



PLANNING AND INFRASTRUCTURE DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION

February 11, 2021

MEMO TO: Katherine Faria, Senior Planner

FROM: Paul Guerreiro, Manager of Development Engineering - Site Plans

SUBJECT: D02-20024 (Zoning By-Law Amendment) & D01-20012
607919 ONTARIO LIMITED
8905 BATHURST STREET

The Development Engineering Division has reviewed the above noted application.
The applicant/consultant shall confirm that all comments noted below have been addressed by ensuring each box is checked off, initialed and included with the next submission.

Zoning Bylaw Amendment (D01-20012 / D02-20024)

Functional Servicing Report - Please contact Annie Kwok, Development Engineering Programs Coordinator at (905) 771-2456 if you have any questions or concerns.

Initial

- ☐ No objections to the Zoning By-law Amendment application. Comments below to be addressed at the detailed design stage through the detailed Site Plan Application:
- ☐ Hydrant flow testing is required to determine whether there is adequate existing water supply and pressure to service the subject development. If tests determine that there is insufficient supply and pressure to service the proposed development, the Developer and Engineer shall explore opportunities to improve the water supply system to ensure the proposed development can be serviced. Any extensions and/or improvements to the existing municipal watermain will require completion of Form 1 Record of Watermain Alterations for the review and approval of the City. Please coordinate the hydrant flow test with City's Operations Centre.
- ☐ Clarify whether the existing 200mm diameter sanitary service lateral to the Region's trunk system has adequate capacity to also intake the proposed development (see redlines on conceptual servicing plan). The Developer to arrange a CCTV inspection of the existing sanitary sewer to assess the condition of the existing pipe. Based on the inspection report, City's Operations Centre to determine whether the existing lateral can be re-used as a municipal sanitary sewer.
- ☐ At the Site Plan design stage, provide a MOE submission to the City under the MOE 'Transfer of Review' program. An Environmental Compliance Approval Certificate issued by the Ministry will be required as a condition for sign-off. Before submitting the requirements below, please provide a copy of the proposed sanitary drainage plan, plan and profile drawing, design sheet, details and notes for review. Once the submission is satisfactory, please submit three (3) sets of the following to be stamped and signed by Professional Engineer:
 - Completed MOE Application. Include payments and all necessary attachments;

- Sanitary sewer design sheet;
- Sanitary drainage plan;
- Plan and profile drawing;
- Details Plan

- _____ ☐ Assumption clauses pertaining to municipal works which are to be assumed by the City are to be inserted into the site plan agreement.
- _____ ☐ Easement requirements for the municipal storm outlet and the municipal sanitary sewer shall be determined at the Site Plan Stage. A draft Reference Plan will be required for review prior to depositing at the Land Registry Office.
- _____ ☐ The property is located within Well Head Protection Area -Q (WHPA-Q2). As such the Credit Valley Conservation, Toronto and Region Conservation and Central Lake Ontario Conservation (CTC) Source Protection Plan water quantity recharge maintenance policy will apply. The proponent will be required to maintain recharge as demonstrated through a hydrogeological study that shows the existing (i.e. pre proposed development) water balance can be maintained in the future (i.e. post proposed development). **The City notes that a Water Balance was included in the FSR.** The contact person for the review of the water balance for Source Protection Plan conformity is Don Ford at TRCA.
- _____ ☐ Clearly indicate the future severed property lines. Any private encroachments will require private easements to be registered on title.
- _____ ☐ Note a shoring permit will be required for any shoring tiebacks that encroach within the City's property. The Owner shall submit a detailed shoring plan stamped by a structural engineer complete with cross-sections identifying the location of tiebacks relative to underground municipal services or utilities for review at the Site Plan Stage.
- _____ ☐ Refer to other general redlined comments on attached drawing and report. Detailed review and comments will be provided at the detailed Site Plan design stage.

Comments based on FSR prepared by R.V. Anderson Associates Limited, dated September 2020

Transportation and Traffic - Please contact Hubert Ng, Acting Manager of Transportation at (905) 747-6501 if you have any questions or concerns.

Comments to follow.

Hydrogeological - Please contact Jeff Walters, Manager of Stormwater Management & Subdivision at (905) 747-6380 if you have any questions or concerns.

Initial

- _____ ☐ We have reviewed the Hydrogeological Investigation dated December 18, 2019 prepared by B.I.G. Consulting Inc. and provide the following comments. With respect to the zoning application, only Section 7.0 needs to be expanded to include a preliminary impact assessment to the NHS. The remaining comments outlined below may be addressed at the detailed design stage through the site plan approval process.
- _____ ☐ Section 4.3 – Please continue water level monitoring to capture seasonal fluctuations.
- _____ ☐ Section 4.5 – If dewatering flows are proposed to discharge to a City sewer then prior to construction, the Owner will need to obtain permission from the City. Below is a summary list of typical information to be submitted with a formal written request to discharge temporary construction dewatering to a City sewer. Please note that discharge to a City sanitary sewer is generally not supported unless there are some extenuating circumstances. Please confirm a feasible method of treatment to allow discharge to a

storm sewer system.

- Supporting geotechnical and hydrogeological reports used to determine dewatering requirements, zone of influence, to assess impacts to existing wells, structures and natural heritage system, and proposed monitoring plan/mitigation measures.
- Provide estimated dewatering flow to City sewer and duration.
- Assess impacts of dewatering flow to capacity of City sewer.
- Provide copy of MECP PTTW or EASR if applicable.
- Provide plan showing details of location and type of connection to City sewer.
- Provide lab results for quality testing of groundwater sample and compare to Regional sewer use bylaw – identify any issues or additional treatment required.
- Assess impacts to natural heritage system at point source sewer discharge location to existing watercourse

☐ Section 5.0 – Please update assumptions, dewatering requirements and ZOI to reflect the final detailed building and site grading design plans. Please also confirm type of shoring system to be used and take this into account in calculation of construction and permanent dewatering flows and ZOI. Confirm if building will be waterproofed or if sub-drain system will be used and update assessment accordingly.

☐ Section 7.1 – Please include a dewatering impact assessment to the adjacent NHS and confirm if any existing wells are located within ZOI or if any existing structures are located within ZOI.

If existing structures are located within ZOI then engage a Geotechnical Engineer to assess the potential for settlement.

☐ Figure 7 – Please show the location of the underground parking structure and dewatering elevation on this cross section.

Acknowledgement

These comments have been addressed by (to be completed by the owner's consultant):

Name: _____

Company: _____

Contact Number: _____



Paul Guerreiro

PG/sg