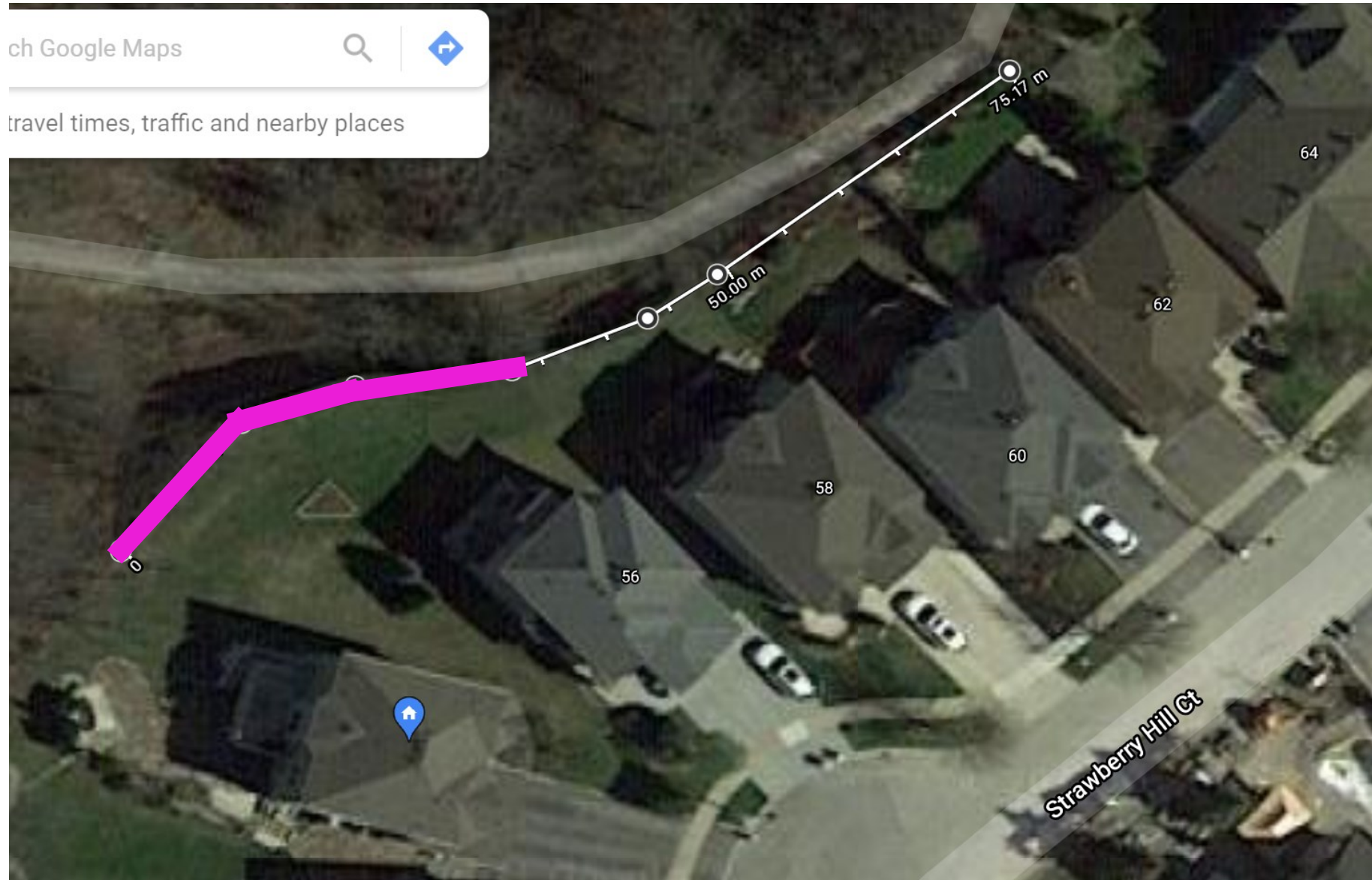


Retaining Wall Behind Strawberry Hill Court

Not Your Average Garden Wall



- ~75m long
- Max height - ~5m
- Built over 3 active sewage forcemains
- Failing section behind #54, #56 & #58 is highlighted

