Thorncrest Village Neighbourhood Improvements 2021-2022

The meeting will begin in a few minutes.

Having audio issues? Switch from the "Use Internet for Audio" to "Call Me"





Meeting Recording

This meeting is being recorded for purposes of creating a meeting summary that will be shared with all meeting participants.



Land Acknowledgement

We would like to acknowledge the land we are on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.





Councillor Holyday's Introduction



Agenda

- 7:00 p.m. Welcome and Introductions
- 7:05 p.m. Webex Instructions
- 7:10 p.m. Presentation
 - Update on Planned Infrastructure Improvements
 - Green Infrastructure
 - Update on Basement Flooding Protection Program
 - Underground Infrastructure Improvements

8:00 p.m. Question & Answer Period



Participating by Desktop and Laptop Computers



Open the Participants and Q&A Panels

- Press to toggle between opening and closing Participants and Q&A Panels
- Opened
- Closed

Raise your Hand: Submit a Verbal Question

- Press the icon to raise your hand.
- If selected, the Facilitator will say your name and unmute you.
- After your question is asked, the Facilitator will put you back on mute.

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Press the icon again to put down your hand.

1	Ask:	All Panelists
	Select a participant in the ask menu first and type your question here. There is a 256 character limit.	

Q & A Box: Submit a Typed Question

- Only staff will be able to see submitted questions.
- Ask questions to All Panelists.
- Your question will be redirected to a Panelist to answer verbally.

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Participating by Smartphone and Tablets

Ask a Question

>

All Q&A (1) My Q&A (1) Ask a Question

How long will construction take?

Q & A Box: Submit a Typed Question

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D Raise Hand

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- Press the icon again to put down your hand.



Participating by Phone

- To ask a question, raise your hand by pressing *3.
- The Facilitator will call on you by mentioning the first few digits of your phone number and will be unmuted. You'll be muted again after your question has been asked.
- After you've asked your question, press ***3** to put your hand down.



Code of Conduct

One voice at a time. Facilitator will call on participants who have their hands raised. Be direct and frame questions to specific speakers

Be brief and limit yourself to one question or comment at a time

Be a good listener

Be respectful. The City of Toronto is an inclusive public organization. Racist or other forms of discriminatory, prejudicial or hateful comments and questions will not be tolerated and you will be removed from the meeting



Update on Planned Infrastructure Improvements





Infrastructure Improvements 2022

- Road Resurfacing and ditch re-instatement
- Green Infrastructure installations
- Road reconstruction
- Watermain replacement
- Sanitary Sewer replacement



Map of Work Locations in 2022



State of Good Repair Road Resurfacing

A number of streets will be resurfaced. This involves:

- Removing 40 mm of existing asphalt, doing road base repairs and repaving.
- Re-instating ditches that are no longer functioning effectively.







Thorncrest Village was originally designed with ditches.



Ditches can be seen in this aerial photo circa 1960





- Properly functioning ditches prolong the life of the road surface (asphalt).
- Stormwater drains off the road surface into the ditches where it slowly infiltrates into the ground.
- This also reduces the impact on the storm sewers in the area.
- In many parts of Etobicoke, including adjacent neighbourhoods, ditches do the work of storm sewers where there are none.



- If ditches have been filled-in either by natural sediment build up or due to landscaping changes, they will be re-instated.
- The City will make efforts to minimize the impact of ditch reinstatement on mature trees and landscaping in the City's rightof-way by implementing other drainage improvement options where possible.



Ditch Reinstatement: Replacing Culverts

- Where needed a culvert pipe will be placed under driveways so that water can continuously flow and slowly infiltrate.
- Replacing the culvert will involve digging up the end of the driveway on the City's right-of-way to install the culvert pipe.
- Once the work is completed, the driveway will be restored to it's previous condition, whether it was asphalt, paving stones or other material.







