



STAFF REPORT INFORMATION ONLY

Review of Sewer Discharge Operations by New Sabby Concrete and Supplies Inc.

Date:	February 18, 2010
To:	Etobicoke York Community Council
From:	Director, Business Operations Management, Toronto Water
Wards:	Ward 17
Reference Number:	P:\2010\Cluster B\TW\ey10007

SUMMARY

This report outlines Toronto Water’s findings of New Sabby Concrete and Supplies Inc., located at 32 & 36 Caledonia Road related to storm and sanitary sewer discharges.

Financial Impact

There are no financial implications to the City as a result of this report.

DECISION HISTORY

On November 10, 2009, the Etobicoke York Community Council directed Toronto Water to review New Sabby Concrete and Supplies Inc.’s operations, in reference to discharge to the storm and sewage systems (Municipal Code Chapter 681 – Sewers).

On January 12, 2010, the Etobicoke York Community Council requested the Director, Toronto Water to report to its March 9, 2010 meeting on New Sabby’s operation at 32 and 36 Caledonia Road.

ISSUE BACKGROUND

New Sabby Concrete and Supplies Inc. (“New Sabby”) operates at 32 & 36 Caledonia Road and is under a lease agreement with the property owner. Both facilities are used for concrete batching. New Sabby is located in a mixed commercial and residential area and has been in operation for over 20 years. Toronto Water was asked to review the storm and wastewater discharges that occur at the facility.

COMMENTS

Toronto Water visited 32 & 36 Caledonia Road four times within the last year. Staff inspected, sampled and dye traced the facility.

New Sabby Concrete and Supplies Inc. is on a “L” shaped property with three (3) entrances to two major roads, Caledonia Road to the East and St. Clair Avenue West to the South. The property is bound by train tracks to the West and by commercial property to the South East. The major, long driveway, where most truck activity occurs, slopes downhill from 36 Caledonia through 32 Caledonia and exits to St. Clair Avenue West. The driveway is unpaved. Cement trucks are washed regularly on-site behind 36 Caledonia Road and the effluent is contained in a 2-stage settling pond. The water from the settling ponds is recycled and re-used to make lower grade cement and other concrete products. A collection pond is located behind 32 Caledonia Road which is used to collect rain run-off from the rear of the facility. Refer to Appendix A.

The initial inspection was performed as a result of a public complaint received by Toronto Water (TW). TW staff spoke with both the business owner (New Sabby) and the property owner of 32 & 36 Caledonia Road regarding the discharge of water onto St. Clair Avenue West. TW staff found no evidence of any runoff water leaving the property onto the public street at that time. However, the collection ponds located behind 32 Caledonia Road used to collect rain run-off from the rear of the facility appeared to be inadequate to fully contain run-off.

A storm manhole and a catchbasin are located on-site at the rear of the buildings. The entire rear of the buildings slopes downward toward St. Clair Avenue West, in the one long driveway noted above. However, the storm manhole is elevated relative to the driveway and was dry when inspected. The catchbasin in the driveway was clogged/backed up and was at a higher elevation than the collection pond that exists at 32 Caledonia Road. The business owner was informed that the catchbasin required a pump out. Initially, the business owner believed that the back up was a City issue. TW staff then proceeded to open the storm manholes along St. Clair Avenue West (heading west from Caledonia Road) to determine if any blockages occurred. No blockages were observed. The business owner was informed that the blockage was solely on his property. The storm manholes are in the middle of St. Clair Avenue West and are on the other side of the streetcar curb and at a higher elevation than the bottom of the driveway; overland flow from the property to the manholes would be impossible. There is no catchbasin at the low point below the train bridge, however water could pool there if it flowed off the property.

TW Staff noted that should a heavy rain fall occur the run-off from the property could flow onto St. Clair Avenue West. TW staff suggested that the business owner address the storm run-off from the property. Options could include a larger storm containment system on-site or re-routing the storm run-off through a filtration and/or treatment system and discharging into the sanitary sewer system. The company was informed that they would require a Sanitary Discharge Agreement for the latter option. The City of Toronto enters into such agreements with industries that draw from private water supplies, including rainwater, for production process and later discharge this water to the sewer system for treatment at the wastewater treatment plant(s). The “private” water is not purchased from the City and therefore a fee is applied to the volume of (waste) water discharged to the sanitary sewer for treatment. The wastewater quality received

from the customers using private water supplies must meet existing Sewers By-law parameter limits.

The business owner agreed to work with the property owner to address the runoff. The business owner informed TW Staff that buried train tracks under the surface of the yard and driveway could pose a problem. Following the initial inspection, the company constructed a concrete lip, similar to a large speed bump, at the end of the driveway, leading to St. Clair Avenue West, to control overland rainwater flow.

A dye test performed on the sanitary manhole located at 32 Caledonia Road confirmed plumbing from the office and process areas are connected to the sanitary line on Caledonia Road.

During an inspection of the facility it was also revealed that there is currently no Backflow Prevention device installed at the facility. The property owner was informed that he is required under Municipal Code Chapter 851, Water Supply By-law, to install the Backflow Prevention device as it is a property owner's responsibility.

Copies of the Sewers and Water Supply By-laws were left on-site along with information regarding a Sanitary Discharge Agreement with the City for pumping rainwater into the sanitary sewer.

There was no observed overflow coming from the property and onto St. Clair Avenue West during any inspections or subsequent drive-by visits by the area TW By-law Officer. TW staff is of the opinion that there is no risk of overland rainwater flow contaminating the storm sewer system; however containment of the flow needs to be improved to prevent pooling of potential run-off under the train bridge on St. Clair Avenue West. This company has been added to TW bi-monthly monitoring schedule for continued observation.

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SIGNATURE

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ATTACHMENT

Appendix A – Aerial overview of New Sabby Concrete and Supplies Inc. located at 32 and 36 Caledonia Road and sewer control points.

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