



Halifax Regional Council
February 19, 2002

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
Kulvinder S. Dhillon, P.Eng., Director, Public Works & Transportation

DATE: February 11, 2002

SUBJECT: Water Problems - 32 Stephen Cross Drive, Dartmouth

INFORMATION REPORT

ORIGIN

Halifax Regional Council meeting of November 6, 2001, Item 11.1.3 from Correspondence, Petitions & Delegations.

BACKGROUND

Councillor Sarto submitted correspondence from a resident with respect to ongoing water problems at 32 Stephen Cross Drive. The Councillor requested that the correspondence be referred to staff to address the concerns.

DISCUSSION

This past summer, staff met on-site with a number of property owners and Councillor Sarto. At that time staff felt the likely cause of the basement flooding was high groundwater, but agreed to do some further investigation into other potential causes of the water problems. During the investigation staff met on-site again with a number of property owners. Staff entered two homes in the area where pumps were being used to control high groundwater. The water table was observed to be approximately 4-6 inches below the basement slab. Both residents stated that the basement pumps ran frequently.

Staff have had the local storm and sanitary sewers video-inspected and have determined that they are functioning properly. There was no evidence that either pump is connected to the local storm sewer system. Staff suspect one of the basement pumps is connected to the local sanitary sewer, and will be taking appropriate follow-up action if there are any illegal connections. The other home discharges the basement pump to the side lawn area.

It is the opinion of staff that this area is prone to high groundwater conditions and both homes are constructed too low for the site conditions. The basements of both homes are built too low to allow a gravity connection to the local storm sewer system. Since the downstream receiving storm system is an old brook that has been piped, there is no opportunity to provide a deep storm sewer system for this area. Pumps are likely the only method available to the homeowners to keep the water under control. During power outages the pumps will not function without some form of back-up power supply such as a battery or generator.

Staff is recommending that the basement pumps from both of these homes be connected to the local storm sewer system. One resident suggested that an underdrain be constructed in order to lower the groundwater table. While this approach may provide a small measure of relief it may also increase the risk of introducing more groundwater to the area during heavy rainfall events. Each resident should consult a professional to determine the best method to use to make each connection.

BUDGET IMPLICATIONS

None.

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.

ALTERNATIVES

None recommended.

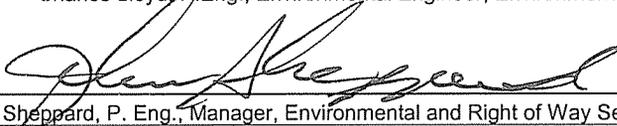
ATTACHMENTS

None.

Additional copies of this report and information on its status can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Charles Lloyd, P.Eng., Environmental Engineer, Environmental and ROW Services

Report Approved by: _____


John P. Sheppard, P. Eng., Manager, Environmental and Right of Way Services, 490-6958