Road Reconstruction

Thorncrest Road from Islington Avenue to Rathburn Road will be reconstructed. This work will consist of:

- Replacing the entire road structure, including the asphalt and underlying support materials.
- Repairing, improving or replacing road drainage, curbs and boulevards.
- Replacing the City-owned portion of substandard water service connections.
- A sidewalk will be added for improved access behind the shopping plaza.
- Design is still underway to determine where the sidewalk will be placed.





Green Infrastructure



What is Green Infrastructure?

 Green Infrastructure includes natural and human-made elements: trees, native plants, and low impact development (LID) storm water technologies, such as bioswales, rain gardens and bioretention cells to help manage stormwater in an urban environment.







Benefits

Green infrastructure within Thorncrest Village is designed to:

- Improve water quality (filtration)
- Reduce erosion (slowing the stormwater)
- Reduce local road runoff volumes for small storm events (through infiltration and evapotranspiration)
- Reduce local pooling and ice development within the park adjacent to Sir Williams Lane
- Improve the water balance (infiltration)
- Increase biodiversity
- Enhanced public realm aesthetics and beautified community spaces



Bioretenton Cell (newly planted) Byng Avenue, Toronto



Identifying Locations for GI

- The City hired an engineering firm to identify suitable sites for Green Infrastructure in order to maximize the treatment of stormwater.
- Green Infrastructure options will be placed in the City's Right-of-Way.
- Homeowners near green infrastructure will be contacted by mail. These properties can work with the City to determine the surface plantings that work best for their property.
- Optimal locations were selected based on several factors, including:
 - existing drainage patterns
 - ditches, soil type
 - existing vegetation and infrastructure
 - · testing of the soil to determine how well the soil absorbs water





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Type of Green Infrastructure

Thorncrest Road / Thornbury Crescent



Bioswale within ROW

Sir Williams Lane



Bioretention Facility within ROW at Thorncrest Community Clubhouse



Maintenance

- The City will engage with all adjacent property owners and work on selection of plant species.
- The City will maintain garden plantings, but the City asks that the homeowner keeps the area free of debris or garbage.
- If the green infrastructure is sodded, the maintenance requirements of the homeowner is no different than the current requirements of a lawn, cutting the grass and keeping it free of debris and garbage.
- The City will provide all specialized maintenance and maintain the subsurface features of the green infrastructure.
- Construction to occur during road resurfacing.



Update on Basement Flooding Protection Program



Basement Flooding Protection Program

- Basement Flooding Protection Program (BFPP) is a multi-year, city-wide program that helps reduce the risk of basement flooding by making improvements to the sewer systems and overland drainage routes
- The program constructs projects using the principle of benefitting the greatest number of properties for capital expenditure





Recent Updates to City's Basement Flooding Protection Program

In Nov 2020, City Council adopted the following changes to the BFPP:

- 1. The cost per property threshold was increased from \$32,000 to \$68,000
- 2. Once remaining studies are completed (estimated to be the end of 2023) and all projects under the \$68,000 cost per benefitting property threshold are scheduled for implementation, projects with a cost per property greater than \$68,000 will be prioritized based on the principle of achieving the greatest impact, which considers the following:
 - Hazard (extent and probability of flooding)
 - Social vulnerability
 - Exposure (residential basements and critical infrastructure)
 - Cost per benefitting property



Basement Flooding Study

- BFPP Study Area 8 was completed in 2012 and qualifying projects were advanced to preliminary design
- The July 8, 2013 storm event caused flooding in Thorncrest Village on streets that were not scheduled for improvement
- A specific study for Thorncrest Village was undertaken using newly available data and completed in 2019
- The 2019 study highlighted the grading of the community as being a large factor in surface flooding coupled with a drainage system that was not designed to manage flows during extreme rain events.



Current Status

- The estimated cost for the recommended project is \$33.4M and \$229,000 per benefitting property
- This exceeds the City Council approved threshold limit of \$68,000 and the City cannot move forward with the study recommendations at this time; the project will be evaluated in the future once all BFPP studies are complete
- All BFPP projects that exceed the cost per property threshold will be evaluated in the future under the greatest impact criteria



Measures to Reduce Flood Risk

What's available from the City of Toronto?

