



Report to: Development Services Committee

Date Report Authored: January 17, 2012

SUBJECT: Glynnwood /Shouldice
Pond Maintenance Agreement
7700 Bayview Avenue, Thornhill

PREPARED BY: Daniel Chiu, Senior Capital Works Engineer Ext. 8120
Alain Cachola, Manager, Capital Works, Ext. 2711

RECOMMENDATION:

- 1) THAT the Development Services Commission report titled "Glynnwood-Shouldice Pond Maintenance Agreement" dated January 17, 2012 be received;
- 2) AND THAT the Mayor and Clerk be authorized to execute an agreement for storm drainage works with the Regional Municipality of York, Lifestyle (Glynnwood) Ltd., and Shouldice Hospital Ltd. to the satisfaction of the Chief Administrative Officer and the Town Solicitor;
- 3) AND THAT staff report back as to further storm sewer improvements on the Glynnwood site;
- 4) AND THAT staff be authorized and directed to do all things necessary to give effect to this resolution:

PURPOSE:

To obtain Council approval to enter into an agreement with the Region of York, Lifestyle (Glynnwood) Ltd., and Shouldice Hospital Ltd. authorizing the Town to perform periodic sedimentation clean-up and maintenance of storm pond related appurtenances (pond, channel etc.) located at the Glynnwood Senior residences and Shouldice Hospital at 7700 and 7750 Bayview Avenue in Thornhill. In addition, staff have outlined the cost sharing of future maintenance and capital replacement of storm sewer infrastructure between the Town of Markham and Region of York

BACKGROUND:

Storm Pond at the Glynnwood Senior Residences/Shouldice Hospital.

In the 1930's Shouldice dammed a tributary of the East Don River and created a pond for aesthetic purposes as noted in Attachment A. This work was undertaken prior to regulatory approval being required (i.e. TRCA).

Over time with development in the area and reconstruction of Bayview Avenue the upstream drainage area to the pond on Shouldice property was urbanized and storm sewers extended and built in the Shouldice property to outfall to the pond.

No easements for the storm sewer on Shouldice lands or a maintenance agreement related to the private pond and municipal storm infrastructure and maintenance are currently in place.

The Pond is currently owned jointly by Lifestyle (Glynnwood) Ltd. and Shouldice Hospital Ltd. (See Attachment A).

The Pond collects the run-off water from the drainage area of over 17.84 ha. It is estimated that 96 % of the sewer flow is contributed by the Town's storm infrastructure with the rest contributed by the York Region's at 3 % and Glynnwood's at 1 %. As such the Town will be mainly responsible for the maintenance of the Pond which will include periodic sedimentation clean-up.

In August 2005 after the 100 year storm event in Thornhill, Town staff did emergency repairs on the storm outfall upstream of the pond. The peak flow also caused some sections of the shore line (banks) to erode. In 2006 the Town was approached by Shouldice/Glynnwood as to the sediment build up in the pond and erosion. The Town subsequently hired a consultant to conduct the study on the Pond and storm sewer and prepare a sediment removal plan. A report was produced in January of 2007. The negotiations with Glynnwood/Shouldice have been ongoing and have recently been finalized with principles outlined in a four party agreement with the Town of Markham, the Regional Municipality of York, Shouldice Hospital Ltd. and Lifestyle (Glynnwood) Ltd.

Agreement

A draft agreement for the pond sediment removal and erosion works has now been completed and endorsed in principle by the Town (Engineering, Legal, Operations, and Asset Management), Shouldice Hospital Ltd. and Lifestyle (Glynnwood) Ltd., with the input from Region of York pending. The principles of the Agreement are;

- The Town agrees to include Glynnwood Pond in the Asset Management/Operations Department life cycle inspection program.
- The Town agrees to remove sediment of the Glynnwood Pond as required by our Asset Management/Operations Department (i.e. 15 – 25 year cycle).
- Glynnwood and Shouldice agree to perform regular maintenance of the pond (i.e. any minor maintenance work not included in the Town's Operations Department's program, e.g. shore erosion control).

