

INFILL & DRAINAGE

2015

Edmonton



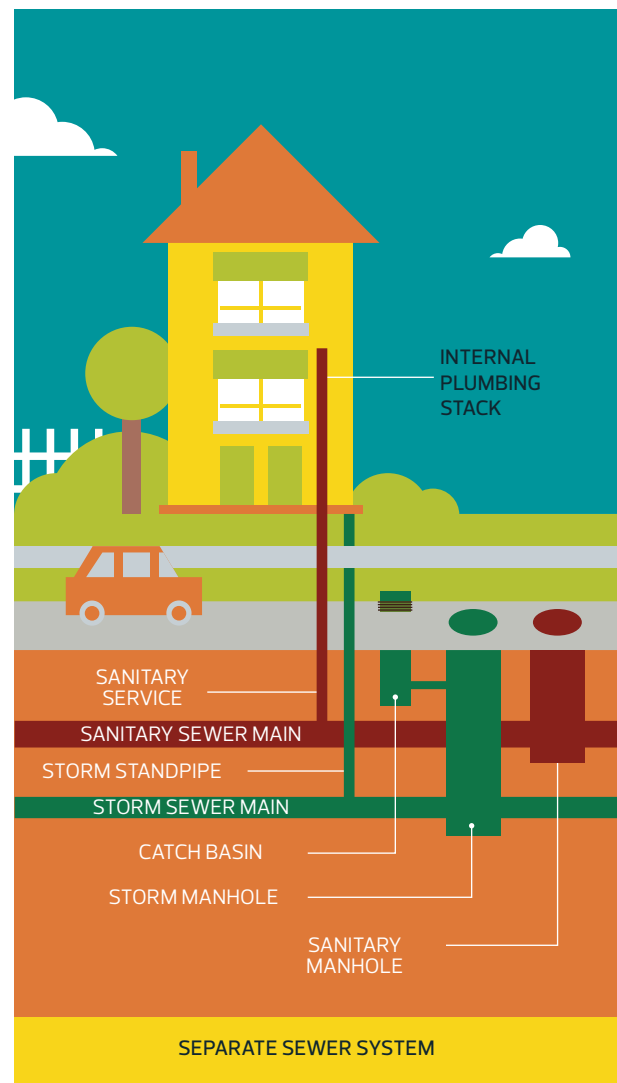
INFILL IS IMPORTANT TO BUILDING A SUSTAINABLE CITY,
BUT WHAT IS THE IMPACT OF INFILL ON OUR EXISTING
INFRASTRUCTURE? THIS GUIDE WILL HELP ANSWER SOME OF
YOUR QUESTIONS!

INFILL AND DRAINAGE GUIDE FOR THE CITY OF EDMONTON

HOW DOES THE SEWER SYSTEM WORK?

A network of sewers located under the roadway collect, store, and transport storm water and sanitary flows to a receiving water body or a wastewater treatment plant. Storm water flow is surface runoff from rainfall and snowmelt, while sanitary flow comes from showers, sinks, toilets and other drains and appliances in residential and commercial properties.

In some mature neighbourhoods, sanitary and storm flows are carried together by one combined sewer. In neighbourhoods built after the 1960s, sanitary flows and storm water flows are carried separately – one sewer for each type of flow.



HOW WILL INFILL DEVELOPMENT IMPACT INFRASTRUCTURE?

New developments are happening throughout Edmonton. In the case of large infill developments such as high-rises and condos, the developer is required to evaluate the capacity in the sewers and submit their findings to the City. If there is insufficient capacity in the existing sewer system, the developer is responsible for upgrading the system to support their new buildings.

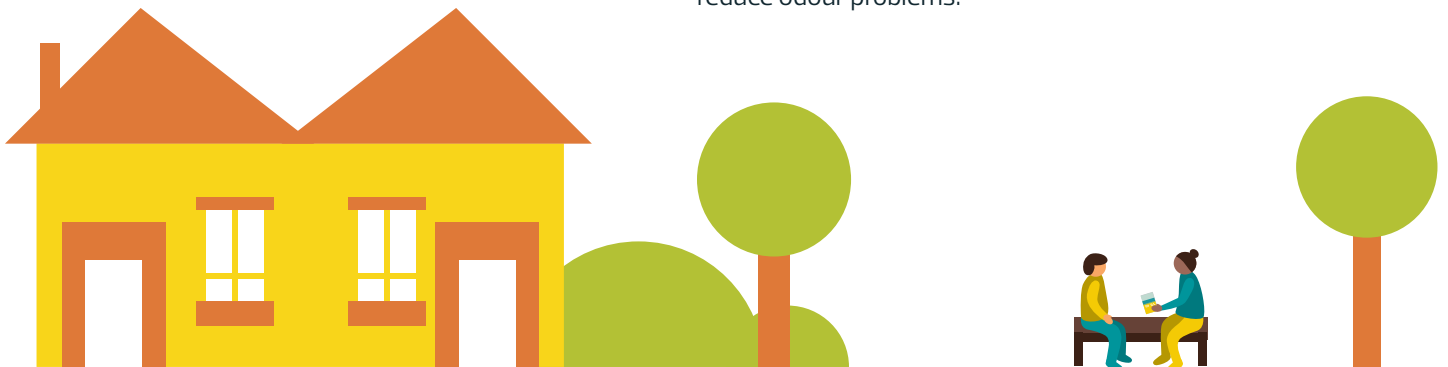
For smaller infill developments such as new houses or duplexes, the increased sanitary flow is minimal and can be handled by the existing sewer system. Nowadays many people use low flow fixtures and appliances in their homes. Storm water flows are generally not impacted by small infill developments.

