

SERVICING REPORT GROUNDWATER SUMMARY

The form is to be completed by the Professional that prepared the Servicing Report.
 Use of the form by the City of Toronto is not to be construed as verification of engineering/hydrological content.

For City Staff Use Only:	
Name of ECS Case Manager (please print)	
Date Review Summary provided to to TW	

A. SITE INFORMATION	Included in SR (reference page number)	Report Includes this information City staff (Check)
Date Servicing Report was prepared: June, 2022	Title Page	
Title of Servicing Report: Site Servicing and Stage 1 Stormwater Management Report	Title Page	
Name of Consulting Firm that prepared Servicing Report: R.V. Anderson Associates Limited	Title Page	
Site Address	822-838 Richmond Street West Toronto, Ontario	Title Page
Postal Code	M6J 1C9	
Property Owner (identified on planning request for comments memo)	HM PF (822-838 Richmond) LP	Title Page
Proposed description of the project (ex. number of point towers, number of podiums, etc.)	One eight (8) storey residential tower above a basement level	Section 2.2, Page 4
Land Use (ex. commercial, residential, mixed, industrial, institutional) as defined by the Planning Act	Residential	Section 2.2, Page 4
Number of below grade levels	One (1)	Section 2.2, page 4

SERVICING REPORT GROUNDWATER SUMMARY

<p>Does the SR include a private water drainage system (PWDS)?</p> <p>PWDS: Private Water Drainage System: A subsurface drainage system which may consist of but is not limited to weeping tile(s), foundation drain(s), private water collection sump(s), private water pump or any combination thereof for the disposal of private water on the surface of the ground or to a private sewer connection or drainage system for disposal in a municipal sewer.</p>	<p>If Yes continue completing Section B (Information Relating to Groundwater) <u>ONLY</u></p> <p>If Yes, Number of PWDS?</p> <p>_____</p> <p><i>(Each of these PWDS may require a separate Toronto Water agreement)</i></p> <p>If No skip to Sections C (On-site Groundwater Containment) and/or D (Water Tight Requirements) as applicable</p>	<p><input type="checkbox"/> YES</p> <p><input checked="" type="checkbox"/> NO</p>	
B. INFORMATION RELATING TO GROUNDWATER		Included in SR (reference page number)	Report Includes this information City Staff (Check)
<p>A copy of the pump schedule(s) for ALL groundwater sump pump(s) for the development site has been included in the FSR</p> <p style="text-align: center;">or</p> <p>A letter written by a Mechanical Consultant (signed and stamped by a Professional Engineer of Ontario) shall be attached to the SR stating the peak flow rate of the groundwater discharge for the development site for all groundwater sump pump(s). This peak flow rate must be based on the pump schedule(s) that have been designed by the Mechanical Consultant. A template of this letter is attached in Schedule A.</p>			

SERVICING REPORT GROUNDWATER SUMMARY

<p>**If there is more than one sump they must ALL be included in the letters along with a combined flow**</p>			
<p>Is it proposed that the groundwater from the development site will be discharged to the sanitary, combined or storm sewer?</p>	<p><input type="checkbox"/> Sanitary Sewer</p> <p><input type="checkbox"/> Combined Sewer</p> <p><input type="checkbox"/> Storm Sewer</p>		
<p>Will the proposed PWDS discharge from the site go to the Western Beaches Tunnel (WBT)?</p> <p>*Reference attached WBT drainage map*</p>	<p><input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>If Yes, private water discharge fees will apply and site requires a sanitary discharge agreement.</p>		
<p>What is the street name where the receiving sewer is located?</p>			
<p>What is the diameter of the receiving sewer?</p>			
<p>Is there capacity in the proposed local sewer system?</p> <p><input type="checkbox"/> YES <input type="checkbox"/> NO</p>	<p>Are there any improvements required to the sewer system? If yes, identify them below and refer to the section and page number of the FSR where this information can be found.</p> <p>If a sewer upgrade is required, the owner is required to enter into an Agreement with the City to improve the infrastructure?</p> <p style="text-align: right;"><input type="checkbox"/> YES</p>		
<p>Total allowable peak flow rate during a 100 year storm event (L/sec) to storm sewer</p> <p>When groundwater is to be discharged to the storm sewer the total groundwater and stormwater discharge shall not exceed the permissible peak flow rate during a 2 year pre development storm event, as per the City's</p>	<p>_____ L/sec</p>		

