TORONTO

October 2017

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 INFORMAITON		**Included in SR (reference page number)**	**Report Includes this information City staff (Check)**
Date Servicing Report was prepared: November 25, 2024		Title Page	
Title of Servicing Report: Site Servicing & Stage 1 Stormwater Management Report		Title Page	
Name of Consulting Firm that prepared Servicing Report: R.V. Anderson Associates Limited		Title Page	
Site Address	1543-1551 The Queensway Toronto, Ontario	Title Page	
Postal Code	M8Z 1T8		
Property Owner (identified on planning request for comments memo)	1370443 Ontario Limited	Title Page	
Proposed description of the project (ex. number of point towers, number of podiums, etc.)	4 Point Towers, 1 park block, 3 public right-of-ways	Section 2.2, Page 2	
Land Use (ex. commercial, residential, mixed, industrial, institutional) as defined by the Planning Act	Residential & community space, retail	Section 2.2, Page 2	
Number of below grade levels	two (2)	Section 2.2, page 2	

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Does the SR include a private water drainage system (PWDS)? **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.	If **Yes** continue completing Section B (Information Relating to Groundwater) **ONLY** **If Yes, Number of PWDS?** _____ *(Each of these PWDS may require a separate Toronto Water agreement)* If **No** skip to Sections C (On-site Groundwater Containment) and/or D (Water Tight Requirements) as applicable	☐ YES ☑ NO	
B. INFORMATION RELATING TO GROUNDWATER		**Included in SR (reference page number)**	**Report Includes this information** **City Staff** **(Check)**
A copy of the pump schedule(s) for **ALL** groundwater sump pump(s) for the development site has been included in the FSR **or** 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.			

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****If there is more than one sump they must ALL be included in the letters along with a combined flow****			
Is it proposed that the groundwater from the development site will be discharged to the sanitary, combined or storm sewer?	☐ Sanitary Sewer ☐ Combined Sewer ☐ Storm Sewer		
Will the proposed PWDS discharge from the site go to the Western Beaches Tunnel (WBT)? *Reference attached WBT drainage map*	☐ YES ☐ NO **If Yes, private water discharge fees will apply and site requires a sanitary discharge agreement.**		
What is the street name where the receiving sewer is located?			
What is the diameter of the receiving sewer?			
Is there capacity in the proposed local sewer system? ☐ YES ☐ NO	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. If a sewer upgrade is required, the owner is required to enter into an Agreement with the City to improve the infrastructure? ☐ YES		
Total allowable peak flow rate during a 100 year storm event (L/sec) to storm sewer 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	_____ L/sec		

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Wet Weather Flow Management Guidelines, dated 2006			
Short-Term Groundwater Discharge Provide proposed total flow rate to the sanitary/combined sewer in post-development scenario Total Flow (L/sec) = sanitary flow + peak short-term groundwater flow rate	_____ L/sec		
Long-Tem Groundwater Discharge Provide proposed total flow rate to the sanitary/combined sewer in post-development scenario Total Flow (L/sec) = sanitary flow + peak long-term groundwater flow rate	_____ L/sec		
Does the water quality meet the receiving sewer Bylaw limits? ☐ YES ☐ NO	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.		
C. ON-SITE GROUNDWATER CONTAINMENT		**Included in SR (reference page number)**	**Report Includes this information City Staff (Check)**
How is the site proposing to manage the groundwater discharge on site?			

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Has the above proposal been approved by:	◯ TW-WIM And ◯ TW-EM&P And ◯ ECS		
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 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.	◯ YES ◯ NO		
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.			
D. WATER TIGHT REQUIREMENTS		**Included in SR (reference page number)**	**Report Includes this information City Staff**

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		(Check)
If the site is proposing a water tight structure: 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.	See attached letters from owner, P. Eng, & Geotech	

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 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

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

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,

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

TORONTO

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.