The City is currently monitoring how multiple small infill developments affect infrastructure in mature neighbourhoods.



WON'T MORE HOUSES MEAN MORE SEWER ODOUR PROBLEMS?

Infill will have little to no impact on sewer odour. In some cases where there is low flow in the pipes, odour problems can occur because sewage settles without enough flow to clean them out. In these cases, increased development, like infill, may create some more flow within the pipes which can help reduce odour problems.



WHY NOT UPGRADE INFRASTRUCTURE BEFORE ADDING MORE DEVELOPMENT?

Infill development is market-driven and can happen anywhere in the city. The City of Edmonton strategically plans for the best use of resources to support infill development, and works with property owners to ensure capacity within the sewer system is not impacted.

WHO PAYS FOR INFRASTRUCTURE UPGRADES?

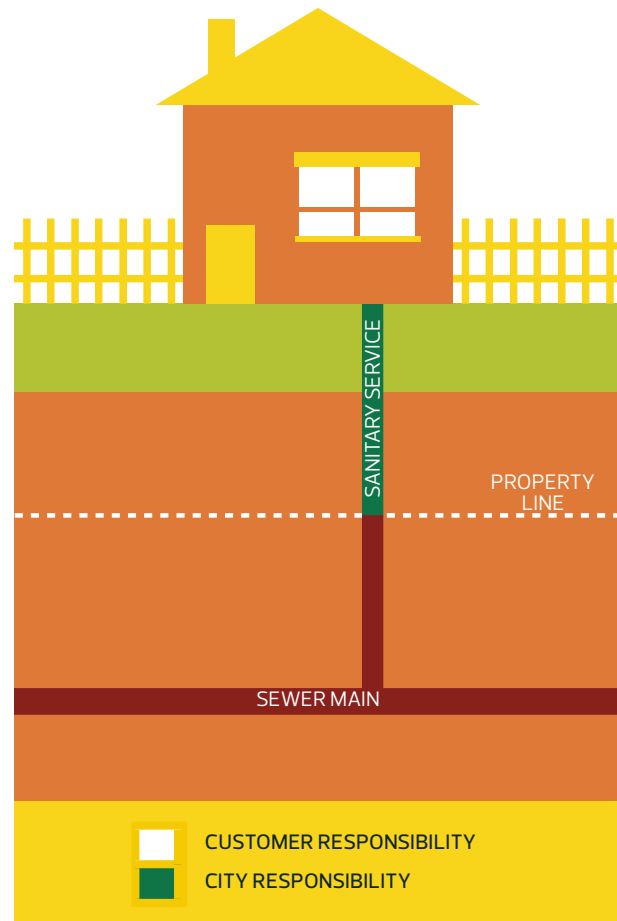
Infill development projects often need a new sewer line connection from the building to the sewer main. The homeowner or developer is responsible for paying for the new connection up to the sewer main. The City constructs the portion of the connection from the property line to the sewer main, and the construction costs are charged to the homeowner or developer.

For large infill development projects like high-rises, hotels, and condos, sewer system capacity must be evaluated by the developer and the findings submitted to the City. If additional sewer capacity is required, the developer is responsible for the cost of the upgrades and any additional infrastructure or service connections needed.

WHAT IS CONSIDERED PUBLICLY AND PRIVATELY OWNED WHEN IT COMES TO DRAINAGE?

Sewer lines under roads or alleys, and part of each service connection from the sewer main to the property line are owned and maintained by the City of Edmonton. The service connection from the property line to the building, internal plumbing for the building, and lot grading are the responsibility of the property owner.

Water lines are owned by Epcor. You can find out more about water lines here: <http://www.epcor.com>



WHO CAN I TALK TO FOR MORE INFORMATION?

Did you know about the City's FREE Flood Prevention Home Check-up service? A drainage specialist will visit your home for a one-on-one interior and exterior drainage assessment. Want to know more? Check out our website!

http://www.edmonton.ca/programs_services/flooding/flood-checkup.aspx

FOR MORE INFORMATION ABOUT LOT GRADING:

http://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading.aspx

http://www.edmonton.ca/business_economy/commercial_lot_grading/approvals.aspx

FOR MORE DETAILED DRAINAGE INFORMATION, PLEASE SEE:

http://www.edmonton.ca/residential_neighbourhoods/drains-plumbing-sewers.aspx

DRAINAGE SERVICES GENERAL INFORMATION:

311 or (780) 496-5454





WWW.EDMONTON.CA/EVOLVINGINFILL