



City of Hamilton Report for Consideration

To: Chair and Members
Planning Committee

Date: June 10, 2025

Report No: PED25141

Subject/Title: Residential Drainage Assistance Program – 941
Mohawk Road E

Ward(s) Affected: Ward 6

Recommendations

- 1) That with respect to the property at 941 Mohawk Road East, the City implements and funds the construction of a rear yard catch-basin drainage system (Public Portion Only) as recommended in the report prepared by AECOM, dated March 15, 2022 attached in Appendix A1; to the Report PED25141, at a cost of \$19,500, including all applicable overhead and taxes) for works within the Right of Way.
- 2) That funding for work on the City Right of Way in Recommendation (a) estimated at \$19,500, be funded from Capital Account No. 518216, in accordance with the Residential Assistance Program (RDAP).
- 3) That all works on private property be at the sole expense of the property owner.
- 4) That prior to proceeding with any work on City property, appropriate agreements with the benefiting property owner namely 941 Mohawk Road East, are entered into, to the satisfaction of the City Solicitor.

Key Facts

- This report is intended to obtain approval to proceed with the recommendations for drainage improvements identified in the Study for 941 Mohawk Road East (Ward 6) 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 homeowner at 941 Mohawk Road East has raised concerns about the amount of storm runoff from rainfalls or snow melts that results in significant ponding of water within the rear yard. Photographs of the rear yard are included in Appendix B1.

- This property is located in an older neighbourhood of the City where no grading and drainage plans exist, and multiple properties are contributing to significant rear yard flooding of 941 Mohawk Road East.
- A study of the drainage area was completed, and it was determined that a drainage outlet through the adjacent properties is not feasible. The preferred and most effective solution would be to install a rear yard catch-basin at 941 Mohawk Road East.

Financial Considerations

If approved, funding for this project estimated at approximately \$19,500 is to be funded from Capital Account No. 518216.

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

Background

The Residential Drainage Assistance Program (RDAP) was created to provide assistance to residents with lot level drainage issues that would otherwise be difficult to resolve. The RDAP became a permanent City Program in January 2016 (PED14105) to assist residents in older neighbourhoods 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 or excessive landscaping.

The program consists of two phases.

The Phase 1 (Engineering Assistance) study includes:

- a) Reviewing neighbourhood and lot drainage in an older area of the City (typically pre 1970) which was developed with less attention to drainage than current standards;
- b) Identifying the cause(s) of the neighbourhood drainage problems;
- c) Identifying possible improvements on private lands to provide for better drainage on private lands;
- d) Identifying possible improvements within the public Right of Way to allow for better drainage on private lands.

A Phase 2 study is initiated if the Phase 1 study identifies any Capital Improvements within the Right of Way or any contribution from Public Lands to the drainage issues on Private Lands.

The Phase 1 study for this neighbourhood did not identify any of these noted concerns and therefore a Phase 2 Study was not required.

Analysis

The homeowner at 941 Mohawk Road East, raised concerns about the amount of storm runoff from rainfalls or snow melts that results in significant ponding of water within the rear

yard. The ponding has limited the use of the property because of the soggy conditions created by a lack of drainage from the rear yard. The ponding is isolated to an area along the rear property line and requires significant pumping to be removed.

