TO: Chair and Members Economic Development and Planning Committee

WARD(S) AFFECTED: WARD 9

COMMITTEE DATE: March 23, 2010

SUBJECT/REPORT NO:
M & M Fine Furniture Grading and Drainage Issues (PED10052) (Ward 9)
(Outstanding Business List Item)

SUBMITTED BY:
Tim McCabe,
General Manager
Planning and Economic Development Department

PREPARED BY:
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SIGNATURE:

Council Direction:

On November 3, 2009 Michael Tellerd, co-owner of M & M Fine Furniture (M & M) located at 151 Upper Centennial Parkway within the Felker Neighbourhood in Stoney Creek, and his agent made a presentation to the Planning and Economic Development Committee regarding grading and drainage issues related to his property and the impact of future development of abutting lands, as shown on Appendix “A” to Report PED10052. As a result, the Committee directed: “That staff report back on grading, drainage issues and results of a peer review”.

Information:

History

In November 2004, the owner’s of M & M raised concerns regarding development of adjoining lands south of them at 135 Upper Centennial Parkway (Boston Pizza). Their concerns included elevating the land, retaining walls, drainage, snow drifting, security fencing and visual obstruction of their business. As a condition of development approval, the Boston Pizza site was elevated to provide for a future storm sewer outlet at the northwest corner of the site. To mitigate concerns raised by M & M during the site plan approval process the developer of the Boston Pizza site agreed to modify the plan by stepping back the retaining wall dividing the two (2) properties and provide security fencing on top of the wall.

Vision: To be the best place in Canada to raise a child, promote innovation, engage citizens and provide diverse economic opportunities.
Values: Honesty, Accountability, Innovation, Leadership, Respect, Excellence, Teamwork
Upon circulation of the proposed Fieldgate application for an official plan amendment and rezoning at 165 Upper Centennial Parkway in December 2006, M & M reiterated their concerns regarding further development impact on their lands. To better understand the drainage issues in this area, the City requested that the Functional Servicing Report (FSR) prepared by Pitura Husson Limited on behalf of Fieldgate¹ be revised to include options to address drainage impacts on adjacent lands. By request of M & M, a peer review of the Functional Servicing Report was undertaken by Eaglebrook Engineering Limited, a consultant selected by M & M. The peer review was completed on October 27, 2009 and identifies M & M’s property as being an “ultimate” condition rather than an “interim” condition as stated in the FSR. The peer review concluded that in order for the grading and drainage to be dealt with in accordance with the FSR, M & M’s property including the existing building would need to be raised to match the grading adjacent to the proposed and existing developments; however, since the M & M property is already in its fully developed state, then grading of adjacent lands would need to be adjusted to allow drainage to be conveyed naturally and unobstructed from the M & M property.

Felker Neighbourhood Existing and Future Drainage

Existing storm drainage in the Felker Neighbourhood generally drains from a south to north direction and splits westerly towards Mud Street and First Road West and easterly towards Mud Street and Upper Centennial Parkway.

Future storm drainage is proposed to be conveyed to two (2) stormwater management ponds proposed within the neighbourhood. The west pond is proposed to be located in the vicinity of Mud Street and First Road West, and the east pond to be located north of Fieldgate’s lands adjacent to the existing wetlands and woodlot south of Mud Street and west of Upper Centennial Parkway.

The FSR for the Fieldgate/Paletta application recommends that future storm drainage under full development conditions for properties fronting on Upper Centennial will be conveyed in a storm sewer system draining from south to north along the rear lot line of the properties. With the lands being generally flat, future development requires that all the lands be raised to facilitate flows to the stormwater management ponds.

More specifically, a storm sewer would be constructed from the northwest corner of the Boston Pizza site, along the west property line of M & M and 157 Upper Centennial Parkway (note: there are currently no active applications for this property) to the Fieldgate site and ultimately to the east pond. Easements would be required over these properties to facilitate construction of the sewer. For the M & M and 157 Upper Centennial Parkway properties to connect to this storm sewer, approximately 2m to 2.5m of fill would be required over both properties.

¹ The FSR was also prepared on behalf of Paletta International Corporation as part of their application for Official Plan Amendment and Draft Plan of Subdivision.
To accommodate the ultimate storm drainage outlet to the north, the Boston Pizza site was raised approximately 1.5m when it developed in 2004. Similarly, the proposed Fieldgate commercial blocks will be required to be raised an average of 2.0m to accommodate drainage to the future pond. For the intervening M & M and 157 Upper Centennial Parkway properties to redevelop in the future, a similar depth of fill would be required on their lands. In the current state, these properties are left 1.5m to 2m lower than the Boston Pizza site.

**Interim Development Conditions**

Because development has not proceeded yet downstream, the Boston Pizza currently drains to the Upper Centennial Parkway ditch via a temporary storm outlet at the northeast corner of the site. The ultimate storm outlet is currently capped at the northwest corner of the property and a connection to this outlet depends upon development of the downstream lands.

**Issues**

*Future Grading, Drainage and Visibility*

M & M claims that with the abutting lands being raised, it will result in their property sitting low which will exacerbate their drainage and grading concerns and create a visual obstruction of their business. Currently, their lands slope gently to the north so any raising of abutting lands will cut off their drainage.

