



**STAFF REPORT  
ACTION REQUIRED**

**Servicing status of 398 and 418 Meadowvale Road**

<b>Date:</b>	September 18, 2007
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Technical Services, District Engineering Services and Acting Director, Technical Services, Development Engineering
<b>Wards:</b>	Ward 44, Scarborough East
<b>Reference Number:</b>	n/a

**SUMMARY**

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The purpose of this report is to advise of the status of servicing for the properties at 398 and 418 Meadowvale Road and to seek direction to proceed with installation of a municipal sanitary sewer as a local improvement.

**RECOMMENDATIONS**

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It is recommended that:

1. the City Solicitor be authorized to introduce a Bill substantially in the form of the attached by-law (Attachment B) to be enacted by City Council for the installation of municipal sanitary sewers on Meadowvale Road.

**Financial Impact**

The local improvement project for extension of sanitary sewers has been included in the 2007 Capital Budget for Toronto Water. The engineering estimate for the sanitary sewer work is approximately \$400,000.00 (excluding GST) of which the City’s share of the cost is estimated to be \$356,465.00 (excluding GST). The remaining funds of \$43,535.12 (excluding GST) will be obtained from the special charges imposed on the 7 properties benefiting from the improvement.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

**DECISION HISTORY**

Scarborough Community Council at its September 10, 2007 meeting received and approved a report from the Director of Building and Deputy Chief Building Official for a

request to demolish residential buildings at 398 and 418 Meadowvale Road in order to clear the site for the construction of four new homes.

<http://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-5677.pdf>

Scarborough Community Council further directed staff to report to the October 2, 2007 meeting on the servicing status of this application.

## **ISSUE BACKGROUND**

Servicing of the subject properties with municipal services (i.e. sanitary sewers) requires the extension of a sanitary sewer from Meadowvale Road south of Highway 2.

Currently, the subject and neighbouring properties are serviced by private sewage systems (i.e. septic) and municipal water.

A consent application was submitted by CAL CON Developments, the owners of 398 and 418 Meadowvale Road, and was approved earlier this year. The application was submitted with the knowledge that a local improvement project for construction of the sanitary sewer was underway and was anticipated to be available in 2007, subject to Council approval. However, the scope of original local improvement request was broadened by some residents and prompted further review and consultation with Toronto Water, the Ward Councillor and residents. As a result the local improvement project's schedule was delayed and a sanitary sewer will not be available this year.

Construction of the sanitary sewers may proceed if the local improvement process is completed with Council's authorization. Details of the local improvement project are described below.

### Local Improvement

On June 22, 2005 the City Clerk received a petition to have sanitary sewers extended to the front of the properties on 398, 413, 415, 418, 419, 421 and 423 Meadowvale Road.

On November 10, 2005 District Engineering Services initiated the design of the sanitary sewer installation.

On August 24, 2006 the City Clerk received a petition for installation of storm sewers (in addition to the sanitary petition of June 22, 2005) to the front of the properties on 398, 413, 415, 418, 419, 421 and 423 Meadowvale Road.

On March 9, 2007, the City Clerk reviewed and certified that the above 2 petitions (dated June 22, 2005 and August 24, 2006) meet the sufficiency requirement set out in section 9 and 10 of Ontario Regulation 596/06.

A notice of intention to pass the by-law authorizing the construction of the work as a local improvement will be delivered to affected property owners in accordance with Ontario Regulation 596/06.

Subject to obtaining all the required approvals, tender is expected to take place in Spring 2008 for construction in the summer of 2008. The construction will take approximately 2 months to complete.

## **COMMENTS**

Building permits for each of the newly created properties will be withheld pending the availability of servicing, preferably in the form of a municipal sanitary sewer. Alternatively, each of the newly created lots may be serviced via private sewer systems if it can be demonstrated that it would be in compliance with applicable Ontario Building Code requirements. This alternative would be at an additional cost to the builder and is generally undesirable in an urban area where municipal services are in close proximity.

The installation of sanitary sewers is recommended given that some of the existing septic systems are at the end of their design life, and are unable to meet current household demand, which limits property owners from undertaking reasonable property improvements. The installation of a sanitary sewer would also ensure protection of the environment as all wastewater would be directed to a treatment plant. A sanitary sewer would satisfy the servicing requirements for construction of any new homes including those proposed by CAL CON Developments.

The local improvement project would include the installation of approximately 200m of sanitary sewer on Meadowvale Road including service connections to provide sewer service for the existing 7 properties at Nos. 398, 413, 415, 418, 419, 421, 423 Meadowvale Road plus the 2 new properties. The proposed sanitary sewers are to be extended north from the existing municipal sanitary sewer system located on Meadowvale Road, 30m south of Highway 2A to the front of 423 Meadowvale Road (see map - Attachment A).

Residents requested the installation of a storm sewer to alleviate the ongoing maintenance and monitoring of sump pumps used to drain the foundations. The City received a letter dated July 20, 2006 reporting basement flooding at 419 Meadowvale.

The installation of the storm sewer is not recommended given that storm connections are prohibited under Chapter 681 of the City's Municipal Code that deals with Sewage and Land Drainage. Exemptions are only granted where the draining of foundation drains is the only option available to stop a catastrophic event from occurring. The interested parties have not submitted any evidence to indicate that an exemption is justified.

In general, storm sewer connections are not allowed for the following reasons.

- The installation of a storm sewer connected to the foundation drains for the houses can potentially cause the water table to be lowered. The effects from the lowering the water table are unknown. Potential effects associated with lowering of the water table may include settlement of the soils, reduced water to receiving streams and drying of wells.

- The connection of foundation drains to the storm sewer system can also cause basement flooding when the sewers surcharge during major storms and back-up into basements. Eliminating the connections reduces the number of basement flooding occurrences and the City's exposure to the cost of repairing damaged basements.
- The draining of groundwater and aquifers through the storm system is contrary to the City Council adopted Wet Weather Flow Management Policy, which encourages replenishing of aquifers.
- The reduction in the number of storm sewer connections lowers operational, maintenance and future replacement costs.

#### Cost Recovery

The City of Toronto is reviewing the local improvement policies currently in place in each of the former municipalities to establish a harmonized policy for applying local improvement charges. Since a harmonized policy does not exist, the former City of Scarborough policy will be applied and homeowners will be charged as follows:

1. A special charge of \$53/m of frontage is assessed for all lots benefiting from the improvement. Corner lots receive a 36.57m exemption that is deducted from the entire frontage. Pie shaped lots are calculated by taking the average of the front and back property lines.
2. Sewer service connections from the sewer main to the property line are estimated to be \$5,000 each. In the event the actual cost (+ 22% Administration fee) is higher than the estimate, the estimate will be used.

Under Ontario Regulation 596/06 made under the City of Toronto Act, 2006, municipalities may recover almost all costs associated with the improvement from affected residents. Using the former City of Scarborough policy the percentage of the cost recovery for the sanitary sewer is approximately 11%.

## **CONTACT**

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## **SIGNATURES**

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Gordon MacMillan, P.Eng.  
Director, Technical Services  
District Engineering Services

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Raffi Bedrosyan, P. Eng.  
Acting Director, Technical Services  
Development Engineering

## **ATTACHMENTS**

Attachment A – Area Map  
Attachment B – Draft By-law