

From: Howard Moscoe

To: The North York Community Council

Re: Local Measures to Reduce Basement Flooding

On August 19, 2005 over 4,200 basements in Toronto were flooded. Council approved a work plan to address chronic basement flooding problems in 31 separate Basement Flooding Study Areas. The majority of the study areas are in the North District. Since that time the City has introduced a number of corrective measures including direct financial assistance to homeowners (3,125 to date)...cost \$1,123,445 and a mandatory downspout disconnection program. Presently a report on remedial measures to correct flooding in study areas 14, 28, 29, and 30 was adopted by the Executive Committee and will be before Council. The cost of remediation in these areas alone will be \$272 million.

One of the recommendations of this first study is

“Due of the significant impact reverse sloped driveways can have on basement flooding; it is recommended that reverse sloped driveways be banned in any future home construction”

Reverse sloped driveways are already prohibited in North York with the exception that they are permitted, as of right, on narrow lots. Builders need no incentive to create narrow lots but this exemption acts as a double incentive in that it becomes possible to squeeze significant additional living space into this kind of construction with reversed slope driveways. The builder then walks away and the purchaser later suffers from chronic basement flooding. Furthermore this exemption acts as an incentive for builders to apply to the Committee of Adjustment to allow reverse sloped driveways when they are currently not permitted.

Since the City is spending so many millions of dollars in an attempt to correct the problem it is essential that we also make regulatory changes that correct a known problem on a go forward basis.

Recommendations:

- 1) That staff report to the November Community Council Meeting on a possible amendments to our bylaws that will eliminate all, as of right, reverse sloped driveways in the North District.
- 2) That this meeting be scheduled as a public hearing.
- 3) That in all future applications for front yard parking pads and widened driveways in the North District the report note if the property is located within or near any one of the 31 basement flooding study areas.
- 4) Members of the Committee of Adjustment be invited to attend the Community Council Meeting when this report is considered by the North District Community Council.

