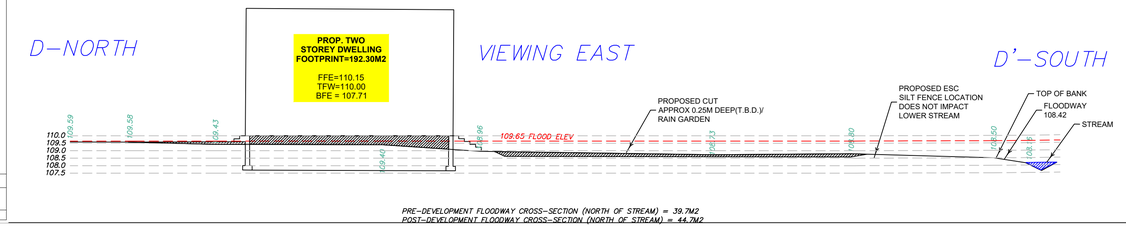


SCALE 1:200
1cm = 2m

0m 5m 10m 15m 20m

61 Ann St Hamilton site grading plan v5.dwg

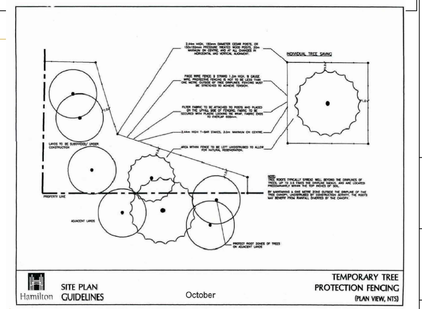
FLOODWAY CROSS–SECTION REVIEW

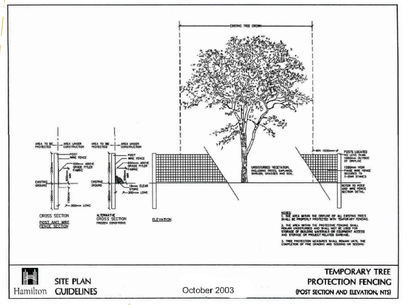


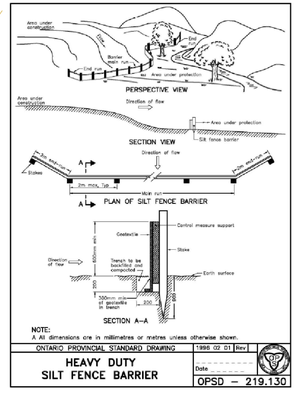
PRE–DEVELOPMENT FLOODWAY CROSS–SECTION (NORTH OF STREAM) = 39.7M2
POST–DEVELOPMENT FLOODWAY CROSS–SECTION (NORTH OF STREAM) = 44.7M2

LEGEND:

x 315.58	EXISTING ELEVATION
315.58	PROPOSED ELEVATION
(315.58)	PROPOSED INVERT ELEVATION OF DRAINAGE
	EXISTING SURFACE FLOW ROUTE
	PROPOSED SURFACE FLOW ROUTE
	ROOF WATER DOWNSPOUT
	PROPOSED GRASS SWALE
	SILT FENCE CONTROL
	TREE PROTECTION ZONE
N/A	TREE NO LONGER EXISTING







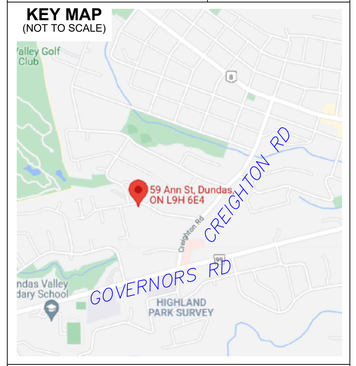
MUNICIPALITY NOTES

DRAWN BY:
TW

DATE
APRIL 05, 2024

LICENSED PROFESSIONAL ENGINEER
Y. T. WANG
100224076
04/05/2024
PROVINCE OF ONTARIO

KEY MAP
(NOT TO SCALE)



