

**3717 Sheppard Avenue East – Request for Information
on Sewer and Water Management Review –
Supplementary Report**

Date:	August 21, 2008
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 40 – Scarborough-Agincourt
Reference Number:	File No. 07 274376 ESC 40 OZ

SUMMARY

The purpose of this report is to report back to Scarborough Community Council on a sewer and water management review of the subject property and the functionality of the existing septic tank system.

Financial Impact

There are no financial implications resulting from the adoption of this report.

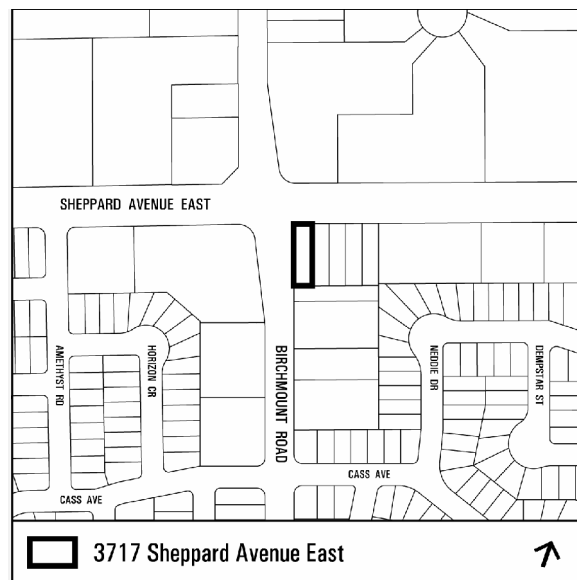
RECOMMENDATIONS

The City Planning Division recommends that:

1. The information contained in this report be considered along with the Final Report dated June 2, 2008 from the Director, Community Planning, Scarborough District.

DECISION HISTORY

Scarborough Community Council adjourned its public meeting commenced on July 7, 2008 under the Planning Act



until September 9, 2008 for this application in order to allow staff to conduct a sewer and water management review of the subject property and the impact on the adjacent property known as 2255 Birchmount Road and report on the functionality of the septic tank system on the property.

ISSUE BACKGROUND

A dental office within an existing residential dwelling was approved on this site as a temporary use (maximum three years) by the Ontario Municipal Board (OMB) in 2001. The dental office commenced operation shortly thereafter.

Under the Planning Act, Council may, by by-law, grant further extensions of not more than three years each. In 2004, Council approved a three year extension to permit the dental office use to continue on the site. This approval expired on October 28, 2007 and an application to amend the zoning by-law to extend the temporary use for a further three-year period was subsequently submitted.

The operation of the dental office and the existing septic system has not changed since approval of the initial application by the OMB in 2001. The OMB considered all issues raised by the owner of the adjoining property to the south at 2255 Birchmount Road, including the suitability of the existing septic system. The Board determined that the proposed dental office was an appropriate temporary use for the subject property. The OMB's decision was consistent with City Council's earlier decision to support the application.

At the July 7, 2008 Public Meeting on the proposed extension of the temporary zoning by-law to permit the dental office for an additional three years on the subject property, the same neighbour at 2255 Birchmount Road (Ella Ng) expressed concern regarding flooding from the subject property onto her lands and the functionality of the septic tank system. Scarborough Community Council deferred the item to the September 9, 2008 meeting to allow staff to report back on this matter.

3717 Sheppard Avenue East – Rezoning Application Final Report:
<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-13995.pdf>

COMMENTS

Lot Grading and Storm Water Management

Municipal Licensing and Standards conducted an inspection of the property on September 15, 2005 in response to complaints about flooding onto 2255 Birchmount Road. The inspector concluded that there was no drainage issue with respect to water flowing from the paved area on the subject property to the adjacent property to the south (2255 Birchmount Road.) The inspector noted that if there was damage to the neighbour's property due to drainage, the appropriate action would be to address the issue as a civil matter between the affected parties. Staff has not received any additional formal complaints related to flooding or ponding.

In response to concerns raised by the owner of 2255 Birchmount Road, Council's approval of an additional three-year temporary zoning in 2004 included a requirement that the owner submit an undertaking to the City to ensure that snow not be stored along the south fence line (adjacent to the Ng property.) The owner submitted this undertaking in 2004 and also submitted an updated undertaking on June 11, 2008.

Septic Tank System

Toronto Building staff advise that a final inspection of the existing septic system was completed in March 2003. Under the Building Code Act, no additional mandatory re-inspections of the system are required. Dental office waste is permitted to be discharged into a septic system and since no alteration or addition was proposed to the building at the time, the existing septic system was deemed to be acceptable. The OMB decision identifies that an "amalgam separator" would be added to the septic system. The owner has confirmed that this equipment has been added and is operational.

In 2004, Gibson Associates Consulting Engineers were retained by the owner to conduct an assessment of the existing septic system and a review of the resulting drainage pattern. As it relates to sewage disposal, the report concludes that the septic system appeared to be operating reasonably effectively and that there was no evidence of any hydraulic or vegetative stress at the septic tank or leaching bed. The engineer recommended that the owner follow strict water conservation practice and periodic inspection of the septic tank level. In terms of site drainage, the engineer observed that the lot grading of the rear yard created positive surface drainage of the property. The east edge of the patient parking area is the highest area of the site, where the ground surface slopes both east and west.

The owner has advised City staff that the septic tank is pumped-out approximately every three weeks. This is consistent with the recommendations of the consulting engineer. Toronto Water staff has advised that regular pump-out is normal practice for uses that discharge large amounts of water into septic systems to prevent over-saturation of the subject and neighbouring properties.

Technical Services have estimated that the cost of extending a sanitary sewer connection to the property line to be approximately \$200,000.

Conclusion

The adequacy and condition of the septic system and site grading has been reviewed by Municipal Licensing and Standards, Toronto Building, Technical Services, and Toronto Water staff. It appears that required permits and inspections were secured by the owner and that the septic system has continued to operate effectively. It is not evident that there has been any negative impact on the adjacent property to the south. In addition, technical reports submitted by the owner conclude that the septic system was properly modified for use by the dental office and was functioning normally at the time of inspection.

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SIGNATURE

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