Significant Public Risks

Current state represents significant risks to:

- **Public Safety**

- Imminent collapse could endanger anyone on the trail and potentially the houses at the base of the hill. In addition, it could endanger the safety of the residents of the homes @ 54, 56 & 58 Strawberry Hill Court

- **Public Health**

- 3 large sewage forcemains run under the wall. This is a critical piece of infrastructure for the residents of Bolton and any impact to the function of these pipes could have nasty consequences. It also is restricting access to key recreation trails for Bolton residents during a period when our mental and physical health is under immense strain. Everyone loves walking that trail.

- **Public Oversight and Responsible Development**

- This is a call to action for the Town to ensure developers are required to deliver quality, long lasting infrastructure and be held accountable when they try to cut corners. The residents of Caledon count on your expertise to protect them from shoddy developers.

History of Deficiencies since Day 1

- **Sept 1999** – one month prior to construction – last minute design change from armourstone to gabion basket wall
 - WSP engineers stated that it is highly unusual to build a gabion basket wall of this size
- **Oct – Nov 1999** – Wall constructed – design and construction supervision by Terraprobe
- Deformities were reported:
 - immediately after construction in 1999
 - By the Region in May 2000
 - Notice of Deficiency issued in 2003
 - Again by the Region in 2004
- **2004** – resident complaints led to meetings with the Town and Region for resolution

History of Deficiencies since Day 1

- **2004** – Terraprobe report – paid for by developer
 - Numerous problems identified including: wall moving, deformed and bulging baskets, large areas of yards are settling, and the wall was clearly leaning outwards from its design condition
- **2005** – Terraprobe report – paid for by developer
 - Performed no engineering studies to determine root cause of failure – just proposed theories
 - Recommended installing armour stones along the base of the wall
 - WSP engineers have stated to residents that the armour stones did absolutely nothing to address the actual problem
- **June 2005** – retrofit done
 - Added armour stones and an additional half meter of gabions to the top of the wall, with no evidence of design calculations as to the ability of the wall to hold back the additional earth
 - **Did not** address any of the 4 identified deformities or the outward lean of the wall

History of Deficiencies since Day 1

- **July 2005** – Town approved revised grading plan that doesn't show the correct wall – it still indicates an armour stone wall
- **Nov 2005** – Town assumes subdivision
- **2005 – 2008** – further resident complaints regarding fence leaning, ground cracks and soil settling in backyards
- **2009-2012** – Terraprobe hired **again** to validate their previous work
 - State of wall refutes the findings of this report that the wall was supposedly stable
- **2014** – continued resident complaints

History of Deficiencies since Day 1

- **2017** – further complaints regarding leaning fence from the Anderson's, new residents at #54
- **2020** – further resident complaints, meetings with stakeholders
 - Site visit from WSP resulted in statement that the wall was leaning 32” out of vertical and in a state of pending local failure
 - Path closed for all residents of Caledon
- **March 2021** – Region leads engineering investigation into the root cause of the failure of the wall
- **June 2021** – access to back yard of #56 fenced off by Emergency Order due to imminent safety risk of wall collapse

Failures of Oversight

In the process of exercising oversight over development, the town had 4 key opportunities to prevent or mitigate the risk to the residents of Caledon:

1. 1999- Last minute change to a gabion basket wall – highly unusual for a wall of this size
2. 2005 - Approving Terraprobe's recommendations for the retrofit without independent verification and true root cause analysis
3. 2005 - Assuming the subdivision without independent validation that the wall was structurally sound
 - Once the Town was put on notice of all the deficiencies, its Engineering Department has a heightened duty to exercise greater review, inspections, and intervention vs. blindly relying on the developer and an engineering firm with a poor track record.
4. 2012 - Commissioning the same engineering firm (Terraprobe) in 2012 to study continued issues with the wall, instead of seeking independent validation of the state of the wall.