KING EPCM
211-3780 14th Ave,
Markham, ON, L3R 9Y5
www.KingEPCM.com
647-459-5647

CLIENT
Junmeng Li

PROJECT NAME
PROPOSED 2 STOREY DWELLING

PROJECT LOCATION
61 ANN STREET
DUNDAS, ON

PRINT TITLE
GRADING & SERVICING PLAN

FILE No.
EGR-1.1

No.	ISSUED FOR:	DATE	DRAWN BY	CHECK
V1	INTERNAL REVIEW	MAR 11, 2022	ZW	
V2	ISSUED FOR PERMITS	JULY 12, 2023	DH	TW
V3	ISSUED FOR 2ND SUBMISSION	NOV 23, 2023	DH	TW
V4	ISSUED FOR MINOR REVISIONS	DEC 13, 2023	DH	TW
V5	ISSUED FOR HCA REVISIONS	APR 05, 2024	DH	TW

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FLOOD ELEVATION REVIEW

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3. Should a retaining wall be required, the top of wall elevations shall be set 150mm above the proposed side yard swales
4. Retaining walls 0.6m in height or greater require construction of a fence or guard rail at the top of the rear of the wall. Guards for retaining walls shall be designed and constructed in accordance with the requirements of exterior guards as contained in the Ontario Building Code
5. Slopes of swales for both "back to front" and "split" drainage shall be no less than 2.0%grade and no greater than 33% grade (3:1 slopes) When matching to existing properties where a 2.0% grade cannot be achieved, a 1.5% grade is permitted provided a 150mm sub-drain is installed below the bottom of the swale and drained to a suitable outlet, (with a minimum 0.3m cover over the sub-drain), or other mitigation measures
6. Minimum grade for a wrap-around swale in the backyard shall be 1.0%
7. Unless otherwise noted, the ground between proposed elevations on side lots shall be graded as a straight line
8. Top of foundation walls for buildings shall be 150mm (min) above finished grade
9. Driveway slopes shall not be less than 2% and not more than 7.0%. Reversed sloped driveways in new developments are not permitted
10. Garage floor elev. to be set minimum 0.3m higher than back of walk, unless otherwise specified
11. All fill placed on lots shall be compacted to a minimum 95% SPD (unless otherwise recommended by the geotechnical engineer). All material shall be placed in layers not exceeding 300mm lifts
12. For delineation of tree protection zones, buffers, removals and protection schematics, refer to Tree Protection Plan
13. Lot grading for all lots in the subdivision shall conform strictly with this plan. Any changes, unless approved prior to construction by the City, shall result in non acceptance of the subdivision by the City
14. If grading is required on lands adjacent to the development which are not owned by the developer, then the developer must obtain written permission from the adjacent property owner to allow the developer to grade on the adjacent lands, otherwise retaining walls must be used
15. The written permission required from the adjacent landowner shall be obtained prior to entering the lands. Should permission not be obtained or is withdrawn prior to commencing the work, then the developer shall limit his activities to the limits of the development site
16. Driveway and driveway approaches shall be located such that hydro vaults and other street furniture are a min. of 1.2m from the projections of the outside garage walls

BACKYARD GRADING NOTES

- Definition: "Required back yard" shall mean the lesser of the distance regulated by the zoning by-law or 6m
- The maximum slope in the back yard adjacent to the building for a distance equal to the required back yard shall be 5%, except as set out in items below
- The 5% restriction shall not apply to the sides of a swale along the sides or back of the lot, providing the total width of the swale shall not exceed one (1) metre on each lot
- Where the 5% restriction on the backyard grades results in elevation differences between different properties, retaining walls shall be constructed along the sides and the back of the lot. Slopes with a maximum of three horizontal to one vertical may replace the walls where the difference in elevation is less than 0.3m
- Generally, slopes shall be placed on the lower lot, whereas retaining walls shall be placed on the higher lands
- The 5% restriction does not preclude retaining walls in the required backyards providing the terraces are maintained to the 5% grade as set out in Item b) above. The intention of this provision is to provide for flexibility of house construction
- There is no control on the steepness of the slopes in side yards, front yards and back yards, outside the area defined in a) above, providing the slopes are stable for the soils of the area (minimum 3H:1V)
-

ROOFWATER LEADERS.

