

City Council

Notice of Motion

MM52.7	ACTION			Ward:All
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Engineering Infrastructure for New Builds in Established Communities - by Councillor Paul Ainslie, seconded by Councillor Peter Milczyn

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Planning and Growth Management Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Paul Ainslie, seconded by Councillor Peter Milczyn, recommends that:

1. City Council direct the Deputy City Manager, Cluster B to review and to report to the Planning and Growth Management Committee for its meeting on August 7, 2014 on the policy and procedures followed in the event of new developments within existing communities, such report to outline measures undertaken to protect existing homes and buildings surrounding the new development from future problems arising from the new construction, including:
 - a. grading;
 - b. flooding; and
 - c. exterior water pooling (etc);

such report to also include recommendations on where amendments are required to ensure the protection of adjacent homeowners.

Summary

Many communities across the City of Toronto are experiencing new developments within existing neighbourhoods. Although the new construction sites are small in nature, they raise many questions to the surrounding homes and buildings directly impacted by possible grade changes.

On occasion, the new development has raised concerns with water drainage and other outdoor flooding issues for adjacent properties after the new development has been completed and has received grading certificates and other planning and engineering approvals granted by the City.

Although the approvals are in place, the grading issues are apparent on site soon after or several

months following the completion of the construction. The original adjacent residents are then placed in a position to advocate to the City on their own having to endure for several months or years damages incurred on their properties due to the new construction.

It would be appropriate for the City of Toronto to review the procedures currently in place to determine if revisions are required to ensure that all precautions are reviewed and undertaken by City staff when addressing engineering infrastructure for new builds in established communities.

(Submitted to City Council on June 10 and 11, 2014 as MM52.7)

Background Information (City Council)

Member Motion MM52.7