Failures of Oversight

The residents of Caledon count on the Town to exercise oversight in the process of development. At no time during the long history of issues with this retaining wall were the residents of Strawberry Hill Court involved in any of the design, construction or engineering approvals.

Clearly due to the size and complexity of this structure, they had to rely on the Town Engineering and Building departments to exercise oversight in these areas to assure that a well built, long lasting wall was delivered to the homeowners.

The residents of Strawberry Hill Court were never delivered a structurally sound wall. It is completely unreasonable to think that now that we know the process of design, construction and oversight has failed, it is somehow the homeowner's responsibility to fix this.

Fix the wall- but more importantly fix the process

The residents of Strawberry Hill Court now call upon council to exercise the necessary oversight and hold those responsible for a failing retaining wall to account. We ask you to finally deliver a properly designed and constructed wall to the residents of Caledon so we can once again safely enjoy the path down the hill and regain access to our backyards.

More importantly, we also ask that this be used as a case study to prevent this from ever happening again to the residents of Caledon. Ensure that all development is done to the highest standards and any issues discovered are fixed before they become the responsibility of the Town or residents.



Public Works &
Engineering
Department

Box 1000
6311 Old Church Road
Caledon East, Ontario L0N 1E0
Tel: (905) 584-2272 Fax (905) 584-4325
Long Distance: 1-800-303-2546
(Available in 416, 519 and 905 area codes)

Message To:
Company/Agency: Pacific Homes
Department:
Person: Lou DeRose
Fax #: 905 857 5552

Message From:
Person: Mark Atkinson
Date: July 5, 2005
Original by Mail: Yes ☐ No ☐

RE: Grading Plan for Lots 7, 8, and 9 43M 1374

COMMENTS

Lou,

This will confirm that the attached revised grading plan is acceptable to the Town of Caledon. I will advise you tomorrow as to various times that Mark Sraga is available to attend the meeting as he is off today.