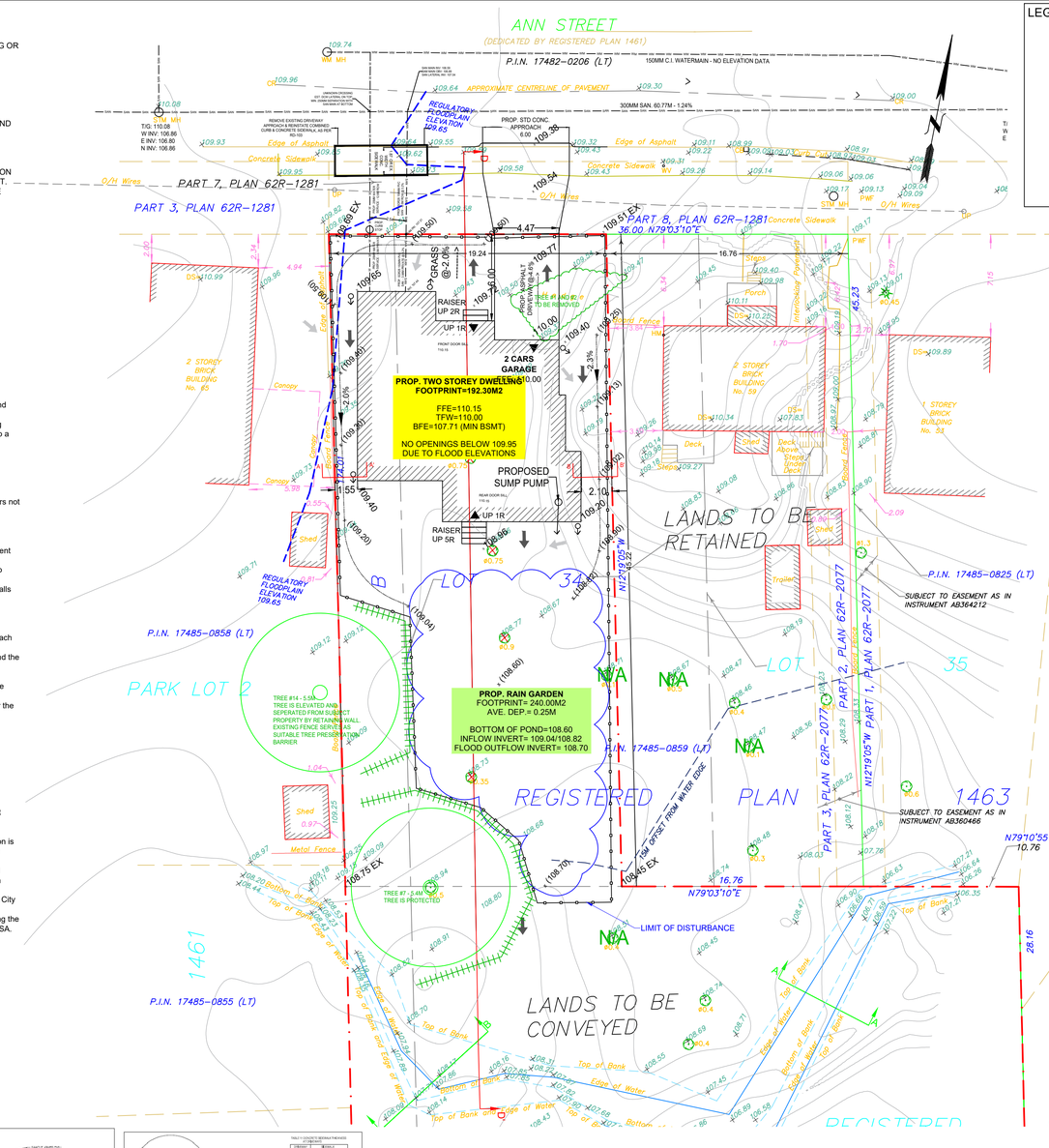
- All roofwater leaders shall discharge onto splash pads and then to grassed or landscaped areas a min. of 0.6m from the building face

SUMP PUMPS

- Sump pumps with check valves are to be installed in each dwelling to pump the weeping tiles to the storm private drain. The sump outlet shall extend a minimum of 150mm above the proposed grade at the dwelling (basement ceiling) prior to discharging to the storm private drain