1370443 Ontario Limited
66 Fordhouse Blvd

572989 Ontario Inc
- 1543 Queensway
- 1549 Queensway
- 1551 Queensway
- 76 Fordhouse Blvd

2038980 Ontario Limited
- 70 Fordhouse Blvd
- 1547 Queensway

1545 Queensway Inc
- 1545 Queensway

November 25, 2024

Attention: Executive Director, Engineering and Construction Services
c/o Manager, Development Engineering
100 Queen St. W. Toronto ON M5H 2N2

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

Dear Sir or Madam,

I J. Regan, confirm and undertake that I will construct and maintain all building(s) on the subject 1543 Queensway, 1545 Queensway, 1547 Queensway, 1549 Queensway, 1551 Queensway, 66 Fordhouse Blvd., 70 Fordhouse Blvd , and 76 Fordhouse Blvd lands 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.

per x_____
Name: J. Regan, ASO

QEWand427@gmail.com
Email

JABLONSKY, AST AND PARTNERS
Consulting Engineers

400 - 3 Concorde Gate
Toronto, ON M3C 3N7
Telephone (416) 447-7405
www.astint.on.ca
Email jap@astint.on.ca

November 25th, 2024

Attention: Executive Director, Engineering and Construction Services
c/o Manager, Development Engineering
Metro Hall, 55 John Street, 16th Floor, Toronto, ON M5V 3C6

cc: General Manager, Toronto Water
c/o Manager, Environmental Monitoring and Protection Unit
2126 Kipling Avenue, Etobicoke, ON M9W 4K5

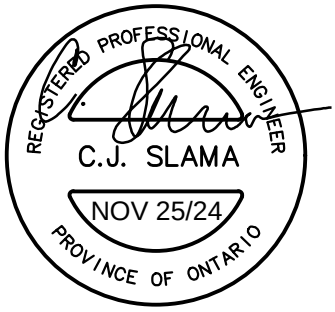
Re: 1543, 1545, 1547, 1549, and 1551 Queensway and 66,70, and 76 Fordhouse Blvd.
Raft Foundation – Water-tight Design
Our Project No. 24337

Dear Sir or Madam,

We can confirm that all buildings on the subject lands of 1543, 1545, 1547, 1549, and 1551 Queensway and 66,70, and 76 Fordhouse Blvd., will be structurally designed and constructed, water-tight below grade, in a manner that will resist hydrostatic pressure without any structural necessity for Private Water Drainage System (subsurface drainage system) consisting of but not limited to weeping tile(s), foundation drain(s), private water collection(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. We shall note the water tightness of the structure is provided by the waterproof membrane, specified and installed by others, outside the raft and foundation walls forming the below grade structure.

Yours very truly,

JABLONSKY, AST AND PARTNERS
CONSULTING ENGINEERS



Craig Slama, P. Eng., P.E.
Partner
cslama@astint.on.ca

HCS HYDROGEOLOGY CONSULTING SERVICES INC

25 Water Street West
Elora ON
N0B 1S0
www.hydrog.ca

1370443 Ontario Limited
c/o RSM LLP
11 King Street West, Suite 700
Toronto, ON
M5H 4C7

November 25, 2024

Attention: Executive Director, Engineering and Construction Services
c/o Manager, Development Engineering
Toronto City Hall 24th fl. E.
100 Queen St. W
Toronto, ON
M5H 2N2

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

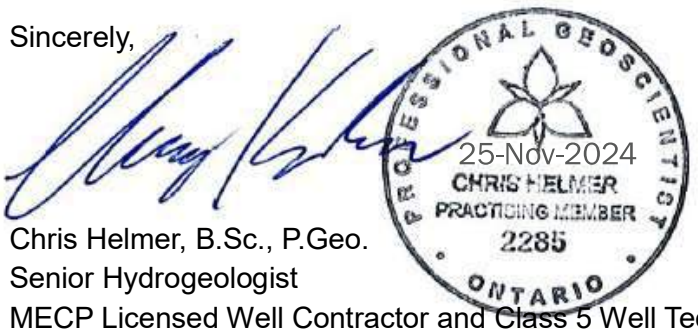
Dear Sir or Madam,

I, Chris Helmer, confirm that based on the measured groundwater levels reported in the HCS Inc. Hydrogeological Investigation and Construction Dewatering Assessment report (November 7, 2023) prepared for the subject property, all buildings on the subject lands (1543, 1545, 1547, 1549, 1551 The Queensway and 66, 76 Fordhouse Boulevard) must be constructed completely water-tight below grade in a manner that will resist hydrostatic pressure to avoid the necessity for a 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.

It will be the responsibility of the property owner and their engineers (not HCS Inc.) to ensure the building is designed and constructed appropriately to meet this requirement.

HCS Inc. assumes no responsibility for and shall not be liable for any actions or inactions, or the consequences of any actions or inactions, by any parties or entities regarding the requirement outlined above.

Sincerely,



Chris Helmer, B.Sc., P.Geo.
Senior Hydrogeologist
MECP Licensed Well Contractor and Class 5 Well Technician
www.hydrog.ca