Regards,

Mark Atkinson

Number of Pages Transmitted including this cover sheet: 2

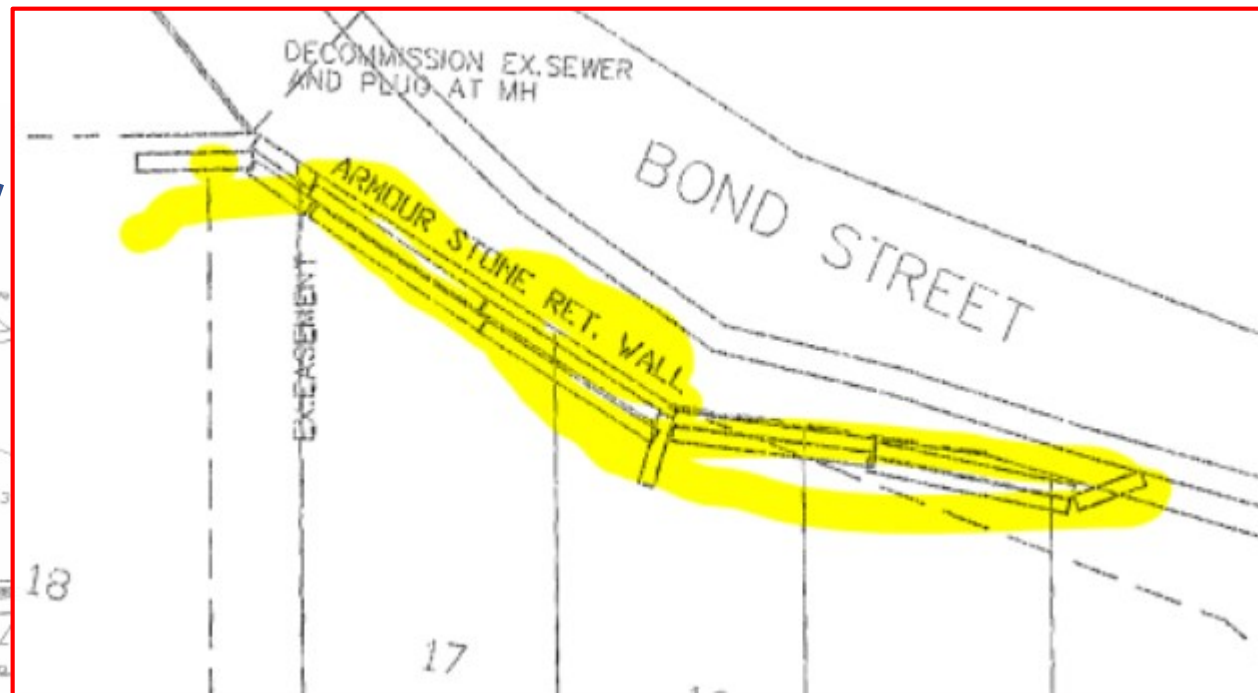
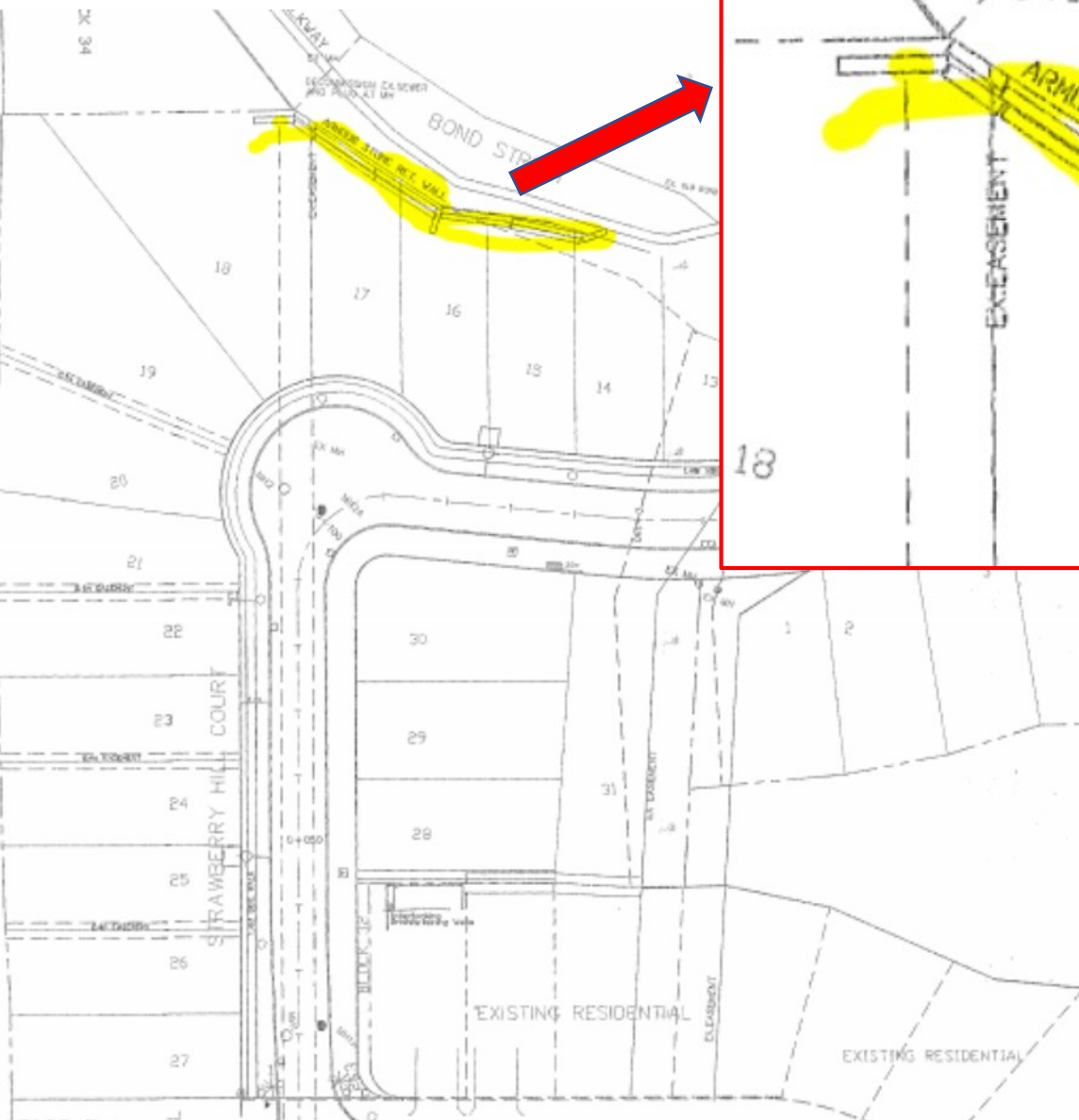
