

June 24, 2016

Report To: Mayor & Council

From: Doug Brown, Manager of Operations & Facilities

SUBJECT: Laneway Grading & Drainage Issues – 1234 First Street East -  
Letter dated June 5, 2016 from Mr. Melvin Haukass

Please find attached the letter dated June 5, 2016 from Mr. Melvin Haukass, property owner of 1234 First Street East and the memo dated June 22, 2016 by Melvin Haukass which was reviewed at the June 22, 2016 O & F executive committee meeting. Mr. Haukass' concerns were referred to the Operations & Facilities executive committee for recommendation at the June 13, 2016 Council meeting.

Further to the town's 1985 elevation plan provided by Melvin Haukass at the June 22, 2016 O & F Executive committee meeting, a topographic pick-up survey was completed on June 23, 2016 by the Engineering department. In order to determine the exact change in elevation of the centerline of the laneway since 1985 Town staff used the existing finish floor (FF) elevation of Mr. Haukass's garage as the reference benchmark which was set at 339.97 meters. Basically the Town has assumed that the garage concrete finish floor elevation was the same elevation as in 1985 and there is no settlement since 1985. See attached spreadsheet showing the change in elevation since 1985 of the centerline of the gravel laneway.

Based on my review of the existing situation, the residential properties of Haukass & Lampi will continue to be high and dry so to speak. The sump pump water from both Haukass and Lampi properties and/or rain event runoff water is presently directed to either the newly installed catchbasin (tied into a storm sewer pipe which is located on either Haukass's or Lampi's properties eventually discharging into the existing First Street East storm sewer system) or along the north side of the laneway eventually discharging into a catchbasin near the Colonization Road East ROW. It appears the centreline of the gravel backlane has been raised where one of the contributing factors is that Lampi's concrete driveway slab elevation abutting the south side of the laneway is higher than the centerline of the laneway.

Going forward, I suggested that the existing backlane is graded in such a manner that positive drainage is maintained to ensure runoff and sump pump water is directed to the existing catchbasin near the Colonization Road East ROW. Also that the north side laneway swale should be shaped to be more pronounced to ensure the runoff and sump pump water flows at a quicker rate to the existing catchbasin.

I am also of the opinion that there are several backlanes in the community that have poor drainage characteristics and that the Town's workforce when performing maintenance activities in lanes have been taken into account not to create drainage issues for abutting property owners and drivability is maintained. On occasion some granular "A" material is to be added to the laneway in order to properly grade or back-blade these laneways. There is no elevation plan for backlanes. A large portion of Fort Frances is a glacier washout plain and that positive drainage is somewhat difficult to achieve during periods with extensive rainfall events.

The Operations & Facilities Executive Committee recommends the following:

- 1) That the 1200 block backlane between 1<sup>st</sup> & 2<sup>nd</sup> Street East is graded in such a manner that positive drainage is maintained to ensure runoff and sump pump water is directed to the catchbasin near the Colonization Road East ROW.
- 2) That the north side of laneway swale is shaped to be more pronounced to ensure the runoff and sump pump water flows at a quicker rate to the existing catchbasin near the Colonization Road East ROW.
- 3) As a result of the 2016 Reconstruction project of Colonization Road East , the removed concrete laneway entrance slab abutting Colonization Road East will be re-installed to minimize the damming effect for drainage in the laneway in question.
- 4) That the backlane grading and drainage concerns forwarded from Mr. Melvin Haukass have been addressed.

Respectfully submitted,  
Operations & Facilities Division



Doug Brown, P. Eng.  
Operations & Facilities Manager

**Council approval of this report will ensure the following:**

- 1, That the 1200 block backlane between First and Second Street East is graded in such a manner that positive drainage is maintained to ensure runoff and sump pump water is directed to the catchbasin near the Colonization Road East ROW
2. That the north side of laneway swale is shaped to be more pronounced to ensure the runoff and sump pump water flows at a quicker rate to the existing catchbasin near the Colonization Road East ROW.
3. As a result of the 2016 Reconstruction project of Colonization Road East the removed concrete laneway entrance slab abutting Colonization Road East will be re-installed to minimize the damming effect for drainage in the laneway in question.
4. That the backlane grading and drainage concerns forwarded from Mr. Melvin Haukass have been addressed.