Basement Flooding Subsidy Program (up to \$3400 per property)

- Sever and cap storm connection if applicable along with sump pump
- Install backflow valve on sanitary sewer
- Maintain devices regularly as manufacturers recommend (clean backflow valve/test sump pump)
- For further information on basement flooding, including the Basement Flooding Subsidy Program, please visit toronto.ca/basementflooding or email basementflooding@toronto.ca



Measures to Reduce Flood Risk

What you can do

Consider taking the following measures to limit surface flooding and its impact:

- Cover window wells and ensure basement walkouts have barriers to overland flow
- Maintain your foundation drain and basement waterproofing to protect against flooding
- Ensure your yard and gardens are graded away from building foundations
- Changing the grade on private property has adverse effects on stormwater management and can negatively impact your neighbours
- When undertaking major work on your property, consult a qualified professional
- Secure a permit from the City if you plan work on the City's Right of Way



Areas of Responsibility

City

The City will plan and achieve a higher level of service according to the recommendations of this Study.

Pending City Council priorities, improvements to the sewer and drainage system are to be made within the City's property such as parks, roads and sewer infrastructure.





Areas of Responsibility

Property Owner

Each homeowner is responsible for the operation and maintenance of drainage systems on private property including:

- Lot grading
- Front and rear-yard or driveway drainage catchbasins
- Foundation drains
- Sump pumps and backwater valves
- Private tree roots and what you put down the drains (fats, oils, grease, etc.)
- Disconnecting downspouts



Causes of Basement Flooding





Underground Infrastructure Improvements



Map of Sanitary Sewer Rehabilitation 2021





Sewer Lining

















State of Good Repair Underground Infrastructure 2021

Sanitary Sewer Rehabilitation - June to December 2021

- Rehabilitation of an existing sewer pipe to extend its life and improve system performance.
- Construction will be completed in 2-3 phases over a 6 month period. Each phase will last 3-7 days.
- Majority of the work will <u>not require excavation</u>. Access to the sewer is made through maintenance holes on the street. If excavation is required, the area will be fully restored once construction is complete.



State of Good Repair Underground Infrastructure 2022

As part of the 2022 infrastructure improvements:

- Sanitary sewers will be replaced between
 - 74 and 80 Thorncrest Road
 - 16 and 45 Pheasant Lane
- Watermain on Pheasant Lane will be replaced

The contractor will:

- Excavate the road and dig a trench to access and install the new sanitary sewers and watermain
- Replace City-owned water services / sanitary laterals that do not meet City standards

Expect some water service disruptions, 48 hour notice will be given







Replacing Substandard Water Services

A water service connection is the pipe that connects your house to the City's water distribution system to deliver water into your home.

There are two portions to the water service connection – privately-owned portion and publicly-owned portion

The water service connection is considered substandard if:

- made of lead or galvanized metal
- leaking or broken
- smaller than 19mm in diameter
- double connection

delivering water to more than one residential property



Construction Timeline



* Subject to change



How to Prepare for Construction

- City will mail you a Pre-Construction Notice two months in advance and a Construction Notice will be issued 2-3 weeks before work begins with more details. Additional notices will be distributed as needed.
- If you have landscaping, fences, or other physical features at the front of your property in the City's Right-of-Way, they may need to be removed before construction to avoid damage.
- Let the City know if you have any items in the Right-of-Way or an irrigation system.
- The City will not be responsible for damage to any privately owned items installed on the City's property.

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What to Expect During Construction in 2022

Before construction begins, the City's contractor will:

- Arrange for utility locates to be marked on the ground.
- Install catch basin filter cloths and tree protection fencing.
- Perform visual/photo inspections of private properties.
- Saw-cut portions of the pavement and sidewalk.

The City's contractor will then:

- Excavate the road and dig a trench to access and install sanitary sewer or watermain (see map) and replace any pipes that do not meet City standards to the private property line.
- Reinstate ditches and install Green Infrastructure.
- Resurface or reconstruct the road (see map).
- Restore all areas affected by construction.







Contacts and Q&A



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