

TO:	CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON OCTOBER 22, 2019
FROM:	KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL AND ENGINEERING SERVICES AND CITY ENGINEER
SUBJECT:	BASEMENT FLOODING GRANT PROGRAM BY-LAW AMENDMENT

RECOMMENDATION

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the proposed by-law attached as Appendix “A” being “A By-law to amend By-law No. A.-7562-160, being “A by-law to repeal and replace By-law A.-7015-285, being The Grants for Sump Pump, Sewage Ejector and Storm Drain Connection Grant Program By-law” (short title of “Basement Flooding Grant Program By-law”), by deleting Schedule “A” to the by-law and by replacing it with a new Schedule “A” to clarify language and terminology within the by-law and revise the funding upset limits to account for inflation”, **BE INTRODUCED** at the Municipal Council Meeting to be held on October 29, 2019.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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| October 24, 2017 | “Basement Flooding Grant Program By-law Amendment”, Civic Works Committee |
| May 9, 2017 | “Basement Flooding Grant Program By-law Update”, Civic Works Committee |
| September 9, 2013 | “Grants for Sump Pump, Sewage Ejector and Storm Private Drain Connection By-law – Proposed Amendment”, Civic Works Committee |
| September 13, 2010 | “Grants for Sump Pump, Sewage Ejector and Storm Private Drain Connection By-law.” Environment and Transportation Committee |
| August 24, 2009 | “Grants for Sump Pump, Sewage Ejector and Storm Private Drain Connection By-law.” Environment and Transportation Committee |
| July 27, 2009 | “Grants for Sump Pump, Sewage Ejector and Storm Private Drain Connection By-law.”, Environment and Transportation Committee |
| July 20, 2009 | “Grants for Sump Pump, Sewage Ejector and Storm Private Drain Connection By-law.”, Environment and Transportation Committee |

2019-2023 STRATEGIC PLAN

The following report supports the 2019 – 2023 Strategic Plan through the strategic focus area of Building a Sustainable City including:

- London’s infrastructure is built, maintained, and operated to meet the long-term needs of our community; and
- London has a strong and healthy environment.

BACKGROUND

Purpose

This report outlines proposed minor updates to the Basement Flooding Grant Program By-law A.-7562-160. The proposed updates clarify language and terminology within the by-law and revise the funding upset limits to account for inflation. There are no fundamental changes to the program related to eligibility criteria, or the application process.

Context

The goal of the Basement Flooding Grant Program is to reduce the risk of basement flooding to property owners, and at the same time reduce the amount of extraneous flow into the City’s sanitary sewage systems. The implementation of the program continues to include public education, as well as education of local plumbing/drainage contractors. Program inquiries and applications are reviewed to ensure the funds allocated through this program are spent effectively.

On October 30, 2017, the Basement Flooding Grant Program By-law A.-7562-160 came into effect and replaced earlier versions of the by-law for the Basement Flooding Grant Program (previously referred to as “Grants for Sump Pump, Sewage Ejector and Storm Private Drain Connection By-law”).

DISCUSSION

Attached to this report as Appendix “A”, is a proposed by-law to amend By-law A.-7562-160 by deleting Schedule “A” to the by-law and replacing it with a new Schedule “A” that includes the following key edits and updates:

Administrative Updates

The majority of the edits and updates within the proposed by-law are administrative in nature and are intended to improve the by-law structure/format and clarify terminology. Other by-law updates include the following:

- The by-law is proposed to be updated for coverage of backwater valves to be consistent with the Ontario Building Code which permits sanitary backwater valves for semi-detached and single family dwelling units only.
- The by-law is proposed to be amended to further clarify the application process for condominium corporations and non-profit housing co-operatives.
- The proposed by-law provides updated wording to refer to both Building/Plumbing Permits and also Work Approval Permits; the latter is required when constructing a storm lateral within the municipal right-of-way or easement.
- The proposed by-law provides updated text to only include flood protection devices that have been approved through the Ontario Building Code and Canadian Standards Association for funding eligibility.

Adjustment of Upset Limits

The Basement Flooding Grant Program covers 90% of the total eligible costs to certain upset limits. The grant funding upset limits corresponding to 90% coverage have been revisited to consider the construction value of the eligible works, from January 1, 2017 to August 15, 2019. Inflation was considered as new upset limits were established.

The current and proposed upset limit for each eligible grant item are outlined in the tables below.

Residential Homes

Eligible works	Current upset limit	Proposed upset limit
Backwater valve	\$1,200	\$1,300
Sewage ejector, including associated plumbing modifications	\$2,050	\$4,600
Sump pit and pump (interior weeping tile disconnection)	\$2,475	\$2,500
Sump pit and pump (exterior weeping tile disconnection)	\$3,125	\$3,300
Storm lateral on private property (storm building sewer)	\$1,750	\$1,850
Storm lateral from City sewer main to dwelling unit (storm private drain connection and storm building sewer)	\$7,025	\$7,000
Sump pump battery back-up system	\$1,100	\$1,200
Sump pit and pump to replace private catchbasin (that previously drained to the sanitary system)	\$2,475	\$3,300

Condominium Corporations, Non-profit housing Co-operatives

Eligible works	Current upset limit	New upset limit
Engineering report	\$2,000	\$3,000
Sump pump system, backflow prevention systems and certification	\$1,500 / unit	\$2,000 / unit

The sewage ejector upset limit is proposed to be increased substantially, this is due to the fact that internal plumbing modifications to accommodate the sewage ejector were not previously considered.

The upset limit for sump pit and pump to replace private catchbasins draining to City's sanitary sewer is proposed to be increased to match the upset limit for exterior weeping tile disconnection.

Based on these proposed changes, the average application (sump pump with exterior weeping tile disconnection, sump pump battery back-up and sanitary backwater valve) is proposed to increase from \$5,425.00 to \$5,800.00.

These grant upset limits would be revisited at least every three years to account for increases in construction costs and inflation.

CONCLUSIONS

Civic Administration continues to encourage participation in this voluntary grant program. It is anticipated that the recommended by-law amendments will provide improved clarity and simplify the management and administration of the Basement Flooding Grant Program.

SUBMITTED BY:	REVIEWED & CONCURRED BY:
TOM COPELAND, P. ENG. DIVISION MANAGER SEWER ENGINEERING DIVISION	SCOTT MATHERS, P. ENG., MPA DIRECTOR WATER AND WASTEWATER
RECOMMENDED BY:	
KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR ENVIRONMENTAL AND ENGINEERING SERVICES AND CITY ENGINEER	

October 11, 2019
MAM/mam

Attach: Appendix 'A' – Basement Flooding Grant Program Schedule 'A'

c.c. Marcy McKillop
Kelly Christensen
Debbie Gibson
Drago Macar