

# TORONTO STAFF REPORT

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August 25, 2006

To: Scarborough Community Council

From: Raffi Bedrosyan, Acting Director, Development Engineering  
Technical Services

Subject: The Groundwater Issues in the Former Scarborough Expressway Corridor and  
Surrounding Area.  
Ward 44 - Scarborough East

Purpose:

This report is in response to a request by Scarborough Community Council to review the reports for groundwater, grading and servicing for the WRP subdivision and advise on the requirements for a possible peer review of the groundwater table for the former Scarborough Transportation Corridor from Lawrence Avenue to the south limit of the WRP subdivision.

Financial Implications and Impact Statement:

There are no financial implications of this report.

Recommendation:

It is recommended that this report be received for information.

Background:

Scarborough Community Council at its July 11, 2006 meeting requested staff to respond to a number of issues, including the following, related to existing drainage concerns from residents adjacent to the subject property.

That the Executive Director, Technical Services, in consultation with Toronto Water to review:

- (a) the reports for groundwater, grading and servicing for the WRP Subdivision when such documentation is received, and report thereon to the September 13, 2006 Scarborough Community Council meeting; and

- (b) the requirements for a possible Peer Review of the groundwater table for the former Scarborough Expressway Corridor property from Lawrence Avenue East to the south boundary of the WRP subdivision, and report thereon to the September 13 2006, Scarborough Community Council meeting.

Comments:

The property at 4331 Lawrence Avenue East that extends south to Coronation Drive consists of approximately 8 hectares of land formerly reserved for the Scarborough Expressway Corridor. This property was subdivided into four parcels:

- (a) The most northerly bounded by Lawrence Avenue and Hainford Drive was retained by the City for the construction of 43 Division Police and Ambulance Station;
- (b) the next portion to the south, bounded on the north by Hainford Road was sold for development and has been rezoned for a single family dwelling subdivision (WRP Neighbourhood Housing);
- (c) the third portion bounded by the WRP subdivision to the north and by Danzig Creek to the south is a wooded area to be retained by the City; and
- (d) the fourth section south of Danzig Creek to Coronation Drive is an open space meadow to be retained by the City.

In 2004, the City constructed the new police and ambulance station on the most northerly property at 4331 Lawrence Avenue East. Facilities and Real Estate in conjunction with the Toronto Police Services retained an architect for the construction of the new facility. The drainage issues related to this property are the subject of a separate report by the Executive Director, Facilities and Real Estate. The drainage issues are not related to the local groundwater regime, but rather the construction and maintenance of the new facility.

Since 2000, the design of the WRP subdivision south of Hainford Drive has moved through many concept iterations of both dwelling configuration and internal public road pattern. To date no engineering drawings approvals have been given on this property.

- (a) Request to report on groundwater, grading and servicing for the WRP Subdivision:

Staff has been requested to review reports for groundwater, grading and servicing of the proposed WRP residential subdivision. To date the City has not received detailed engineering drawings or detailed technical reports for the proposed development. Upon receipt of a complete engineering submission, City staff will review and provide comments to the applicant.

- (b) Requirements for a possible Peer Review of the groundwater table for the former Scarborough Expressway Corridor property:

Detailed design reports and engineering drawings are required to be submitted and reviewed as a standard requirement of the development review process. The reports must evaluate the effects of development on the stormwater drainage pattern and recommend any management methods to deal with drainage of the lands in accordance with the City's Wet Weather Management Policy and other provincial and federal regulations.

A component of the submission might include a hydrogeologic study to identify soil and groundwater conditions within the area if the proposed stormwater management plan depends heavily on infiltration of stormwater into the ground. Given the experience with the property to the north, it is unlikely that such a concept would be proposed on this site. However, if it is, then upon receipt of the studies, Toronto Water staff will provide a detailed review to ensure that there are no adverse effects on surrounding properties or natural areas.

The only situation in which Toronto Water may ask for a Peer Review of the hydrogeologic study would be if Toronto Water's review was being appealed to a judicial body such as the Ontario Municipal Board and the issues were very complex. This is not currently the situation with this application.

Conclusions:

- (a) Upon receipt of the engineering drawings and supporting reports, Technical Services and Toronto Water will review in detail and Toronto Water will determine if further studies or peer review are required.
- (b) A groundwater study would not be warranted for the proposed development unless the above reports recommend a stormwater management scheme that relies heavily on infiltration. If that is the case, such a study will have to be carried out by the applicant and reviewed and approved by Toronto Water.

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## Technical Services

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