SERVICING REPORT GROUNDWATER SUMMARY

<p>Wet Weather Flow Management Guidelines, dated 2006</p>			
<p>Short-Term Groundwater Discharge Provide proposed total flow rate to the sanitary/combined sewer in post-development scenario</p> <p>Total Flow (L/sec) = sanitary flow + peak short-term groundwater flow rate</p>	<p>_____ 0.59 _____ L/sec</p>	<p>Section 3.2, Page 8-9</p>	
<p>Long-Term Groundwater Discharge Provide proposed total flow rate to the sanitary/combined sewer in post-development scenario</p> <p>Total Flow (L/sec) = sanitary flow + peak long-term groundwater flow rate</p>	<p>_____ L/sec</p>		
<p>Does the water quality meet the receiving sewer Bylaw limits?</p> <p><input checked="" type="checkbox"/> YES</p> <p><input type="checkbox"/> NO</p>	<p>If the water quality does not meet the applicable receiving sewer Bylaw limits and the applicant is proposing a treatment system the applicant will need to include a letter stating that a treatment system will be installed and the details of the treatment system will be included in the private water discharge application that will be submitted to TW EM&P.</p>		
<p>C. ON-SITE GROUNDWATER CONTAINMENT</p>		<p>Included in SR (reference page number)</p>	<p>Report Includes this information City Staff (Check)</p>
<p>How is the site proposing to manage the groundwater discharge on site?</p>			

SERVICING REPORT GROUNDWATER SUMMARY

<p>Has the above proposal been approved by:</p>	<p><input type="radio"/> TW-WIM And <input type="radio"/> TW-EM&P And <input type="radio"/> ECS</p>		
<p>If the site is proposing a groundwater infiltration gallery, has it been stated that the groundwater infiltration gallery will not be connected to the municipal sewer? A connection between the infiltration gallery/dry well and the municipal sewer is not permitted</p> <p>Please be advised if an infiltration gallery/dry well on site is not connected to the municipal sewer, the site must submit two letters using the templates in Schedule B and Schedule C.</p>	<p><input type="radio"/> YES <input type="radio"/> NO</p>		
<p>Confirm that the infiltration gallery can infiltrate 100% of the expected peak groundwater flow year round, ensure that the top of the infiltration trench is below the frost line (1.8m depth), not less than 5 m from the building foundation, bottom of the trench 1m above the seasonally high water table, and located so that the drainage is away from the building.</p>			
<p>D. WATER TIGHT REQUIREMENTS</p>		<p>Included in SR (reference page number)</p>	<p>Report Includes this information City Staff</p>

October 2017

SERVICING REPORT GROUNDWATER SUMMARY

		(Check)
<p>If the site is proposing a water tight structure:</p> <ol style="list-style-type: none"> 1. The owner must submit a letter using the template in Schedule D. 2. A Professional Engineer (Structural), licensed to practice in Ontario and qualified in the subject must submit a letter using the template in Schedule E. 		

Provide a copy of the approved SR to Toronto Water Environmental Monitoring & Protection Unit at pwapplication@toronto.ca.

Consulting Firm that prepared Servicing Report: R.V Anderson Associates Limited

Professional Engineer who completed the report summary: Simon Pignataro
Print Name



Professional Engineer who completed the report summary: _____
Signature Date & Stamp

Schedule A: Template Letter from Mechanical Consultant confirming peak groundwater flow rate

[Mechanical Consultant Company Letterhead]
 [Company Name]
 [Company Address and Contact Information]

[Date]

Attention: Executive Director, Engineering and Construction Services
 c/o Manager, Development Engineering
 [ADDRESS]

cc: General Manager, Toronto Water
 c/o Manager, Environmental Monitoring and Protection Unit
 30 Dee Ave, Toronto ON M9N 1S9

October 2017

SERVICING REPORT GROUNDWATER SUMMARY

Dear Sir or Madam,

This letter is to confirm that groundwater from the Private Water Drainage System [Description] will be collected and discharged into the [SANITARY OR STORM] control manhole, at a maximum peak flow rate of [XX L/sec] (groundwater peak flow rate).

