

REPORT

Engineering Services

To: Mayor Cote and Members of Council **Date:** December 13, 2021

From: Lisa Leblanc **File:** 09.1715.20.29
Director of Engineering Services (Doc# 1960569v2)

Item #: 2021-607

Subject: Victoria Hill Parkside (Parcel J) 271 Francis Way Drainage Matter

RECOMMENDATION

THAT Council receive the update on the on-site drainage matter at Parkside (Parcel J) 271 Francis Way, Victoria Hill as contained in this report.

PURPOSE

The purpose of this report is to provide an update to Council of the on-site drainage matter located within the Parkside Development (Parcel J) in Victoria Hill.

SUMMARY

An on-site drainage issue was identified by Parkside Development (Parcel J) in Victoria Hill. Planning and Engineering staff has facilitated a process between Parkside strata and the developer where a technical solution has been identified. The developer has proposed to complete this work in December 2021 or early 2022.

BACKGROUND

There is a low area within the southern portion of the Parkside Strata (Parcel J) of Victoria Hill located at 271 Francis Way that does not have a drainage outlet. As a result, there is water ponding in this area, next to the development to the south, the Glenbrook Townhouses located at 245 Francis Way.

This matter was brought to the City's attention by the Parkside Strata (Strata) back in 2018. Upon review, the developer's site design did not include the provision to drain this low lying area. Since this is an on-site drainage matter, the Strata was advised to

approach the developer, Onni Development (Onni), to address the pending issue. City staff do not have regulatory powers over this matter but have facilitated the process between the Strata and Onni.

EXISTING POLICY AND PRACTICE

On-site drainage is generally considered a private property matter which is not a part of the Works & Services Agreement between the City and the developer.

ANALYSIS

Ongoing discussions between City staff and the developer (Onni) have led to a solution consisting of a ground drainage exfiltration system between the Parkside and Glenbrook Residences.

The developer's engineering consultant prepared a concept in early 2021. Through a series of design iterations, a final design with geotechnical support was received at the end of July 2021. In August 2021, the developer was advised by staff that they can proceed to retain a contractor to construct the works. The contractor will need to obtain necessary building (plumbing) permits and authorization from the Strata to install the works.

During September and October 2021, staff was seeking a timeline from the developer for constructing the works. In November 2021, the developer advised that they plan to proceed with construction in the December 2021 timeframe. Staff is currently waiting for confirmation from the developer and will advise the Strata accordingly.

Next Steps

Onni will need to submit a Building Permit application for the proposed onsite drainage remediation works. The City will assist in any way it can to expedite the issuance of the Building Permit. Staff will continue to engage Onni until the application has been processed and the work has commenced. Engineering Staff will make themselves available to assist the Building and Plumbing Division until the work has been successfully completed.

FINANCIAL IMPLICATIONS

As the Parkside Development is completed and has been occupied for several years, the City no longer has any regulatory role over the current on-site drainage matter. This issue does not have financial impact to the City with the exception of staff time facilitating a resolution between Parkside Strata and Onni. The proposed works will be installed by Onni at their cost. The City has retained some on-site landscaping security related to outstanding landscaping deficiencies which the developer will also need to address prior to release of the retained funds.

INTERDEPARTMENTAL LIAISON

Engineering Services has worked closely with the Planning Division and Building & Plumbing Division in liaison with Onni Development and Parkside Strata.

OPTIONS

The following options are presented for Council's consideration:

1. Receive the update on the on-site drainage matter at Parkside (Parcel J) 271 Francis Way, Victoria Hill; or
2. Provide other direction to staff.

Staff recommends Option 1.

CONCLUSION

Onni Development has prepared a technical solution to address the drainage ponding located within Parkside Development (Parcel J) in Victoria Hill. Staff is facilitating the process between Onni and the Strata of Parkside to complete the installation of the works.

APPROVALS

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