

August 25, 2006

To: Scarborough Community Council

From: Randy Rason
Director, Design Construction and Asset Preservation

Subject: 4331 Lawrence Avenue East
Flooding of Residential Properties East of 43 Division Police Station
Ward 44 – Scarborough East

Purpose:

This report is in response to a further request by Scarborough Community Council at its meeting of July 11, 2006 to advise on a review process to be conducted on the engineering and technical studies for the development of the 43 Division site located at 4331 Lawrence Avenue East.

Financial Implications and Impact Statement:

There are no financial implications at this time.

Recommendation:

That this report be received for information.

Background:

At its meeting on July 11, 2006 Scarborough Community Council (Report 6, Clause 19 (a)) had before it a joint report from the Director of Technical Services and Director of Design Construction and Asset Preservation dated June 27, 2006. At that meeting Scarborough Community Council deferred the report and requested that the Executive Director, Facilities and Real Estate report to the September 13, 2006 Scarborough Community Council meeting, on a review process to be conducted on the engineering and technical studies for the development of the 43 Division site located at 4331 Lawrence Avenue East.

Comments:

Flooding concerns were raised by the residential property owners abutting the east side of the newly developed Division 43 site for the Toronto Police Service. The major concern was that the new Division 43 development was the major cause of flooding of neighboring properties. Facilities and Real Estate staff initiated a review of the conditions and elements associated with the irrigation system, storm water retention ponds, site drainage and conditions.

The irrigation system was shut down and the site was continuously monitored for evidence of flooding. There were no accumulations of water noted particularly after large rainfalls. The integrity of the system and its performance were reviewed and one irrigation sprinkler head was malfunctioning. This malfunction allowed large volumes of water to be released with accumulation occurring on the rear yards of the adjoining residential properties.

The large rain water storage tanks known as the cisterns were leaking from the couplings in a couple of locations. Facilities and Real Estate through the mechanical engineers has confirmed that the couplings installed are suitable for this purpose. However, if the couplings are not properly supported at the joints and the clamps tightened to the manufacturer's specification this could cause leakage. The construction manager has been instructed to provide proper supports at the couplings and to tighten the clamps in accordance with the manufacturer's specifications. Facilities and Real Estate are awaiting confirmation of the completion date from the construction manager.

Another issue identified on the abutting property is the dumping of brush on a strip of property between the 43 Division site and the neighboring properties. This will be a public walkway in the future. Facilities and Real Estate contacted the By-law Enforcement Unit of Parks Forestry and Recreation who visited the site. They advised that they could not identify the source of the dumping and therefore could not lay charges. They did confirm that they will continue to monitor the site for future infractions.

The final issue concerns the ponds at the rear of the property that catch the runoff from the rainfall. Facilities and Real Estate along with the storm water management engineer for the project have been having ongoing discussions with Technical Services on resolving the storm water management issue. Technical Services have requested additional technical data from the City's storm water management engineer. The gathering of the data requires additional time. Facilities and Real Estate along with the storm water management consultant are working with Technical Services on solving their concerns. Facilities and Real Estate will continue to work with Technical Services and the storm water management engineer on resolving the functionality of the ponds as they relate to the overall storm water management plan. The final solution for the ponds may require a modification to the original design. Facilities and Real Estate will continue to monitor the ponds to ensure there is no flooding of the abutting properties caused by the ponds.

Conclusion:

Facilities and Real Estate has monitored and worked with the mechanical engineers, storm water management engineer, Technical Services and the construction manager since May and there has been no flooding documented.

Facilities and Real Estate will continue to work with the mechanical engineers, storm water management engineer, Technical Services and the construction manager on resolving all outstanding design and storm water management issues to ensure that all systems are functioning properly and in accordance with the original approved design.

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