The groundwater sump pumps will be sized at [XX L/sec] and are expected to run approximately [XX hours per day].

This peak flow rate will be used for assessing capacity for the peak discharge flow into the City's [SANITARY OR STORM] sewer system.

Once the proposed groundwater peak flow rate of [XX L/sec] is approved by Engineering Construction Services (ECS), City of Toronto at the [ZONING/RE-ZONING] stage, the property owner will not be allowed to amend this flow rate in the future. Should there be any amendment to the peak flow rate of [XX L/sec] in future, the property owner shall re-submit either the updated pump schedule or a revised letter to ECS. In addition, the sewer capacity will need to be re-assessed.

Name (printed)

Signature

Stamp

Schedule B: Template Letter from the Property Owner confirming that infiltration gallery/dry well is not connected to the municipal sewer

[Company Letterhead]

[Company Name]

[Property Owner Name and Contact Information]

[Date DD/MMM/YYYY]

Attention: Executive Director, Engineering and Construction Services
c/o Manager, Development Engineering
[ADDRESS]

cc: General Manager, Toronto Water
c/o Manager, Environmental Monitoring and Protection Unit
30 Dee Ave, Toronto ON M9N 1S9

October 2017

SERVICING REPORT GROUNDWATER SUMMARY

Dear Sir or Madam,

I _____, confirm and undertake that I will maintain all building(s) on the subject lands (MUNICIPAL ADDRESS) in a manner which will not discharge, directly or indirectly, any private water collected from subsurface drainage system consisting of but not limited to weeping tile(s), foundation drain(s), private water collection sump(s), private water pump or any combination thereof for the disposal of private water to a private sewer connection directly or indirectly or drainage system for disposal directly or indirectly in a municipal sewer. All the water collected in the sub-drainage collection system will be managed onsite all time via infiltration gallery/dry well. There will be no direct or indirect discharge of private water to City's sewer.

I am aware of MOECC and OBC requirements regarding infiltration gallery/dry well.

Name (printed) and Title

Email

Signature

I, [PRINT NAME], have the authority to bind the corporation.

Schedule C: Template Letter from a Professional (P.Eng or P.Geo) confirming that infiltration gallery/dry well is not connected to the municipal sewer

[Company Letterhead]

[Company Name]

[Property Owner Name and Contact Information]

[Date DD/MMM/YYYY]

Attention: Executive Director, Engineering and Construction Services
c/o Manager, Development Engineering

[ADDRESS]

Cc: General Manager, Toronto Water
c/o Manager, Environmental Monitoring and Protection Unit
30 Dee Ave, Toronto ON M9N 1S9

October 2017

SERVICING REPORT GROUNDWATER SUMMARY

Dear Sir or Madam,

I _____, confirm that all building(s) on the subject lands (MUNICIPAL ADDRESS) has been constructed in a manner that will not discharge, directly or indirectly, any private water collected from subsurface drainage system consisting of but not limited to weeping tile(s), foundation drain(s), private water collection sump(s), private water pump or any combination thereof for the disposal of private water to a private sewer connection directly or indirectly or drainage system for disposal directly or indirectly in a municipal sewer. All the water collected in the sub-drainage collection system will be managed onsite all time via infiltration gallery/dry well. There will be no direct or indirect discharge of private water to City's sewer.

I am aware of MOECC and OBC requirements regarding infiltration gallery/dry well.

