

Frequently Asked Questions (con't)

7) Why should I report flooding incidents to 3-1-1?

While it is not mandatory for you to report instances of flooding to the City, it is recommended. City staff will review the problem and attempt to determine the source(s) of the flooding and include solutions if found to be a system deficiency. Remember to write down the "reference number" given to you so you may refer back to the work order to track the case. You are encouraged to call 3-1-1 at any time 24/7.

8) What do I do if my neighbor has his downspouts directed to my property?

For other private property issues like illegal paving, landscaping, please contact 3-1-1.

From Study to Construction

- Once an EA study is complete, the recommended basement flooding projects are sequenced into a 5-year project list which is presented on an annual basis to City Council.
- Projects are prioritized and scheduled to protect the greatest number of properties as soon as possible, within approved budgets and coordinated with other construction work — as per Council approved criteria.
- The length and type of construction will vary depending on the type of projects being implemented.

Construction project prioritization

Not all recommended projects from the study will proceed immediately to the design and construction stage. Projects are prioritized for implementation based on a City Council adopted \$32,000 cost per benefiting property threshold. Projects with a cost less than \$32,000 per property at the EA stage and preliminary design stage proceed to construction.

Projects that exceed the \$32,000 cost per benefiting property threshold will not be included in the 5-year Project List to undergo preliminary design. They will be moved into the State of Good Repair's long term capital plan.

The implementation of Basement Flooding Protection Program (BFPP) projects includes **three key steps**:

- 1. Preliminary design,**
- 2. Detailed engineering design, and**
- 3. Construction**

More Information

Contact: Mae Lee

Public Consultation Unit

Tel: 416-392-8210

TTY: 416-338-0889

E-mail: mae.lee@toronto.ca

toronto.ca/bfea



STUDY NEWSLETTER #3

Basement Flooding & Water Quality Improvements Study

Important! Please check out project website: toronto.ca/bfea
Click on Study Area 43

Issue Date | June 2019



We want to hear from you!

Join us at an upcoming public event to review, discuss and provide your feedback on the preliminary recommended solutions for reducing the risk of basement and surface flooding and improving stormwater runoff quality in this study area (see map). The proposed solutions include a number of storm and sanitary sewer system upgrades and water quality improvement initiatives.