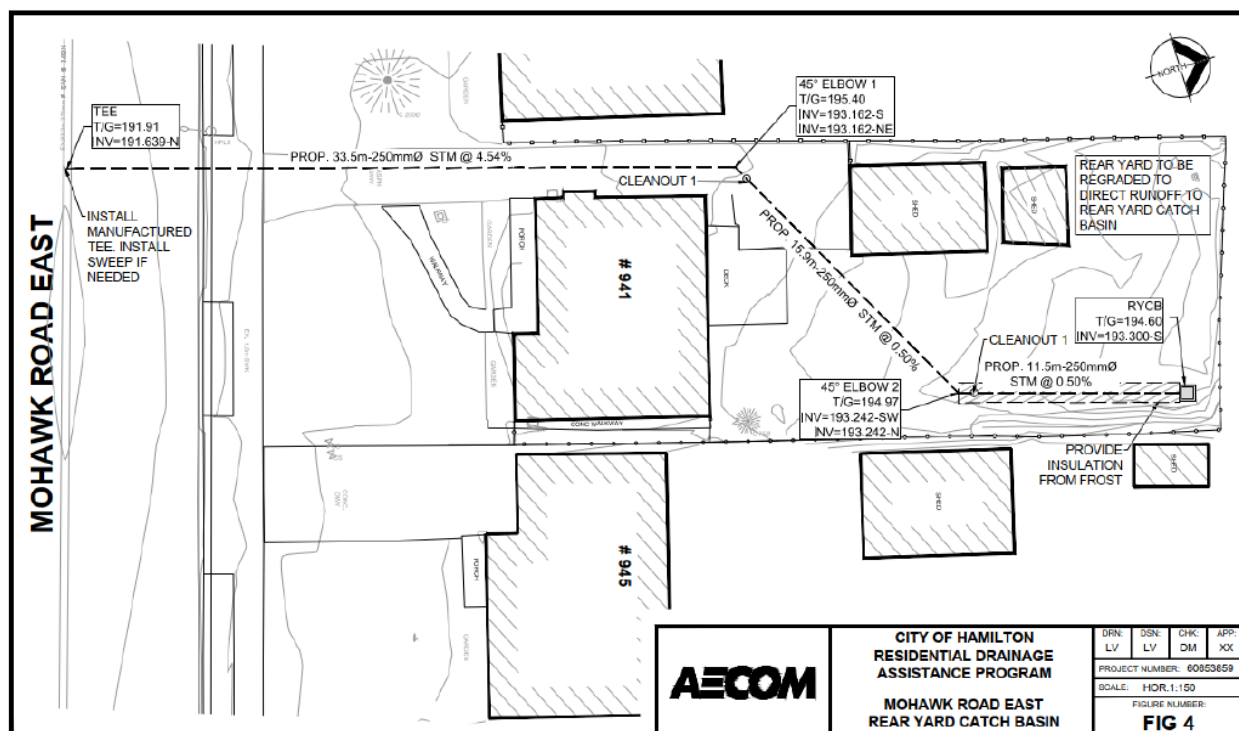
This property is in an older neighbourhood of the City where no grading and drainage plans exist. Given the absence of grading and drainage plans the City does not have the ability to enforce past or unreported changes in grade or blocked swales through any by-law enforcement tools.

To better assess the drainage concerns, the City undertook a Study through the RDAP and retained AECOM Consulting 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;
- Determine if a drainage outlet solution could be put in place to eliminate or reduce the flooding concerns.

Study Recommendation

The home in the Study Area and surrounding homes are part of a mature subdivision. The rear yard is lower in elevation than the front yard and lower in elevation than the neighbouring yards. There is no apparent drainage outlet from the rear yard to the front yard or through any of the adjacent properties. There are no side yard swales that would allow the rear yard to drain to the street and therefore any storm runoff is trapped in the rear yard. The study proposed several options including the construction of a soakaway pit and a rear yard catch basin. Installing a rear yard catchbasin and connecting it to the combined sewer is the recommended solution. It would provide a year around solution to the chronic flooding issue and the resident will have full use of the rear yard.



A copy of the Study is attached in Appendix A1.

The anticipated cost of the installation of the rear yard catchbasin is approximately \$19,500 for the work within the municipal Right of Way and \$22,000 for works on the private side.

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

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

Alternatives

The following alternatives are available to Committee:

The City provides the Study 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.

The property at 941 Mohawk Road is lower in grade than the adjacent properties and is the only property in the study area experiencing flooding in the rear yard. Consequently, the adjacent owners had no interest in participating in the study or apportioning costs for the rear yard catch basin drainage system. Without City funding for the public portion the project would become cost prohibitive for the homeowner at 941 Mohawk Road East.

Relationship to Council Strategic Priorities

The Residential Drainage Assistance Program is intended to fill a gap in the level of service provided by the City in responding to chronic, private flooding issues in older parts of the City, and where by-law enforcement was not viable and will support Council Priority 1.

1. Sustainable Economic & Ecological Development

- 1.1. Reduce the burden on residential taxpayers
- 1.2. Facilitate the growth of key sectors
- 1.3. Accelerate our response to climate change
- 1.4. Protect green space and waterways

Previous Reports Submitted

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.

- Residential Drainage Assistance Program (RDAP) 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)
- 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)
- 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
- Drainage Easements, Right-of-Ways

Consultation

Consultation

Growth Management staff consulted with Public Works Department, Engineering Services, Hamilton Water Division, Water and Wastewater Planning and Capital, regarding capacity restrictions in the combined sewer system. No capacity concerns were raised.

Growth Management staff consulted with Ward 6 - Councillors Office.

The homeowner at 941 Mohawk Road E study project was consulted and indicated a willingness to co-operate and utilize the Residential Drainage Assistance Program. Virtual and onsite meetings were held with the homeowner.

Appendices and Schedules Attached

Appendix A1: AECOM Study Report

Appendix B1: Backyard Pictures

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