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:	April 2022		
Title of Servicing Report:	Functional Servicing and Stormwater Management report Fairview Mall, City of Toronto		
Name of Consulting Firm that prepared Servicing Report:	SCS Consulting Group Ltd.		
Site Address	1800 Sheppard Ave E, Toronto, Ontario		
Postal Code	M2J 5A7		
Property Owner (identified on planning request for comments memo)	The Cadillac Fairview Corporation Limited 20 Queen St. West, Toronto, Ontario M5H 3R4		
Proposed description of the project (ex. number of point towers, number of podiums, etc.)	2 condominium towers plus podium and 1 rental tower with underground parking		
Land Use (ex. commercial, residential, mixed, industrial, institutional) as defined by the Planning Act	Mixed		
Number of below grade levels	5 - five		

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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?** 1 *(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.	The groundwater sump pumps will be sized at 4.0 L/sec (groundwater peak flow rate) and are expected to run approximately 12.6 hours per day. As per letter from Smith and Andersen.	Letter prepared by Smith and Andersen dated April 11, 2022	

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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?	Parkway Forest Drive		
What is the diameter of the receiving sewer?	250mm diameter		
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	Civica Report dated April 2022	
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	191.3 L/sec	SCS FSSR Section 3.3	

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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	13.80 L/sec	EXP Hydro-Geological Report Page 25	
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	28.11 L/sec	EXP Hydro-Geological Report Page 25 and SCS FSSR Section 4.0	
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.	EXP Hydro-Geological Report Section 3.4	
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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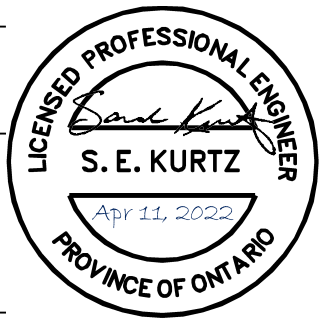
		(Check)
If the site is proposing a water tight structure: 1. The owner must submit a letter using the template in Schedule D. 2. A Professional Engineer (Structural), licensed to practice in Ontario and qualified in the subject must submit a letter using the template in Schedule E.		

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

Consulting Firm that prepared Servicing Report: SCS Consulting Group

Professional Engineer who completed the report summary: Sarah Kurtz
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

Smith + Andersen
1100 – 100 Sheppard Ave. East, Toronto ON, M2N 6N5
416 487 8151 f 416 487 9104 smithandandersen.com

2022-04-11

Attention: Executive Director, Engineering and Construction Services
c/o Manager, Development Engineering
North York Civic Centre
4th fl., 5100 Yonge St.
Toronto, ON M2N 5V7

cc: General Manager, Toronto Water
c/o Manager, Environmental Monitoring and Protection
30 Dee Avenue, Toronto, Ontario, M9N 1S9

RE: **1800 Sheppard Ave E**
TORONTO, ONTARIO
S+A PROJECT # 16674.006
GROUND WATER DISCHARGE STRATEGY

To whom it may concern:

This letter is to confirm that groundwater from the Private Water Drainage System for the above mentioned project will be collected and discharged into the sanitary control manhole of the site located at 1800 Sheppard Ave E.

The groundwater sump pumps will be sized at 4.0 L/sec (groundwater peak flow rate stated in Hydro-G report) and are expected to run approximately 12.6 hours per day. The approximate pressure drop of the pumps shall be selected at 25m of head.

This peak flow rate will be used for assessing capacity for the peak discharge flow into the City's sanitary sewer system.

Once the proposed groundwater peak flow rate of 4.0 L/sec is approved by Engineering Construction Services (ECS), City of Toronto, 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 4.0 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.

Dan Larson, P. Eng.
Principal

16674.006.l001 (Ground Water Approach).docx