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- The Region of York to contribute to the cost of the periodic sediment clean-up based on their calculated share (3 %).
 - Glynnwood agrees to convey an easement to the Town to allow for installation of future public walkway in the East Don River as per Attachment A.
 - Town agrees to repair/reconstruct Glynnwood culvert structure at the east Don River in conjunction with the Town's erosion control program (see Attachment B for location and photo Attachment C).
 - Glynnwood to maintain the use of the pump-house located in the lands as approved by TRCA (see Attachment B for location).
 - The Town will remove sediment from pond and will perform erosion repairs in 2012 (subject to budget approval)
 - Minor erosion to be corrected by Shouldice/Glynnwood
 - Town is responsible for restoration of site due to construction activities.
 - Glynnwood/Shouldice to provide access for construction and staging area.

It is recommended that the Mayor and Clerk be authorized to execute an agreement with the Regional Municipality of York, Lifestyle (Glynnwood) Ltd., and Shouldice Hospital Ltd. to the satisfaction of the Town Solicitor and the Chief Administrative Officer. The conditions noted above will form the basis of this agreement.

Schedule

The award schedule for drainage works is subject to the execution of the four party agreement and is as follows:

- TRCA approval for sedimentation clean-up had been received
- Minor design revisions to be completed in January/February 2012
- Contract tendering: March 2012
- Award of tender: May 2012
- Construction: July 1 to September 15, 2012 (allowable TRCA window)

Glynnwood Stom Sewer

In the vicinity of Thornhill Community Centre on the east side of Bayview Avenue, between John Street and Green Lane, flooding had occurred during intense storms. Similar problems had occurred in the areas of Glynnwood residences and Shouldice Hospital on the west side of Bayview Avenue. The sewer under the Glynnwood retirement building had been surcharging resulting in the flooding of the underground parking area. This had occurred several times a year. Similar flooding issues have also occurred in the area of the Thornhill Community Centre and Shouldice Hospital.

As part of the overall work for the Glynnwood/Shouldice pond, the Town is realizing the need to install a relief storm sewer structure across Bayview Avenue to pick up the storm drainage to the east side of Bayview Avenue and outfall to the pond. A Class EA study is required for this project which is to commence in early 2012 with the design to start in

summer/fall 2012 and construction in 2013, subject to a second agreement with the Town, Region of York, Glynnwood, Shouldice and funding approval.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

It is expected that it will cost approximately \$ 700,000.00 to carry out the Glynnwood Pond sediment clean-up and erosion restoration works. The Region's share of the cost is approximately \$ 21,000.00 (i.e. 3.0 %). The funding of this project is available in the accounts as follows:

- \$ 355,375.31 from Account No. 056-6150-8359-005 (SWM Glynnwood Pond)
- \$ 194,624.69 from Account No. 056-6150-8358-005 (SWM Austin Pond)
- \$ 550,000.00 Total for SWM Pond Clean-up.

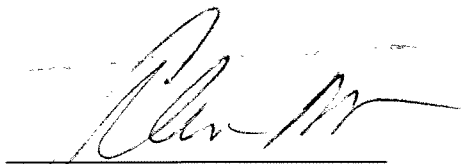
- \$ 150,000.00 from Account No. 640-101-10047-005 (Downstream Improvements)
- \$ 150,000.00 Total for Erosion Restoration.

ALIGNMENT WITH STRATEGIC PRIORITIES:

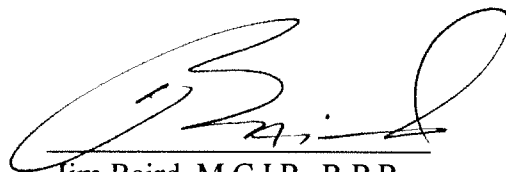
N/A

BUSINESS UNITS CONSULTED AND AFFECTED:

The Legal Services, Operations, Asset Management and Finance Departments have reviewed and commented on this report.

