

Attachment 3
Community Information Meeting #2
Q &A Summary

Community Information Meeting #2 - June 24, 2021, Virtual Meeting

Questions & Answers

Q1 - Will recommended larger pipes discharge quicker causing flooding downstream?

A1 – Staff indicated that downstream watercourse capacity was modelled and adequate capacity is available. Also opportunities for storage will be evaluated at the detailed design stage.

Q2 - What kind of feedback is expected from residents?

A2 – Staff indicated they received many calls to date and is seeking additional comments on the recommended solutions.

Q3 – As York Downs has been developed, water goes into Unionville. As that development will be completed before this project work is done work, is there sufficient capacity south of the former golf course?

A3 – Staff indicated that development runoff is controlled with ponds to prevent increases to flows to downstream areas.

Q4 - What actions are expected from residents in Unionville Ward 3?

A3 - Ward 3 Councillor Reid McAlpine indicated that apart from participation in the private plumbing protection program, residents' patience is requested throughout the construction stage.

Q5 – Will buildings developed in the Secondary Plan for Mount Joy absorb their runoff on-site to prevent flowing into creeks?

A5 – Staff indicated that developments are not permitted to increase flows to downstream sites and have to construct storage ponds to control runoff.

Q6 – Unionville and Markham Village have infill lots resulting in more pavement and less soft landscaping – will that impact runoff?

A6 - Staff indicated that more hard surfaces increase flow, however proposed larger capacity pipes would reduce impacts.

Q7 - Regarding storing water to prevent flooding in mature areas where there are no ponds, can water be stored in a pipe?

A7 – Staff indicated that in areas like Unionville where ponds cannot be constructed; increased pipe capacity is required and can store and convey stormwater.

Q8 – Is there feedback from residents based on the experience in West Thornhill?

A8 – Staff indicated that the work is well received, with eight (8) projects have been completed to date. Roads may be partially closed for a year; however, people are supportive of the work. During storms in areas after upgrades, no flooding has been experienced.

Q9 – Is the scope of work in West Thornhill greater than this project – will we be ‘tearing up’ whole streets similar to pictures in West Thornhill showing major pipes?

A9 – *Staff indicated that in some areas like Church Street the proposed 1800 mm diameter sewer upgrade will result in major disruption and road closures. In other areas with smaller 900 to 1200 mm diameter pipes the road will be closed but with less disruption.*

Based on West Thornhill construction, residents can expect ‘unsightly’ signage, typical construction safety cones, and fencing around trees to protect from construction. However, one side of street will be open for emergency services. Site tidiness will be a problem - some can be tidied up and some will remain due to the nature of the work. Sometimes excavation in front of driveway will inconvenience residents who will have to park in other areas temporarily. Materials may be piled locally and construction equipment is large and remains parked on-site at night. There will be soil removal and compaction.

Q10 – Will there be inspections of properties to document conditions prior to construction?

A10 – *Staff indicated that pre-construction inspections will be offered and carried out in advance by the contractor to record existing conditions including inside properties where access is granted. Also, vibration monitors will be in place 24-hours a day to monitor construction vibration so that contractor keep vibration within code limits to prevent property impacts.*

Q11 – Homeowner’s basement was flooded in 2017 and water came from an infill built above grade with compacting ground. Runoff drains straight into their basement and so resident built a swale so water flows away from house and to the road, at considerable expense. Has there been extreme rain similar to 2017 since 2017, and how frequently does it occur?

A11 – *Staff indicated that the July 2017 storm was a rare storm approaching a 100-year event, and that this represents the statistical probability of the event but does not mean it occurs once in 100 years. For example, in July 2018 a very large storm also occurred, but with limited flooding reported. Councillor Karen Rae commented that infill projects require swales to manage runoff and issues can be brought to the attention of staff.*

Q12 – Can timelines of 2028 to 2030 for Unionville be moved forward?

A12 – *Staff indicated that given the size of projects and need to maintain traffic flow, construction cannot be carried out everywhere at the same time which determines the timelines required. Work is starting in highest risk area first. The original 12-year construction period has been compressed to a 9-year period with some concurrent work to advance the schedule.*

Q13 – The Fonthill Creek culvert is 6 feet high and flows full with flooding going into gardens – why is this not in the flood improvement area? Is putting more water into pipes into creek a good idea?

A13 – *Staff indicated that Fonthill Creek is a challenging system. The proposed works will not increase flow because this is recognized as a sensitive creek. Local sewers are already shallow so there are limited upgrades that can be considered in this area - increasing sewer size will result in shallower pipes not having sufficient depth for frost protection.*

Q14 – Is Fonthill Creek regularly checked, given the residents throw leaves and branches on the side of creek that can block the creek?

A14 – *Staff indicated the creek is not regularly patrolled, but the City is engaged based on the residents' complaints.*

Q15 – A homeowner with a creek in his backyard, noted that nobody comes down to “clean the creek” at any time. Downstream areas can dam up. Will the 1800 mm sewer pipe on Church Street discharge into to Exhibition Creek? An immediate neighbor has in the last 10 years had 3 to 4 major floods overflowing creek and flooding into the basement. Trees are across the stream and logs can dam up the new Tuclor Lane culverts – nobody complains because water makes it through or over the culverts.

Q15 – *Staff will carry out inspection and will take necessary actions.*

Q16 – Areas that are being redeveloped have sump pumps running constantly.

A17 – *Staff indicated sump pumps are picking up groundwater from weeping tiles due to deeper basements. Councillor Karen Rae indicated that a particular house on Talisman has running water 24-7 resulting in stagnant water and ditches that are hard to maintain, with potential mosquito breeding.*

Q17 – Can the Ward 3 Councillor share insights regarding West Thornhill project work, closer to the Unionville Area implementation?

A17 – *Councillor Reid McAlpine indicated that a future meeting would be scheduled prior to implementation of work.*