



# MEMORANDUM

November 22, 2019

Reference No.: 20284

**TO:** Natasha Tolkunow, P. Eng.  
City of Toronto, Development Engineering – East York  
Engineering & Construction Services

**FROM:** Dorothy Poon, P.Eng.  
LEA Consulting

**Re: 1637-1645 Bathurst Street (ZBA 18 115438 STE 21 OZ)  
ZBA Comment Responses – Civil**

We have received your memorandum dated April 10, 2018 with comments regarding the Zoning By-law Amendment application for 1637-1645 Bathurst Street. We are pleased to provide our responses to address the comments related to the Functional Servicing and Stormwater Management Report and the Engineering Drawings. Please note that, since the site plan has changed substantially since the last submission, both the site grading plan and the site servicing plan have been adjusted to suit.

## **A. Revisions and Additional Information Required for Plans, Studies and Drawings**

### **3. Engineering & Construction Services**

3.2. Insert the following clauses on site servicing drawings:

- i. “The owner is required to install and maintain a premise isolation device for all applicable water services in accordance with Toronto Municipal Code, Chapter 851 Water Supply, the building code, and CSA B64 series standards.”
- ii. “The building storm and sanitary systems shall be designed to be able to operate under municipal sewer surcharge conditions.”
- iii. “The method of installation for the proposed service connections will be at the discretion of Toronto Water.”
- iv. “Existing service connections no longer in use shall be disconnected by Toronto Water at the owner’s cost.”
- v. “The location of water meter shall be to Toronto Water’s satisfaction.”
- vi. “The limits of construction within the City’s right-of-way are at the discretion of the City inspector.”
- vii. “Prior to commencing any work within the municipal right-of-way the contractor, developer, or consultant will obtain all necessary road occupancy permits from the City’s Right-of-Way Management Unit”



*Response: The notes are included in drawing C-01 – Site Servicing Plan.*

3.3. Insert the following clauses on the site plan and site servicing drawings:

- i. "Per the information provided to Staff by the applicant, Staff have reviewed this application on the understanding it will comprise a single parcel of land, under one owner, upon completion. If any party, including the applicant or any subsequent owner, submits an application for condominium approval or any other form of land division for this development not in accordance with this assumption, different servicing connections, including all associated stormwater management facilities and any necessary revised plans and studies, may be required by the City at the sole cost to the condominium applicant."

*Response: The notes are included in drawing C-01 – Site Servicing Plan.*

3.4. It appears that the existing services within the private laneway are not up to City standards. Provide more information on the existing services proposed to be reused, including:

- a) The owner of the water, storm and sanitary services located in the private laneways surrounding the site to the north and to the east;  
*Response: Will be provided in the next submission.*
- b) Was there approval from the Ministry of the Environment and Climate Change (MOECC) for these services?  
*Response: Will be provided in the next submission.*
- c) It appears that the services may also be serving surrounding properties. Provide information on all properties in the surrounding which are serviced by the services in the private lanes;  
*Response: SUE Investigation for the existing services within the private laneway is underway and will be provided in the next submission.*
- d) Explain why the services are not connected from Bathurst Street.  
*Response: The proposed site services are not provided from Bathurst Street.*

3.5. Please explain how the proposed development will meet the Water Supply Bylaw § 851-4.H.(1) in regards to the water service connection of a substantially demolished property.

*Response: The existing water service connection will be removed, see drawing C-01 – Site Servicing Plan.*

3.6. Revise the grading drawings to show:

- a) Overland flow route for all surface areas.  
*Response: See drawing C-02 – Site Grading Plan for the overland flow routes*

3.7. Revise the site servicing drawings to show:

- a) Existing watermain along the private lane north of the proposed development site seems to end at property line. Identify where it will connect; and,



*Responses: SUE Investigation for the existing services within the private laneway is underway and will be provided in the next submission.*

- b) Identify which properties are being serviced by the sanitary connections coming from the east of the site; and,

*Responses: SUE Investigation for the existing services within the private laneway is underway and will be provided in the next submission.*

- c) Identify which properties are being serviced by the existing 150 mm watermain in the private laneway to the east of the site, as it appears to continue on in the southern and eastern directions; and

*Responses: SUE Investigation for the existing services within the private laneway is underway and will be provided in the next submission.*

- d) The proposed water service connection should be an H-style connection to City standards, as described in the City of Toronto's Water Servicing and Metering Manual.