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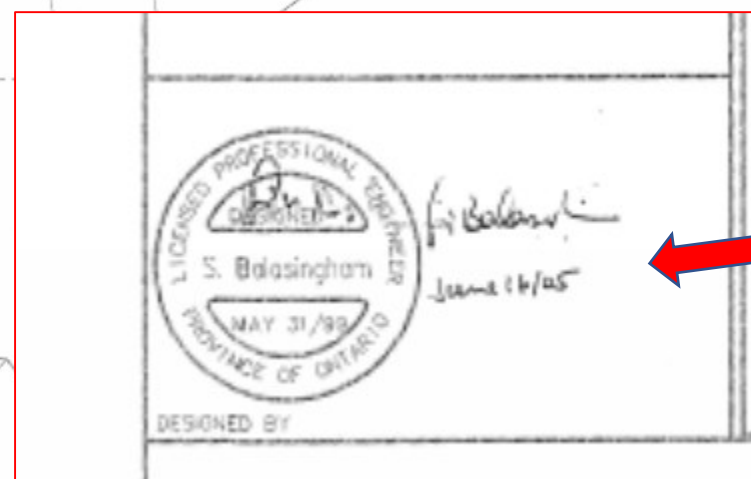
Mark AT (905) 584-2272, EXT: 4277