RECOMMENDED BY:

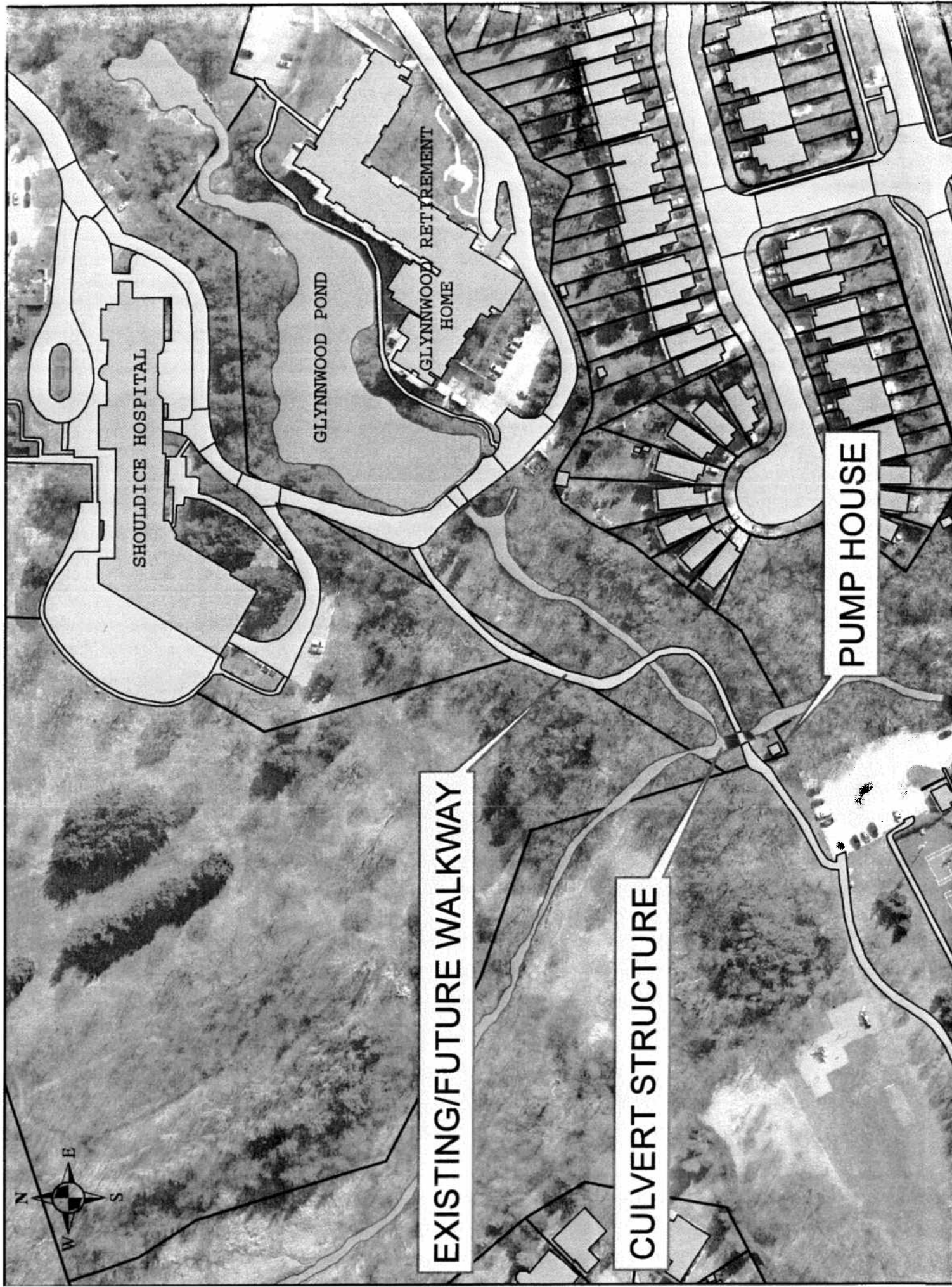
Alan Brown C.E.T.
Director of Engineering



Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

- A – Site/Property Map.
- B - Aerial Map: Locations of culvert structure, pump house and walkway.
- C - Photo of culvert structure.



ATTACHMENT C: CULVERT STRUCTURE