To address M & M’s concerns, staff requested that the Fieldgate/Paletta FSR be revised to assess options to mitigate the existing drainage and fill issues associated with the property, as shown on Appendix “B” to Report PED10052. It should be noted that given the fixed outlet elevation and generally flat topography the range of options that can be considered is limited. Notwithstanding, in addition to the conventional storm sewer system being recommended in the FSR, the following options were assessed:

1. **Option 1:** An open storm channel along the rear of M & M, 157 Upper Centennial Parkway and through the Fieldgate lands; and

2. **Option 2:** A storm sewer on Upper Centennial Parkway; and

3. **Option 3:** A modified storm sewer design along the rear of M & M, 157 Upper Centennial Parkway and through the Fieldgate lands.
Option 1: Open Storm Channel
Routing an open channel through the back of the M & M, 157 Upper Centennial Parkway and Fieldgate properties outletting into the proposed east pond was reviewed; however, due to the noted grade constraints and the fixed outlet elevation for the east pond the channel would be extremely flat and thereby subject to standing water, sediment build up, and higher maintenance costs to the City. As a result this option was considered to be not feasible.

Option 2: Storm sewer on Upper Centennial Parkway
Routing a storm sewer on Upper Centennial Parkway from the north limit of Boston Pizza to the future Isaac Brock Drive extension then westerly and northerly outletting into the proposed east pond was reviewed; however, due to the flat grades at the intersection of Upper Centennial Parkway and the proposed Isaac Brock Drive extension, minimum slopes on the pipe could not be achieved. As a result this option was considered to be not feasible.

Option 3: Modified storm sewer design along the rear of 157 Upper Centennial Parkway and Fieldgate lands
Assuming that the 157 Upper Centennial Parkway property abutting M & M to the north will redevelop and be raised, a storm sewer would be constructed from the north property line of M & M northerly across 157 Upper Centennial Parkway and the Fieldgate lands to the proposed east pond. The sewer would be at grade at M & M’s north property line so that their lands can continue to drain naturally. This is a viable alternative and would not require the filling or elevating of the M & M property.

In this scenario, drainage from the Boston Pizza site would be drained westerly with a storm sewer connection to the west. The storm sewer would be constructed from the existing plug at Boston Pizza westerly to the proposed storm sewers within the Paletta residential development. With this modified storm sewer design, the 157 Upper Centennial Parkway property abutting the north side of M & M would require approximately 1.0m to 1.5m of fill upon development of the property, or about 1.0m less fill than the original recommended option in the FSR. This would reduce M & M’s concerns of their property sitting somewhat in a hole.

When the 157 Upper Centennial Parkway property develops, the 1.0-1.5m grade differential between the adjoining properties could be made up utilizing a landscaped slope rather than a retaining wall. This could minimize any negative aesthetic impact due to the higher grades on the adjacent lands; however it is not possible to say whether a landscaped slope will be implemented because zoning rights for the adjacent property would only restrict the side yard setback.
Existing Grading and Drainage

Currently, with the temporary outlet from Boston Pizza directed to Upper Centennial Parkway, additional runoff is draining to the Upper Centennial Parkway ditch. M & M has complained that the drainage from the Boston Pizza site is overflowing the ditch and impacting his property.

Topographic mapping and a field review indicate that the grades along the existing west side ditch of Upper Centennial Parkway are relatively flat with high points which can block the drainage.

Until further development occurs which will provide a permanent outlet for the Boston Pizza, cleaning of the ditch and driveway culverts and re-grading (removal of high points) is required. Adding a small berm to the west side of the ditch may also help prevent flows from overflowing the ditch under heavy rains.

Once the ultimate storm connection at the northwest corner of Boston Pizza is made to the proposed Felker Neighbourhood storm sewer system, there will be a reduction in flows to the Upper Centennial Parkway ditch which should alleviate the majority of the drainage issues at M & M.

Conclusions

As it relates to meeting the stormwater management objectives for the neighbourhood, both the original approach recommended in the FSR (all lands raised with storm sewer along rear lot line) and Option 3 Modified Storm Sewer (M & M remains at the existing grade draining to a storm sewer on the 157 Upper Centennial Parkway property with Boston Pizza draining westerly) are suitable. Option 3 addresses M & M's assertion that they are already in their ultimate development condition and it will reduce the grade differential of the adjoining properties under full development which may or may not address their concerns surrounding being in a hole and being visually obstructed.

The selection of either option will be primarily dependent on development timing for the impacted properties, and whether M & M would ever consider providing easements for the storm sewer, or if the property itself is redeveloped. With the latter, M & M will be required to raise their property as a condition of development approval.

Until a permanent outlet is provided, flows from the Boston Pizza site will continue to flow to the Upper Centennial Parkway ditch. In order to address M & M's concerns of the ditch over flowing onto their property, the City will have to clean and re-grade the ditch and clean out driveway culverts to better convey the flows. Berming on the west side of the ditch may also be required.
Location Map

File Name/Number: M & M Fine Furniture
Date: February 24, 2010

Subject Property
M & M Fine Furniture
Felker Neighbourhood, Stoney Creek Ward 9

- Option 1: Open Storm Channel
- Option 2: Storm Sewer on Upper Centennial Parkway
- Option 3: Modified Storm Sewer

Appendix "B"

Scale: N.T.S.
Planner/Technician: CU/AL

Ward 9 Key Map
N.T.S.