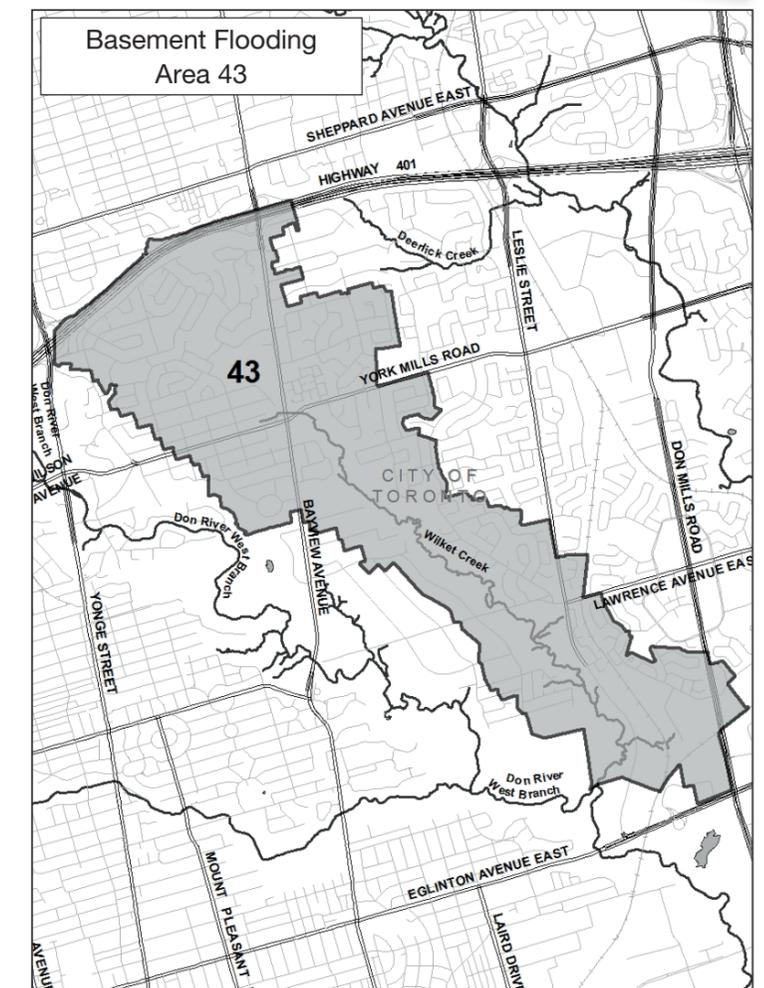
Date:
Tuesday, July 16, 2019

Time:
6:00 p.m. to 8:00 p.m.

Location:
Banbury Community Centre
120 Banbury Road
(Leslie Street and York Mills Road)

Your input will be used to inform/finalizing the preliminary recommended solutions.

Please see enclosed map for recommended solutions to reduce the risk of future flooding in this area.



Overview

Study Area 43 in the Leslie Street and York Mills Road area has experienced basement and surface flooding during extreme rainstorms in the past. As a result, the City of Toronto began a Master Plan Class Environmental Assessment (EA) study in late 2017 to investigate the causes of flooding and identify solutions to reduce risk of future flooding in the area. Solutions to improve stormwater runoff quality have also been investigated.

