

INFILL & DRAINAGE

2018



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!

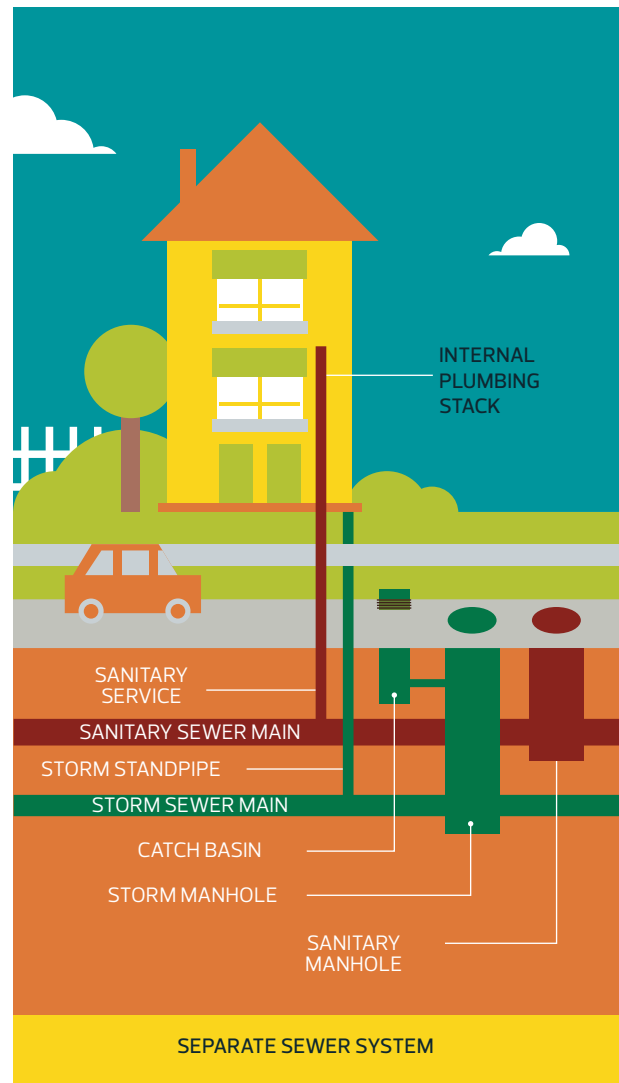
EPCOR AND THE CITY

Drainage Services became a part of EPCOR on September 1, 2017. EPCOR now provides all four components of Edmonton's water utility cycle: drinking water treatment, distribution, wastewater and storm water collection, and wastewater treatment. EPCOR is 100% owned by the City of Edmonton but operates under an independent board of directors and executive.

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. Under the new arrangement with EPCOR, the City remains responsible for planning approvals for infill development. 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 working with EPCOR to upgrade 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. Stormwater flows are generally not impacted by small infill developments.



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 and EPCOR to ensure capacity within the sewer system is not impacted.

WHO PAYS FOR INFRASTRUCTURE UPGRADES?

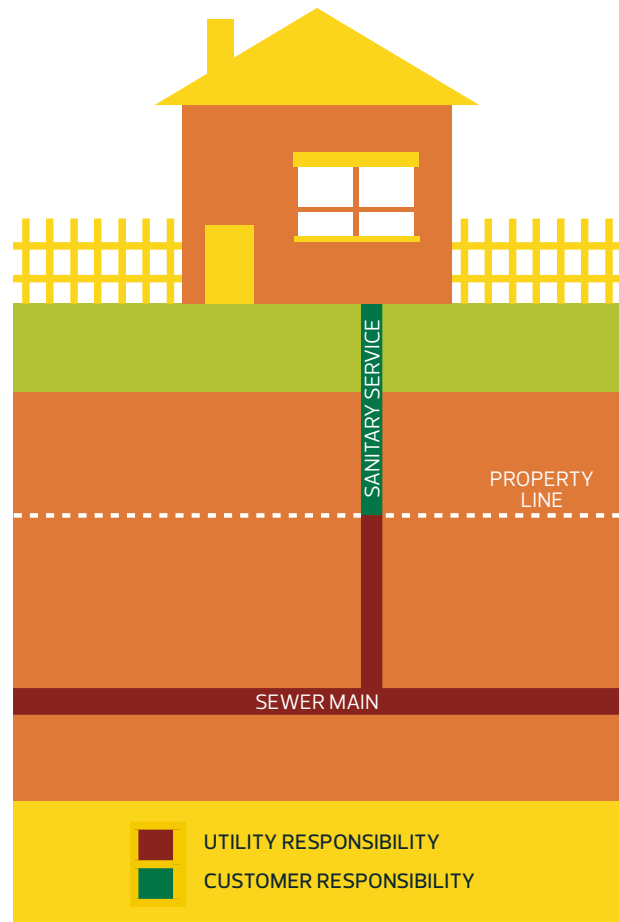
Infill development projects often need a new sewer line connection from the building to the sewer main. The homeowner or developer is responsible for paying for the new connection up to the sewer main. EPCOR constructs the portion of the connection from the property line to the sewer main, and the construction 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 THE RESPONSIBILITY OF THE PRIVE LAND OWNER 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 EPCOR. 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.

Main drainage lines are owned by EPCOR. You can find out more here: www.epcor.com



WHO CAN I TALK TO FOR MORE INFORMATION?

Did you know about the [EPCOR's free Flood Prevention Home Check-up service](#)? A drainage advisor will visit your home for a one-on-one interior and exterior drainage assessment.

Want to know more?

Email floodprevention@epcor.com or call (780) 944-7777 with your name, location and contact details to schedule your complimentary appointment. All bookings are based on a first come, first served basis. Please be advised that these bookings are scheduled for homes in the City of Edmonton only.

FOR MORE INFORMATION ABOUT LOT GRADING:

Call 311 or visit our website at edmonton.ca/lotgrading

For information regarding infill and lot grading, email us at evolvinginfill@edmonton.ca or visit our website, coeinfill.ca

FOR MORE DETAILED DRAINAGE INFORMATION, PLEASE SEE:

<https://www.epcor.com/learn/about-our-drainage-system/Pages/default.aspx>

DRAINAGE SERVICES GENERAL INFORMATION:

epcordrainage@epcor.com