*Responses: See drawing C-01 – Site Servicing Plan for the proposed water service connection.*

### 3.8. Revise the Functional Servicing Report to include:

- a) The Dorsch Model can be used as a base, however an independent analysis must be completed to the trunk sewer. The report must also include a downstream analysis and capacity analysis for the receiving sewers.

*Responses: Proposed downstream analysis is underway and will be provided in the next submission.*

- b) Required Fire Flow rounded to the nearest 1000 L/min, not 100 L/min.

*Responses: See updated Fire Flow calculation provided in Appendix F of the report.*

- c) The findings and recommendations of the Hydrogeology Report, and describe how groundwater will be managed on a permanent basis. If groundwater is to be discharged into the municipal sewer system, it needs to be accounted for in the allowable release rate and sewer capacity calculations. State clearly whether a Private Water Draining System (PWDS) is proposed, or whether the substructure will be fully waterproofed.

*Responses: See Section 4 of the updated report. The stormwater release rate from the site will be overcontrolled to account for the groundwater discharge.*

- d) State clearly whether there will be temporary dewatering during construction, and if the groundwater is planned to be discharged to the City's sewer system or hauled off-site.

*Responses: See Section 4 of the updated report. The groundwater is planned to be discharged to the City's sewer system.*

- e) Clarify and confirm the short term peak discharge rate (or the pump discharge rate) of any necessary construction dewatering into which municipal sewer system (i.e. storm or combined sewer system). Please note this short term peak discharge rate will be used for the temporary dewatering permit to be issued by Toronto Water. Alternatively, confirm that no construction dewatering discharging into the municipal sewer during the construction of the proposed project.

*Responses: See Section 4 of the updated report. The short term groundwater discharge is planned to be discharged to the City's sewer system.*



3.9. Please complete and submit the following two forms:

- Servicing Report Groundwater Summary Form (Attachment #1); and
- Hydrological Review Summary Form (Attachment #2)

*Response: The Servicing Report Groundwater Summary Form is submitted along with the rest of the supporting documents in this submission*

## **B. Advisory of Other City Approvals & Requirements**

### **4. Engineering & Construction Services**

4.1. Show how the water balance volume will be reused within 72 hours as required by Wet Weather Flow Management Guidelines.

*Responses: Proposed water balance reuse strategy will be provided in the next submission.*

4.2. Provide sections for the proposed service connections to confirm if the vertical clearances with the existing utilities meet the requirements from Appendix D of Design Criteria for Sewers and watermains.

*Responses: See C-03 – Cross Sections for sections of the proposed service connections.*

4.3. The Grading Plan for the development shall show detailed grades on the site. The subject site must be graded such that water will not accumulate at or near the building and will not adversely affect adjacent properties.

*Responses: See C-02 – Site Grading Plan for detailed grades.*

4.4. The Owner is advised that additional comments regarding grading, Servicing, and stormwater management will be provided with the associated Site Plan Control applications.

*Responses: Noted.*

4.5. Include schematics and details of the proposed underground storage cistern. The schematic should include details showing locations, profile and dimension for the tank, inlet and outlet pipes and their inverts, active and passive water levels and maximum water level, emergency overflow mechanism, orifices to control the release rate, etc.

*Responses: Details of proposed underground cistern is provided in C-01 – Site Servicing Plan and C-03 – Cross Sections.*

4.6. The owner is required to apply for revised municipal numbering prior to the issuance of any building permits. Requests can be submitted to [municipaladdress@toronto.ca](mailto:municipaladdress@toronto.ca)

*Responses: Noted.*

4.7. That pursuant to an order issued by the Ontario Ministry of the Environment and Climate Change, all wet taps performed on City watermains must be performed by, or under the supervision of, a Certified Operator in accordance with Ontario Regulation 128/04. The City of Toronto Protocol respecting the performance of and verification of wet taps can be found at

<https://www1.toronto.ca/wps/portal/contentonly?vgnextoid=1ed73d3085131410VgnVCM10000071d60f89RCRD&vgnextchannel=9deeabfb06721410VgnVCM10000071d60f89RCRD>

*Responses: Noted.*

4.8. Please ensure that all submitted reports, servicing drawings and gradings drawings are stamped and signed by a qualified professional engineer.

*Responses: Noted. See submitted drawings and report.*



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We trust that the information provided in this memorandum sufficiently addresses your comments on this Zoning By-law Amendment Application. Should you have any further question or require additional information, please do not hesitate to contact our office.

Yours truly,  
**LEA Consulting Ltd.**

Dorothy Poon, P.Eng.  
Project Engineer