MARK



- STORM MANHOLE
- SANITARY MANHOLE
- w/ STORM MANHOLE
- w/ SANITARY MANHOLE
- GSI
- GSI
- STREET LIGHT
- * 1 STOP SIGN
- * 2 STREET NAME SIGN
- * 3 NO ENTRY SIGN
- ENTRANCE FEATURE
- × × 1.5m BLACK VINYL CHAIRLIFT POLE
- + WS LAST WATER SERVICE FROM MAIN

NO.	DATE	REVISION	BY	CHKD.
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9	18	18	18	18
10	18	18	18	18



BENCHMARK

TOWN OF CALEDON
APPROVED
AS NOTED

THIS APPROVAL CONSTITUTES A GENERAL REVIEW AND DOES NOT CERTIFY DIMENSIONAL ACCURACY.

THIS APPROVAL IS SUBJECT TO THE FURTHER CERTIFICATION OF THE "AS CONSTRUCTED" WORKS BY A REGISTERED PROFESSIONAL ENGINEER OF THE PROVINCE OF ONTARIO.

DATE: _____

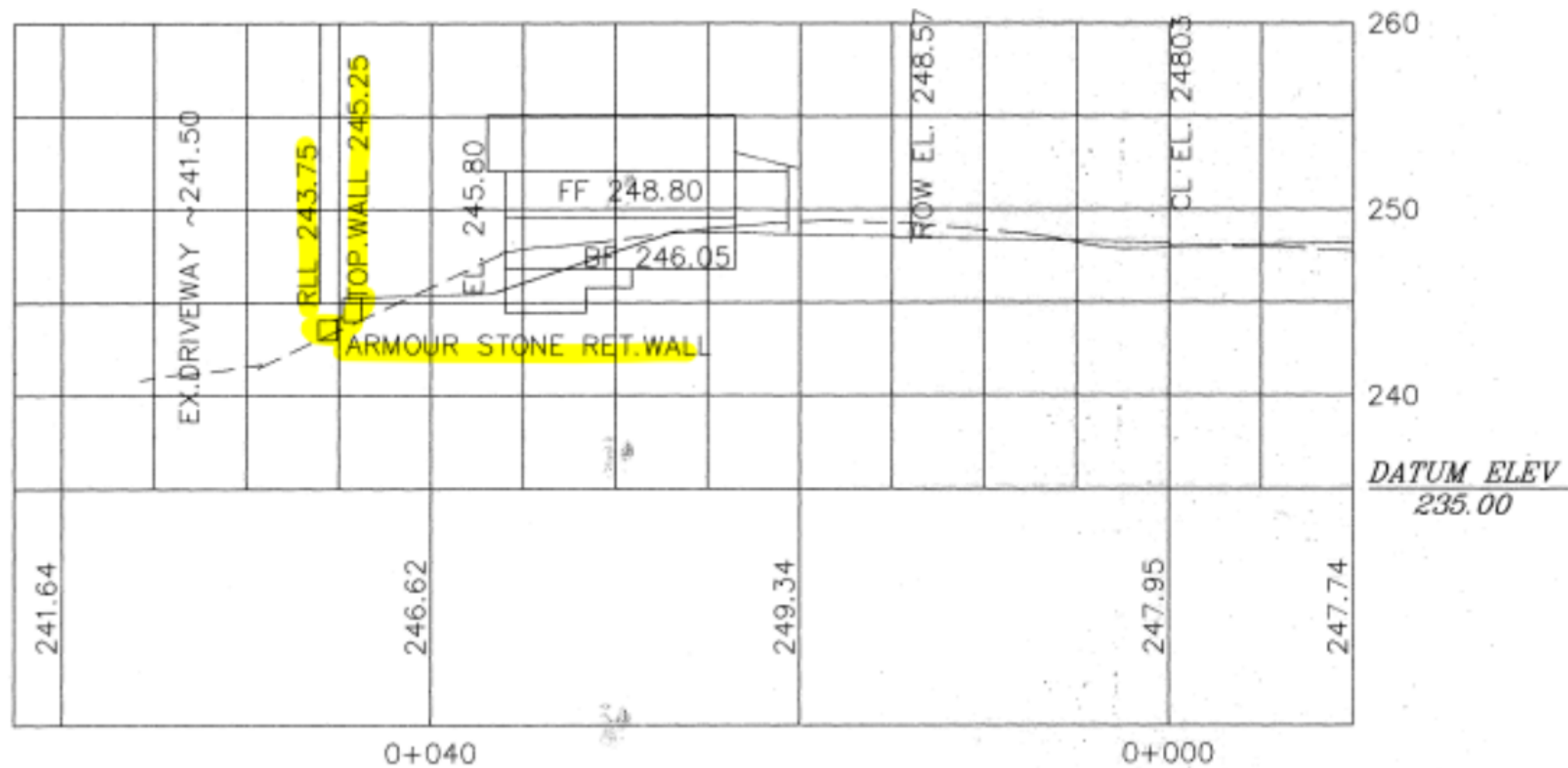
APPROVED BY: J. P. HOOK, P.ENG.
Director of Engineering

DESIGNED BY: S. Balesingham

BERKLEY HEIGHTS
REGION OF PEEL

PROJECT: 43M-1369

CALEDON HILLS ENGINEERING LTD.



SECTION 1 (LOT 16)