

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 INFORMATION		Included in SR (reference page number)	Report Includes this information City staff (Check)
Date Servicing Report was prepared:	<i>April 27, 2023</i>	<i>Pg. 1</i>	
Title of Servicing Report:	<i>Functional Servicing Report</i>	<i>Pg. 1</i>	
Name of Consulting Firm that prepared Servicing Report:	<i>Lithos Group Inc.</i>	<i>Pg. i</i>	
Site Address	<i>25 St. Mary Street</i>	<i>Pg. 1</i>	
Postal Code	<i>M4Y 1R2</i>	<i>Pg. 1</i>	
Property Owner (identified on planning request for comments memo)	<i>Tenblock</i>	<i>Pg. 1</i>	
Proposed description of the project (ex. number of point towers, number of podiums, etc.)	<i>The proposed mixed-use development will consist of two (2) high-rise towers (59-storey West Tower with an additional mechanical penthouse and a 54-storey East Tower with an additional mechanical penthouse) facilitated by one (1) underground parking level.</i>	<i>Pg. 2</i>	
Land Use (ex. commercial, residential, mixed, industrial, institutional) as defined by the Planning Act	<i>Mixed-Use</i>	<i>Pg. 2</i>	
Number of below grade level	<i>One (1) underground level</i>	<i>Pg. 2</i>	

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<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? <u> one (1) </u></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 checked="" type="radio"/> YES</p> <p><input type="radio"/> 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 <u>or</u></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>	<p>The relative letter stating the groundwater peak flow rate can be found attached at the end of this form.</p>	<p><i>APPENDIX B</i></p>	
<p>**If there is more than one sump they must ALL be included in the letters along with a combined flow**</p>			

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<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="radio"/> Sanitary Sewer</p> <p><input checked="" type="radio"/> Combined Sewer</p> <p><input type="radio"/> Storm Sewer</p>	<p>Pg. 13</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="radio"/> YES <input checked="" type="radio"/> 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><i>Inkerman Street</i></p>	<p>Pg. 13</p>	
<p>What is the diameter of the receiving sewer?</p>	<p><i>300mm diameter existing combined sewer</i></p>	<p>Pg. 13</p>	
<p>Is there capacity in the proposed local sewer system?</p> <p><input checked="" type="radio"/> YES <input type="radio"/> 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><input type="radio"/> NO</p>	<p>Pg. 18, 21</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><u>40.8</u> L/sec</p> <p><i>No groundwater is being discharged into the City's storm network.</i></p>	<p>Pg.8</p>	

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<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><i>Short-term groundwater will be discharged into the City's combined network on St. Mary Street.</i></p> <p><i>Total Flow = 0.00 + 1.27 = 1.27 L/sec</i></p>	<p style="text-align: center;"><i>Pg.13</i></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 + 2-year storm flow (under wet weather conditions) + infiltration + peak long-term groundwater flow rate</p>	<p><i>Long-term groundwater will be discharged into the City's combined network on Inkerman Street.</i></p> <p><i>Total Flow (dry weather) = 11.22 + 0.00 + 0.13 + 0.50 = 11.85 L/sec</i></p> <p><i>Total Flow (wet weather) = 11.22 + 3.80 + 0.13 + 0.50 = 15.65 L/s</i></p>	<p style="text-align: center;"><i>Pg.13, 18</i></p>	
<p>Does the water quality meet the receiving sewer Bylaw limits?</p> <p><input checked="" type="radio"/> YES</p> <p><input type="radio"/> 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 style="text-align: center;"><i>Pg. 13</i></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>

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How is the site proposing to manage the groundwater discharge on site?		N/A	
<p>Has the above proposal been approved by:</p> <p><input type="radio"/> TW-WIM</p> <p>And</p> <p><input type="radio"/> TW-EM&P</p> <p>And</p> <p><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?</p> <p>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</p> <p><input type="radio"/> NO</p>	N/A	
<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>		N/A	



THE MITCHELL PARTNERSHIP INC.
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November 8, 2022

ATTENTION: CHIEF ENGINEER AND EXECUTIVE DIRECTOR, ENGINEERING AND
CONSTRUCTION SERVICES
C/O MANAGER, DEVELOPMENT ENGINEERING

CC: GENERAL MANAGER, TORONTO WATER
C/O MANAGER, ENVIRONMENTAL MONITORING AND PROTECTION UNIT
30 DEE AVE, TORONTO ON M9N 1S9

RE: 25 ST. MARY ST. - PRIVATE WATER DISCHARGE

TMP FILE NO. 21-1019-000

Dear Sir and Madam,

This letter is to confirm that groundwater from the Private Water Drainage System of the 25 St. Mary St will be collected and discharged into the sanitary sewer control manhole of the Site located at 25 St. Mary St

The groundwater sump pumps will be sized at [0.5 L/sec] (groundwater peak flow rate) and are expected to run approximately [2.8 hours per day].

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

Once the proposed groundwater peak flow rate of [0.5 L/sec] is approved by Engineering Construction Services (ECS), City of Toronto at the 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 [2.88 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.

Yours very truly,

THE MITCHELL PARTNERSHIP INC.



Steve Orchard, P.Eng
Partner