MUNICIPAL SERVICING:

- All services to be installed as per City of Hamilton Construction and Material Specifications Manual (latest edition) and Ministry of the Environment Guidelines (latest edition).
- Minimum horizontal separation between water services/mains and sewer drains and municipal sewer mains shall be 2.5m measured from the closest pipe edge to closest pipe edge. Vertical separation where water service/main passes over a sewer drain or municipal sewer main must be a minimum of 0.25m unless greater separation is required to provide for proper bedding and structural support. Water services/mains passing under sewer drains or municipal sewer mains must have a separation of 0.5m between the invert of the sewer main/drain and the crown of the water service / main
- All water services to be installed with a minimum of 1.6m cover. Sewer drains to be installed with a minimum cover of 2.20m at the property line below the final road grade or at such higher elevation only as may be necessitated by the level of the main sewer. On private property the minimum cover for sewer drains is to be no less than 1.2m
- Approval of this drawing is for material acceptability and compliance with municipal and provincial specifications and standards only. Approval and inspection by the City of the works does not certify the line and grade of the works and it is the owner's responsibility to have their Engineer certify this accordingly
- All Backflow Prevention Devices must be selected, installed and maintained in accordance with the City of Hamilton's Backflow Prevention By-law # 10-103, including the manufacturer's specifications for installation etc., and guidelines set out in the most recent versions of the 'AWWA Canadian Cross Connection Control Manual' and the 'CSA. B64.10 / 07 / B64. 10.1-07 Standards'. In selecting a backflow device for a property, consideration must be given to future possible uses of the site which could result in a higher risk to the municipal drinking water system, thus making the device initially chosen inadequate for the new purpose and requiring future change out at the Owner's expense


ANN STREET
(DEDICATED BY REGISTERED PLAN 1461)
P.I.N. 17482–0206 (LT)
150MM C.I. WATERMAIN - NO ELEVATION DATA
APPROXIMATE CENTRELINE OF PAVEMENT
300MM SAN. 60.77M - 1.24%
REGULATORY FLOODPLAIN ELEVATION 109.65
PROP. STD CONC. APPROACH 6.00
Edge of Asphalt
Concrete Sidewalk
O/H Wires
PART 7, PLAN 62R–1281
PART 3, PLAN 62R–1281
PART 5, PLAN 62R–1281
16.00 N79°03'10"E
109.51 EX
4.47
16.24
16.76
GRASS
2.0%
RAISER UP 2R
RAISER UP 1R
RAISER UP 5R
2 CARS GARAGE
PROP. TWO STOREY DWELLING
FOOTPRINT=192.30M2
FFE=110.15
TFW=110.00
BFE=107.71 (MIN BSMT)
NO OPENINGS BELOW 109.95
DUE TO FLOOD ELEVATIONS
PROPOSED SUMP PUMP
2 STOREY BRICK BUILDING No. 65
2 STOREY BRICK BUILDING No. 59
2 STOREY BRICK BUILDING No. 53
Canopy
Shed
Deck
Steps
Porch
Wood Fence
Metal Fence
Trailer
Hydro Shed
Irrigation Pump House
LANDS TO BE RETAINED
LOT 34
LOT 35
P.I.N. 17485–0825 (LT)
SUBJECT TO EASEMENT AS IN INSTRUMENT AB364212
P.I.N. 17485–0858 (LT)
PARK LOT 2
PROP. RAIN GARDEN
FOOTPRINT= 240.00M2
AVE. DEP.= 0.25M
BOTTOM OF POND=108.60
INFLOW INVERT= 109.04/108.82
FLOOD OUTFLOW INVERT= 108.70
P.I.N. 17485–0859 (LT)
TREE #14 - 5.5M
TREE IS ELEVATED AND SEPERATED FROM SUBJECT PROPERTY BY RETAINING WALL
EXISTING FENCE SERVES AS SUITABLE TREE PRESERVATION BARRIER
Shed 0.97
Metal Fence
TREE #7 - 5.4M
TREE IS PROTECTED
TREE #13 - 0.6m TREE TO BE REMOVED
168.75 EX
108.45 EX
1.5M OFFSET FROM WATER EDGE
LIMIT OF DISTURBANCE
REGISTERED PLAN 1463
PART 3, PLAN 62R–2077
PART 2, PLAN 62R–2077
PART 1, PLAN 62R–2077
N12°19'05"W 45.22
N79°03'10"E 16.76
N79°10'55"E 10.76
28.16
SUBJECT TO EASEMENT AS IN INSTRUMENT AB360466
1461
P.I.N. 17485–0855 (LT)
LANDS TO BE CONVEYED
Top of Bank
Edge of Water
Bottom of Bank
Top of Slope
Toe of Slope
Top of Ravine Slope
Edge of Water
Top of Bank
Bottom of Bank
Top of Bank

