



STAFF REPORT ACTION REQUIRED

Drain Grant Appeal - 56 Emerald Crescent

Date:	January 24, 2007
To:	Public Works and Infrastructure Committee
From:	Lou Di Gironimo, General Manager, Toronto Water
Wards:	Ward 6 (Etobicoke-Lakeshore)
Reference Number:	P:\2007\Cluster B\TW\pw07002

SUMMARY

The property general manager of 56 Emerald Crescent has requested a total reimbursement of \$2,959 for costs incurred to investigate, clean and repair the sanitary sewer connection due to tree root infiltration under the Tree Root Removal and Grants Policy Program. Eligibility for financial assistance is limited to properties with three or less separate dwelling units. In this case, 56 Emerald Crescent, a residential property with six (6) self-contained dwelling units does not qualify for financial assistance.

In accordance with the provisions of the Toronto Tree Root Removal and Grants Policy, the application requesting reimbursement as submitted by the property general manager should be denied on the basis that this location is a residential property with six (6) self-contained dwelling units does not qualify for financial assistance.

RECOMMENDATIONS

Toronto Water recommends that Council deny the Drain Grant Appeal for 56 Emerald Crescent.

FINANCIAL IMPACT

There are no financial implications arising from the staff report. There are sufficient funds within the proposed Toronto Water 2007 Operating Budget should Council approve the drain grant appeal.

DECISION HISTORY

City Council at its meeting of May 11 and 12, 1999 adopted, as amended, Clause 3 of Works and Utility Committee Report No. 7 entitled “Sewer Connection Blockage Inspection and Repair Program, and Tree Root Removal and Grants Policy”.

Under the Policy the City provided assistance to property owners for repairs to private drains where the blockage is the result of roots from a City owned tree. For exterior work (between the City property line and the building foundation wall) assistance was provided in the amount of 100 percent of the invoiced cost up to a maximum of \$1500.00 for full replacement or \$500.00 for partial repair of the private drains (once every 3-year period).

City Council at its meeting of December 4, 5 and 6, 2001 adopted as amended Clause 19 in Report No. 16 of the Policy and Finance Committee entitled “Drain Grant Policy and Appeal Process” amending the Policy to provide for an additional grant of \$500.00 for work required on the interior of the system due to a City-owned tree provided that the City was included in the inspection before the work was done.

City Council at its meeting held on July 30, 31 and August 1, 2002 adopted Clause 20 in Report No.9 of the Works Committee entitled “Drain Grant Appeals” in which it’s clarified that the Drain Grant Policy is applicable only to owners of single, duplex and triplex properties.

City Council at its meeting held on July 25, 26 and 27, 2006 adopted Clause 8 of Report No. 5 of the Works Committee entitled “Amendments to the Sewer Service Line Blockage Inspection Repair Program and Drain Grant Policy” thereby amending the Policy to provide grants up to a total grant amount of \$2000.00 per property towards sewer service line repair work, including exterior work (foundation wall to property line) whether partial or full replacement, and internal work (within the building).

The Policy does not provide for reimbursement for costs incurred by the owner to conduct investigations (i.e. snaking, plunging, closed circuit television inspection) or cleaning due to flooding.

The Drain Grant Policy eligibility requirements continue to be limited to residences with three or less separate dwelling units.

ISSUE BACKGROUND

The residential property at 56 Emerald Crescent has six (6) self-contained dwelling units.

A large City tree is located on City property in front of the subject location. Private vegetation is located near the building at/near the private drain.

The property is serviced by one City sewer service line with a cleanout at street line. The drain then branches into two (2) drain lines (on private property) entering the building on either side of the main entrance.

On July 15, 2006 the City responded to a blocked drain call at 56 Emerald Crescent and found that the blockage was on private property.

On August 2, 2006, the City was requested to inspect the recently repaired private sewer connection for drain grant approval. City staff confirmed replacement of approximately 3.6 metres of the private sewer service line from the front wall to the property line and confirmed root infiltration. Toronto Water staff denied the application for financial assistance because eligible properties are limited to three or less separate dwelling units. In this case, 56 Emerald Crescent, a residential property with six (6) self-contained units does not qualify for financial assistance.

In a letter dated August 15, 2006 the property general manager has appealed the City staff decision and submitted copies of invoices as follows;

- A contractor's invoice for the private drain repairs noted above paid in full in the amount of \$2544.00.
- A contractor's invoice for investigation work paid in full in the amount of \$265.00
- A copy of the owner's cheque #0154, cost incurred for flood cleaning in the amount of \$150.00

Therefore, the total claim incurred to investigate, clean and repair the sanitary sewer connection is \$2,959.

In his letter dated August 15, 2006 the property general manager made reference to a drain grant allowed in March 2006 by City Council for an identical building at 52 Emerald Crescent.

Records indicate that the property at 52 Emerald Crescent is also residential with six (6) self-contained units. Repairs were carried out to the private drains by the owner at a cost of \$1765.50. A drain grant was denied by staff as the property did not meet the criteria under Drain Grant Policy (Drain Grant Policy is applicable only to owners of single, duplex and triplex properties). The owner appealed staff's decision and Under Clause 10 of Policy and Finance Committee Report No. 3 City Council at its meeting on April 25, 26 and 27, 2006

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adopted Works Committee recommendation to grant an amount of \$900.00 to the owner, “in that Council consider this matter to be in the interest of the municipality”.

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SIGNATURE

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