

Consolidated Clause from Report No. 10 of the Works Committee, as adopted by the Council of the City of Toronto at its meeting held on October 29, 30 and 31, 2002.

8a

**Eligibility Under Voluntary Home Isolation
Program for 1300/1320 Islington Avenue,
Barclay Terrace Condominium Complex
(Ward 5 - Etobicoke-Lakeshore)**

(City Council on October 29, 30 and 31, 2002, amended this Clause:

- (1) to provide that the grant to Barclay Terrace Condominium Complex be conditional on the provision of a holding tank by the Condominium Corporation; and*
- (2) by adding thereto the following:*

“It is further recommended that in future, multi-residential buildings be ineligible for grants under the Voluntary Home Isolation Program.”)

(City Council at its meeting held on October 1, 2 and 3, 2002, deferred consideration of this Clause to the next regular meeting of City Council scheduled to be held on October 29, 2002.)

The Works Committee recommends that on a one-time only basis, a grant be provided to the residents of Barclay Terrace, 1300/1320 Islington Avenue, based on 80 percent of the cost of the isolation mechanisms, up to a maximum City grant of \$25,000.00.

The Works Committee submits the following report (August 28, 2002) from the Commissioner of Works and Emergency Services:

Purpose:

To reconsider eligibility under the Voluntary Home Isolation Program for 1300/1320 Islington Avenue.

Financial Implications and Impact Statement:

Funds in the amount of \$2,887,850 (net GST) have been allocated to the Voluntary Home Isolation Program in the 2002 Capital Budget. The proposed costs, to isolate Barclay Terrace from the 1350 mm sewer, are estimated to be \$28,000. Under the policy, the grant is paid out at an 80 percent level providing to a maximum grant of \$1,000.

Recommendations:

It is recommended that:

- (1) Barclay Terrace's request for a grant be denied as not being in conformity with the intent of the Voluntary Home Isolation Program; and
- (2) staff report back on the condition of the sewer infrastructure on Islington Avenue and any necessary remedial work when the analysis of the cluster areas and the modelling of the trunk sewers are complete.

Background:

The Works Committee, at its meeting of May 28, 2002, adopted the staff report relating to Barclay Terrace, 1300/1320 Islington Avenue, subject to referring the issue of flood damage back to the Commissioner of Works and Emergency Services for a report on some form of compensation for the homeowners at Barclay Terrace. In addition, the Commissioner of Works and Emergency Services was requested to further report to the Works Committee on the condition of the sewer infrastructure on Islington Avenue, and any remedial work necessary.

Comments:

The extreme rainfall of May 12, 2000, resulted in the surcharging of the 1350 mm trunk sanitary sewer on Islington Avenue. As the elevation of the garage floor at Barclay Terrace is only 1.35 metres above the crown of the trunk sewer, any surcharging of the sewer in excess of 1.35 metres can likely result in wastewaters backing up through the floor drains, unless isolated from the sewer.

The surcharging of the trunk sewer is likely due to both the infiltration of ground water into the aging local sewers that discharge into this trunk sewer, and the illegal draining of weeping tiles from the majority of houses in this area that were built prior to 1960 without the benefit of storm sewers.

In considering eligibility under the Voluntary Home Isolation Program, only those costs associated with isolating the property from potential overflows from the trunk sewer should be considered. Part of the home isolation program is to ensure that as much stormwater is removed from the sanitary sewer as possible. Downspout disconnection and sump pumps are also to be considered. Sump pumps in the home isolation program are intended to pump ground water from the weepers back onto the ground surface. Residents of homes where an isolation valve has been installed are advised not to use their internal plumbing during a major storm.

As noted in the previous report, the condominium corporation retained the services of a consulting engineering firm to develop a system that would protect the property against any future flooding as a result of sewer surcharge. The proposal submitted by the consulting firm recommended that the sanitary service line be retrofitted with a pump and valve system that would isolate the property from the City's sewer when the sewer is surcharged, yet still allow for the sanitary flow from the property. The consultant-recommended pump system thus allows for

the ongoing use of the internal wastewater system, by bypassing the isolation valve and pumping directly to the sanitary sewer system.

Under the current program, homes that install isolation devices would not be able to discharge to the sanitary sewers. They would only fill up their own basement. The Barclay Terrace solution proposes to continue adding sewage flow to the overflowing trunk sewer and thus exacerbate the potential flooding of a neighbour's basement. The Barclay Terrace solution should address removing flow from the sewer as well as isolating the building from backflows.

If the Barclay Terrace solution was based on the current home isolation program, the maximum would be an 80 percent grant towards the cost of the isolation valve/backflow preventer. At its July 30, 31 and August 1, 2002 meeting, City Council adopted the increase of the grant level to 80 percent. It is staff's understanding from discussions with the engineering consultant that the preliminary cost estimate to install a backflow isolation valve and the associated chamber/manhole is \$28,000. The maximum potential grant would thus be \$22,400, if the building was deemed eligible.

City staff and various consultants are in the process of carrying out studies of the cluster areas that were flooded during the May 2000 storms, and in addition are carrying out computer modelling of the trunk sewer systems. When these tasks are completed, recommendations for necessary remedial work etc. including this area will be brought forward.

Conclusions:

The Barclay Terrace situation is not consistent with the intent of the Voluntary Home Separation Program in that it does not remove stormwater or defer release of wastewater when the City's sewer system is surcharged.

Staff will report back to the Works Committee on the need for any necessary remedial work to the sewer infrastructure on Islington Avenue when the cluster analysis and trunk sewer modelling is completed.

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Mr. Dennis Foot, President, MTCC No. 759, Barclay Terrace, appeared before the Works Committee in connection with the foregoing matter, and filed a submission with respect thereto.

(City Council on October 1, 2 and 3, 2002, had before it, during consideration of the foregoing Clause, a joint communication (September 27, 2002) from Dennis Foot, President, MTCC

No. 759 and Peter Marr, President, MTCC No. 748, forwarding comments with respect to the sanitary sewer backup at 1300/1320 Islington Avenue.)