Name (printed)

Professional Title [P.Geo or P.Eng (specify which discipline)]

Email

Signature

Stamp

Schedule D: Template Letter from the Property Owner confirming water tight structure

[Company Letterhead]

[Company Name]

[Property Owner Name and Contact Information]

[Date DD/MMM/YYYY]

Attention: Executive Director, Engineering and Construction Services
c/o Manager, Development Engineering

[ADDRESS]

cc: General Manager, Toronto Water
c/o Manager, Environmental Monitoring and Protection Unit
30 Dee Ave, Toronto ON M9N 1S9

Dear Sir or Madam,

October 2017

SERVICING REPORT GROUNDWATER SUMMARY

I _____, confirm and undertake that I will construct and maintain all building(s) on the subject lands (MUNICIPAL ADDRESS) in a manner which shall be completely water-tight below grade and resistant to hydrostatic pressure without any necessity for Private Water Drainage System (subsurface drainage system) consisting of but not limited to weeping tile(s), foundation drain(s), private water collection sump(s), private water pump or any combination thereof for the disposal of private water on the surface of the ground or to a private sewer connection directly or indirectly or drainage system for disposal directly or indirectly in a municipal sewer.

Name (printed) and Title

Email

Signature

I, [PRINT NAME], have the authority to bind the corporation.

Schedule E: Template Letter from a Professional Engineer (Structural) confirming water tight structure

[Company Letterhead]

[Company Name]

[Property Owner Name and Contact Information]

[Date DD/MMM/YYYY]

Attention: Executive Director, Engineering and Construction Services
c/o Manager, Development Engineering

[ADDRESS]

cc: General Manager, Toronto Water
c/o Manager, Environmental Monitoring and Protection Unit
30 Dee Ave, Toronto ON M9N 1S9

October 2017

SERVICING REPORT GROUNDWATER SUMMARY

Dear Sir or Madam,

I _____, confirm that all buildings on the subject lands (MUNICIPAL ADDRESS) can be constructed completely water-tight below grade in a manner that will resist hydrostatic pressure without any necessity for Private Water Drainage System (subsurface drainage system) consisting of but not limited to weeping tile(s), foundation drain(s), private water collection sump(s), private water pump or any combination thereof for the disposal of private water on the surface of the ground or to a private sewer connection directly or indirectly or drainage system for disposal directly or indirectly in a municipal sewer.

Name (printed)

Professional Title [P.Eng (Structural)]

Email

Signature

Stamp

Attachment 2 - Superpave Notice March 6, 2018



Important Notice

March 6, 2018

Superpave Asphalt Mixes for Engineering & Construction Services Division Development Engineering / Third Party Projects

Effective Date: January 1, 2018

The City of Toronto is implementing Superpave asphalt mixes commencing in the 2018 construction season for all public road infrastructure projects. Superpave asphalt mixes shall be mandatory for all multi-year projects approved in 2018 and onward in the city of Toronto. The City's material specifications listed below have been updated:

New Superpave Asphalt Specifications

- TS 1101 Material Specification for Performance Graded Asphalt Cement, dated September 2017 www.toronto.ca/wp-content/uploads/2017/11/995b-ecs-specs-roadspecs-TS_1101_Sep2017.pdf.

This is an update to the April 2014 specification and introduces stricter compliance requirements for asphalt cement binders. This update also includes the adoption of Warm Mix Asphalt (WMA) on city of Toronto roads, as specified.

- TS 1151 Material Specification for Superpave, Stone Mastic and Warm Mix Asphalt, dated September 2017 www.toronto.ca/wp-content/uploads/2017/11/98db-ecs-specs-roadspecs-TS_1151_Sep2017.pdf.

This specification replaces the former TS 1150 Material Specification for Hot Mixed, Hot Laid Asphaltic Concrete, dated April 2014, effectively replacing the former Marshall mixes with Superpave mixes.

Frequently Asked Questions

Q1. What if my project has base course asphalt already completed using the previous versions of the specifications, then what specification should be used to complete the top course asphalt if it is scheduled in 2018 and beyond?

A1. Continue to use TS 1150 (April 2014) and TS 1101 (April 2014) asphalt specification for the top course.

Q2. My subdivision is approved already but no base or top course asphalt pavement has been constructed to-date. Do I re-design my pavement based on the new Superpave asphalt mix?

A2. No change to the approved pavement design is required. Construct the pavement using the approved Marshall mix (HL-) designated asphalt mixes.

Need more information?

If you have any questions about these new specifications in relation to a specific development project or site, contact the Engineering & Construction Services Engineering Review Case Manager for development or third-party projects.