Gmail

Tony Wang <twang@kingepcm.com>

Re: 59-61 Ann St. Dundas - Hydraulic modeling technical data

1 message

Tony Wang <twang@kingepcm.com> Thu, Jul 22, 2021 at 12:49 AM
To: Alex Nizharadze <Alex.Nizharadze@conservationhamilton.ca>
Cc: ereimer@conservationhamilton.ca

Hi Alex,

Thank you for taking the time to call me today regarding 59 & 61 Ann Street, Dundas.

As discussed over the phone, we will be producing a cut & fill plan within the flood fringe slopes, such that the specific dimension of the floodplain cross-section changes, but the total cross-sectional area and total flow would remain the same.

Thank you for your help and we will submit for an official pre-application consultation with HCA shortly.

Tony
Tony Wang, P. Eng.
Principal Engineer

Mobile: 647-459-5647
Twang@KingEPCM.com
www.KingEPCM.com

KING EPCM
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On Wed, Jul 21, 2021 at 6:19 AM Alex Nizharadze <Alex.Nizharadze@conservationhamilton.ca> wrote:

> Hi Tony,
>
> I was off yesterday. I will call you today afternoon. What time do you prefer.
>
> Thanks,
>
> **Alex Nizharadze, P. Eng.**
>
> Water Management Specialist
>
> Hamilton Conservation Authority
>
> P.O. Box 81067, 838 Mineral Springs Road,
>
> Ancaster, Ontario, L9G 4X1

Office: (905) 525-2181, Ext. 232 || Cell: (905) 515-9879

Fax: (905) 648-4622

Alex.Nizharadze@conservationhamilton.ca

Consider our Environment. Please print only if necessary.

From: Tony Wang <twang@kingepcm.com>
Sent: July 19, 2021 11:32 PM
To: Alex Nizharadze <Alex.Nizharadze@conservationhamilton.ca>
Cc: Elizabeth Reimer <ereimer@conservationhamilton.ca>; jason@belf.ca
Subject: 59-61 Ann St. Dundas - Hydraulic modeling technical data

Hi Alex,

I was referred to you by Elizabeth Reimer of HCA.

I am working on a proposed backfill plan within Flood Fringe limits of 59 - 61 Ann Street, Dundas. Elizabeth has asked that I conduct a hydraulic modeling to compare pre-backfill and post-backfill flow conditions, such that the proposed backfill does not adversely affect upstream and downstream flood conditions.

What kind of technical data do you have available? I usually work with HEC-RAS, but Elizabeth says you only have a hard-copy report in HEC-2 format?

Please let me know.

Thanks,

Tony

Tony Wang, P. Eng.

Principal Engineer

Mobile: 647-459-5647

Gmail

Tony Wang <twang@kingepcm.com>

Fwd: 59-61 Ann St. Dundas

1 message

Henry Heli Xu <henry.xu@cleansourceconsulting.ca> Mon, Jul 12, 2021 at 10:29 PM
To: Twang@kingepcm.com

Henry Heli Xu, M.Eng, Consultant
Clean Source Consulting
Tel: +1 (226)-500-4244
Email: henry.xu@cleansourceconsulting.ca
Web: www.cleansourceconsulting.ca

Begin forwarded message:

From: Jason Xu <jason@belf.ca>
Date: November 2, 2020 at 13:20:58 EST
To: henry.xu@cleansourceconsulting.ca
Subject: FW: 59-61 Ann St. Dundas