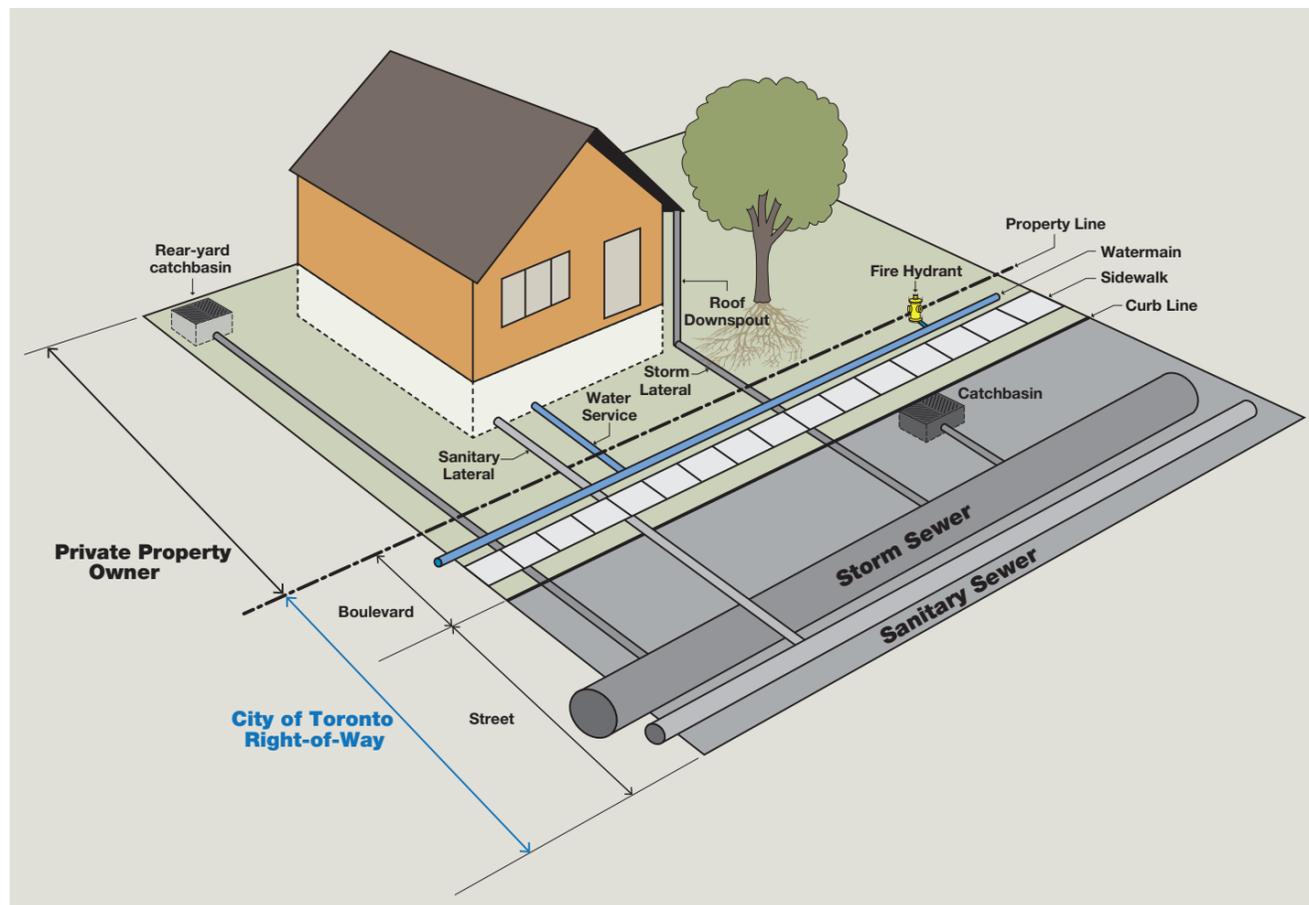
What this Study covers

Any improvements to the sewer and drainage/storage system to be made within the City's property such as parks, roads and sewer infrastructure

Study Exclusions

Each homeowner is responsible for the operation and maintenance of drainage systems on private property which includes:

- Lot grading
- Front and back yard or driveway drainage and catch basins
- Foundation drains
- Sump pumps and backwater valves
- Private tree roots and what you put down the drains (fats, grease, etc)
- Disconnecting downspouts



Frequently Asked Questions

1) Water remains on our street for some time after a storm - is this ok?

Our streets are designed to carry stormwater flows that exceed the capacity of the storm sewer. Temporary ponding on streets is expected during major rain storms.

2) I have experienced flooding, yet sewer upgrades are not planned for my street. Why?

Flooding issues could be the result of any upstream or downstream system overloaded capacity, bottlenecks and/or constraints. Upgrades are aimed at improving the overloaded system upstream or relieving the system downstream of the flooding location. These system upgrades will improve areas on adjacent streets and this is why works are not planned for every street.

Flooding can also be caused by private property issues (e.g. poor lot grading or drainage, clogged/blocked rear-yard catchbasins, cracks/leaks in private side service laterals, and/or cracks/leaks in your home's foundation, basement walls or basement windows or door). In these cases, sewer system upgrades would not resolve flooding on your property. These issues are the responsibility of the homeowner.

Please provide us with additional comments by filling the online survey if you have not already done so.

3) Can't the City just increase the size of all the sewers to handle extreme storms?

Unfortunately it is not as simple as making the pipes bigger. The challenge is which pipes, how big to make them, and how it will affect other residents. Other constraints can include space availability, conflicts with existing or proposed future infrastructure, basement elevations, pipe depth and environmental impacts. The variability in the amount of rainfall and how fast it falls is so vast, that it is impractical to design a pipe system to capture it all. As well, City Council approved funding

priority and availability is also a factor in implementing these sewer system upgrades.

4) Will this study provide a solution to my backyard drainage issues?

The City's Basement Flooding Environmental Assessment (EA) studies are aimed at addressing flooding that originates from the City's right-of-way or property i.e. roads and sewer infrastructure, not on private property. Flooding on private property that is a result of poor surface drainage conditions due to low topography or poor lot grading is outside the scope of this EA and is the responsibility of the homeowner. Residents are encouraged to speak with a landscaper or contractor to discuss drainage issues and options for their backyards.

5) I installed a backwater valve in my basement and my home still got flooded. How is this possible?

Flooding can occur for many different reasons. Property owners are encouraged to speak with a licensed plumber or contractor to determine whether the devices are installed correctly and at the right location e.g. some basements have more than one floor drain. Property owners are also responsible for proper and routine cleaning and maintenance of these devices to ensure they are in good working order.

A correct type and CSA approved backwater valve is necessary to protect backups to basement floor drains. For additional information, visit toronto.ca/water.

6) Do new housing developments (infill or condos) put neighbourhoods at risk of flooding?

All new housing developments must meet City standards to provide for sufficient stormwater drainage management before being approved. For concerns on local developments, please call 311 or email 311@toronto.ca for the local City Planner contact.