

Risk of Sewage Backup resulting from Planning Application D02-02-08-0089



Image: Ottawa Sun

Goal

Stated goal of City of Ottawa regarding sewer backup protection:

Reports

“We look for opportunities to increase capacity and mitigate potential flooding”

City of Ottawa Residential Sewer Back up Resource Kit

Evidence

Morrison/Draper Development Proposal fails to meet this goal

Risks

Conclusion

Goal

Reports submitted:

1. Recommendations to Planning Committee:

“....existing underground municipal services are available to service this property”

(pg. 6 - City of Ottawa’s recommendations to Planning Committee)

Reports

2. Developer’s Submission states:

“Novatech Engineering Consultants Ltd. prepared a Site Servicing Feasibility study on the site for April 2008”

b) Sanitary Sewer – The increased sanitary flow “can be serviced with the existing sanitary sewer system.”

(pg. 30 - 6.4.2 Serviceability Study, Developer’s Submission - July 24, 2008)

Evidence

Risks

BUT.....This is NOT TRUE

Conclusion

This statement/quote does not exist in any current Novatech report....

HOWEVER.....

Current evidence:



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*“The study indentified **capacity and operational constraints** within the existing wastewater network near the intersection of Morrison Drive and Consul Avenue”*

(Page 3, Novatech Waste Water study)

*“Our conclusion from this analysis is that the **existing sanitary sewer cannot convey the proposed development flow** without risk of backup into the townhouse units”.*

(Page 6, Novatech Waste Water study)

Goal

Current evidence:

Two solutions proposed:

- I. 423m of sewer reconstruction along Morrison
- II. 325m of sewer reconstruction along Draper

Reports

Option II is the preferred option **but**: *"...is worthy of further research"*.

(Page 8, Novatech Waste Water study)

Evidence

Furthermore:

Who will pay for this? /What is the actual cost?

Approx cost: ~\$1,100,000

Risks

*"It is **assumed** the developer will be paying for constructing of the sewer pipe"*

Email from City of Ottawa official Paul Ayers September 02, 2009 1:55 PM

Conclusion

Goal

Historic evidence:

Reports

Evidence

Risks

Conclusion

1. Sewers have preexisting problems in project area
2. Majority of Qualicum townhomes do not have a direct tie into municipal sewer but have common tie-ins which are risky and do not meet current building code.
3. Area directly related to project has a history of sewer backup and basement damage (acknowledge by City in writing in Feb. 2005)
4. Case study 1: September 11, 2004.....

September 11, 2004: sewer backup in basement on Cornell Street

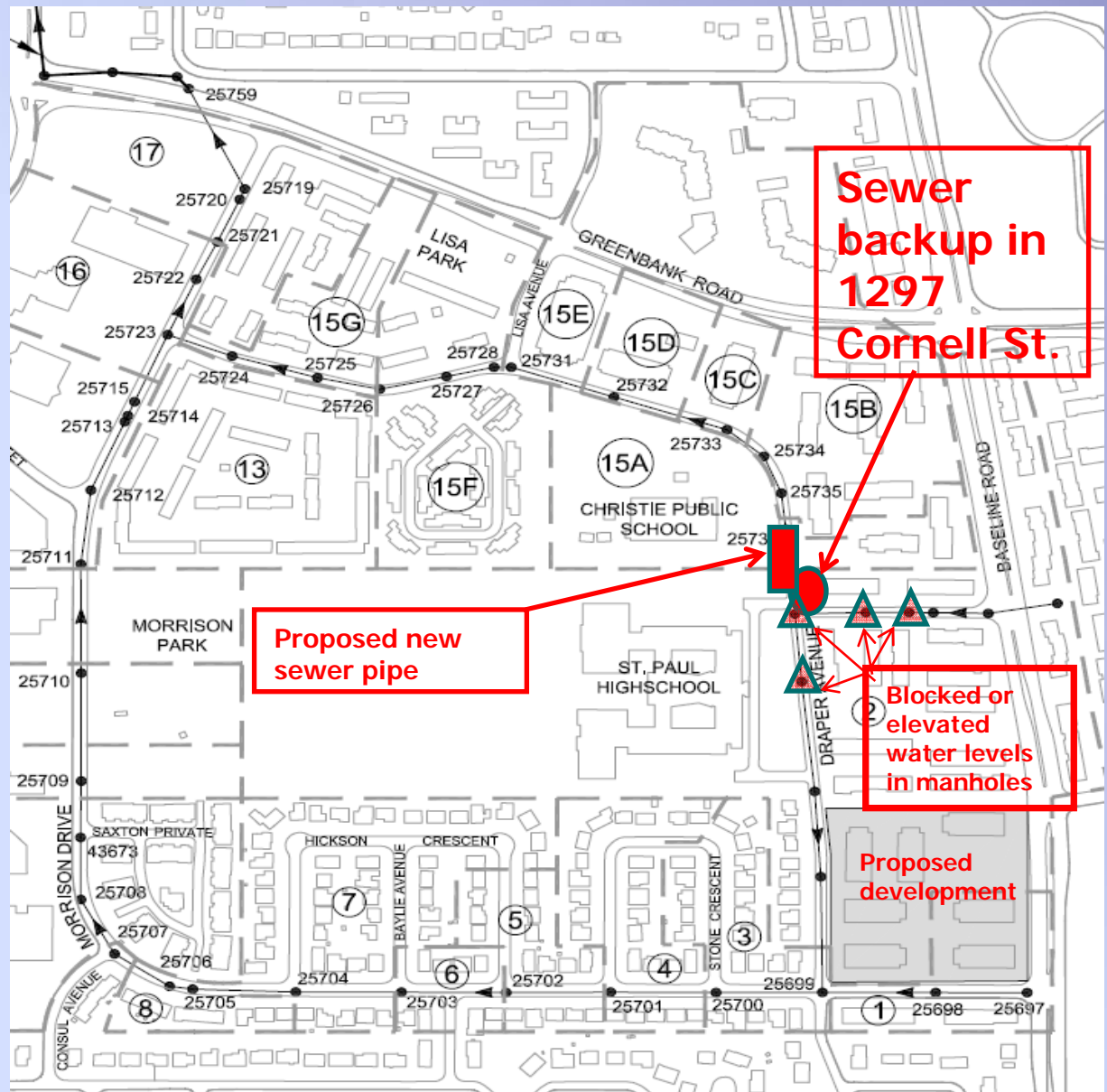
Goal

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Goal

Risk Profile:

1. City and developer's documents are **misleading to members**

Reports

2. **Serious issues identified** with current sewage system even before adding more living units. (Even a 20% increase would require sewer reconstruction on Morrison)

Evidence

3. Sewage Report states **"further research"** is needed for the preferred sewer option which is to include new sewer pipe.

Risks

4. Private insurance companies already consider the Cornell area a **"black spot"**.

5. Pre-existing non-code sewage system tie-ins **prevents protective use** of full port backwater valve protection.

Conclusion

6. City needs to invoke the **"precautionary principle"** and not force a massive 410% sewer intensification around the project area.

7. Sewage flooding can cause **serious long term damage to health and property.**

Conclusion:

Do you really want to **risk** the homes and livelihoods of those you represent while having **incomplete** information?....**again!**



Image: Ottawa Sun