鹤立，这是HCA发给我的，我刚才又发EMAIL问了一下10年的泛洪线标高，以及PEDESTRIAN BRIDGE的一些其它要求，看看他们能不能告诉我们一下，希望能稍微建宽一点所以割草机能开过去

Sincerely,

Jason Xu

Jason Xu P.Eng C.E.M

Toll free: 1-855-668-2353 (BELF) Phone: (905)-385-6666 Fax: (905)-318-8666

Cell: 905-317-1689 Jason@belf.ca

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CITY OF HAMILTON CERTIFIED BUILDING REPAIR CONTRACTOR

120 Nebo Rd. Unit #6, Hamilton, L8W 2E4

2220 Midland Ave. Unit 2 Scarborough M1P 3E6

www.belf.ca

From: Reimer, Elizabeth <ereimer@conservationhamilton.ca>
Sent: October 28, 2020 3:51 PM
To: Jason Xu <jason@belf.ca>
Subject: RE: 59-61 Ann St. Dundas

Hello Jason,

The subject property is regulated by the Hamilton Conservation Authority (HCA) pursuant to *Ontario Regulation 161/06 (HCA's Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses* made under the *Conservation Authorities Act, R.S.O. 1990* due to the potential for flooding and erosion hazards associated with Ann Creek that occurs on the property.

In general, Provincial and HCA policies direct any new development outside of the flood and erosion hazards. We note that a portion of the property is with the Dundas Two Zone Floodplain Area. Please refer to the Dundas Area Specific Policies as it pertains to the portion of the property in UD-1, the Dundas Two Zone Floodplain Area: https://www.hamilton.ca/sites/default/files/media/browser/2015-01-15/urbanhamiltonofficialplan-volume3-chapterb-dundasareaspecifics-jun2017.pdf

The policies may permit development in the flood fringe, subject to adequate floodproofing. To identify the extent of the floodway and flood fringe limits may require hydraulic modelling conducted by a qualified professional engineer. Please refer to Section 2.1.1.4 Two Zone Areas of the HCA Policy Guide (https://conservationhamilton.ca/images/PDFs/Planning/PlanRegPolicyGuidewAppendices.pdf) for further information. Information on the HCA policy on floodproofing standards is contained in Section 8 of the above policy guide. All residential structures would be required to be floodproofed to 0.3 m above the Regulatory Flood elevation. The Regional flood elevations in the vicinity of 61 Ann St is at 109.65 m, so any new structure would need to be floodproofed to ~110 m.

The HCA recommends that pedestrian bridges be designed to be above the level of the 10-year storm event. In addition, the bridge needs to safely withstand flows resulting from the Regional Storm event. The design should incorporate means of ensuring the bridge does not get washed downstream. One method is to construct the bridges in such a way that they are designed to swing to one side of the watercourse in the event of a storm. This will prevent channel blockage. Otherwise, both sides of the bridge need to be anchored to withstand flows and velocities resulting from the Regional Storm. A qualified structural engineer must provide recommendations for securing or anchoring bridges. Hydraulic modelling will be required to demonstrate the bridge does not increase the risk of flooding and evaluate all ranges of storm events.

I have attached a list of professionals who have submitted work to the HCA in the past, including Fluvial Geomorphology Consultants, which would be required to complete the above assessments.

If you have any further questions, feel free to call or email.

Regards,

Elizabeth Reimer
Conservation Planner
Hamilton Conservation Authority
838 Mineral Springs Road, P.O. Box 81067
Ancaster, ON L9G 4X1
Phone: 905-525-2181 Ext. 165
Email: ereimer@conservationhamilton.ca
www.conservationhamilton.ca

Hamilton Conservation Authority
A Healthy Watershed for Everyone

From: Jason Xu <jason@belf.ca>
Sent: October 28, 2020 2:38 PM
To: Tellier, Jaime L. <jtellier@conservationhamilton.ca>
Subject: 59-61 Ann St. Dundas

Hi, Tellier

There's a property on the market right now located 59-61 Ann St. Dundas. We are planning to buy and separate a lot 61 from the property and build a new house. Just wonder what's the requirement from Hamilton Conservation? UR area of the property is blocked by streams. Whether we can build small bridge at backyard for private usage so that we can get access to all area of the property. Thanks very much.