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Chebucto Community Council
September 8, 2008

TO: Chair and Members of Chebucto Community Council

Original Signed

SUBMITTED BY:

Mike Labrecque, Director Transportation & Public Works

DATE: June 18, 2008

SUBJECT: Sherbrooke Drive Stormwater and Flooding Issues

INFORMATION REPORT

ORIGIN

At the March 3, 2008 meeting of Chebucto Community Council, Councillor Hum requested an information report regarding the investigation of the stormwater and flooding issues on Sherbrooke Drive.

BACKGROUND

Stormwater issues have recently been raised with HRM and Halifax Water by the owners of adjacent properties at 12A and 14 Sherbrooke Drive. These issues consisted of ice accumulation in the street and an increased amount of water accumulating between the properties. Ice accumulation problems have been identified on Sherbrooke Drive over the years caused by the discharge of stormwater onto the street. It has been indicated that drainage problems between 12A and 14 Sherbrooke Drive may be increasing this problem. HRM and Halifax Water staff have visited the site to investigate and have had discussions with both property owners.

DISCUSSION

Private Property Drainage

Drainage issues between properties are a civil matter. HRM and Halifax Water do not have authority to address these issues. Where possible, staff attempt to mediate and facilitate solutions with properties owners. In this situation, there were allegations of a diversion of water from one property to another. Staff's investigations did not confirm any redirection of water and therefore, there is no violation of City of Halifax Ordinance 142.

There is a private drainage system located on the 12A Sherbrooke Drive property which consists of a catch basin connected to the public storm sewer system in Sherbrooke Drive. This system is located near the property line between 12A and 14 and was installed to collect stormwater which naturally flows from large undeveloped lands behind the properties. During staff's investigations, it was noted that the private system was not functioning well and required remediation. Staff facilitation with the property owners have led to an agreement to remediate the private system with the help of a professional engineer.

Ice Accumulation

In the past, there have been instances of ice accumulation on Sherbrooke Drive, primarily in the area of the intersection of Sherbrooke Drive and Calvin Grove. Recently, concerns have been raised that the drainage issues between 12A and 14 Sherbrooke Drive have increased the ice accumulation on Sherbrooke Drive. During the investigation staff noted that more water was entering Sherbrooke Drive. However, it was collected by catch basins along Sherbrooke Drive and there was no evidence of an increase in the ice accumulation. Staff did clean all catch basins along Sherbrooke Drive to ensure there was sufficient capacity for the flows. As noted above, through discussions with the property owners, there is agreement to have the private system remediated. This is expected to reduce flows onto Sherbrooke Drive minimizing the possibility of future ice problems.

Staff will continue to monitor the flows in the area to ensure that the remediation work on the private property results in less water flowing onto Sherbrooke Drive. Should the issue continue and it is determined that the situation is exasperated by any malfunction of the private system, this may result in violation of Section 3.18 of MGA. In this case, the property owners could be required to further enhance the private system.

BUDGET IMPLICATIONS

N/A

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ATTACHMENTS

N / A

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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