

Timelines and Requirements for Occupancy for St. Paschal Baylon Catholic School, 15 St. Paschal Court.

Date: July 18, 2018

To: City Council

From: Acting General Manager, Toronto Water

Wards: Ward 23 Willowdale

SUMMARY

This report provides the status of actions taken and Toronto Water's involvement in providing support to address the fire suppression requirements related to the construction of a two story addition to the St. Paschal Baylon Catholic School located at 15 St. Paschal Court in former North York.

The 2014 application from the Toronto Catholic District School Board (TCDSB) for an expansion to the school building identified that in order to accommodate the expansion, additional water supply was required for fire suppression and the existing municipal watermain adjacent to the site was unable to meet the increased site specific fire flow requirements.

Toronto Water reviewed the water supply in the area and concluded that the water distribution system meets existing servicing needs and is operating within normal ranges. The additional site specific fire flow requirement would need to be addressed by the applicant and as such the applicant agreed to design and construct on-site measures to address the building's fire suppression requirements.

Upon completion of construction, the applicant requested occupancy through Toronto Building. Toronto Building was not able to grant occupancy as a number of deficiencies were identified, one of them being the life safety system as also noted by Toronto Fire Services. Occupancy would not be considered until the deficiencies are addressed and the applicant can meet the requisite code requirements.

RECOMMENDATIONS

The Acting General Manager, Toronto Water recommends that:

- 1) City Council receive this report for information.

FINANCIAL IMPACT

This report has no financial impacts.

DECISION HISTORY

On July 4, 2018, North York Community Council adopted without amendments NY32.84 Request for Report - St. Paschal Baylon Catholic School, 15 St. Paschal Court - by Councillor John Filion. A copy of the North York Community Council Decision Document can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.NY32.84>

COMMENTS

In 2014, a site plan application was received by City Planning from the Toronto Catholic District School Board (TCDSB) to construct a new 2 storey addition to St. Paschal Baylon Catholic School located at 15 St. Paschal Court in former North York.

In the site plan application process, the applicant must provide a flow test and water distribution analysis to verify that water pressures and flows are adequate to service the development under both fire and non-fire flow scenarios as per the City Design Criteria. This analysis is required to confirm that the minimum required fire flows can be met for the development. If the minimum required fire flows cannot be met, the applicant is to identify measures including required improvements to the existing watermain system to support this site plan application.

During the review of the site servicing report in March 2015, the Development Engineering Section of Engineering and Construction Services reviewed the submitted documentation and concluded that there was not sufficient flow to provide adequate fire protection for the new two story addition to the school. Toronto Water confirmed that the existing water supply in the area was adequate to meet the current land use needs and that there were no plans in the capital program to renew or upgrade watermains in the area.

In February 2016, Engineering and Construction Services advised TCDSB that the additional flow to meet fire suppression requirements for site specific demands would need to be resolved by the applicant. In this type of circumstance, applicants will generally undertake the upsizing of the watermain that serves the site to obtain the required flow rate. TCDSB decided to undertake what they considered to be a more cost-effective solution by constructing a water reservoir within the school property instead of upgrading the municipal watermain and submitted a design certified by their engineer. This is an unusual approach, with no recent comparables in other developments.

In October 2016, based on the TCDSB Engineering reports that set out an on-site solution, the applicant was advised by Engineering and Construction Services that the proposed fire suppression system was accepted for site plan purposes and Toronto Fire Services would conduct field testing prior to occupancy. The testing of as-built performance is a necessary check to verify that on-site systems perform in compliance with Code or By-law requirements.

The new water service supplying the school and active fire suppression system was installed in August of 2017. Upon completion of construction in 2018, TCDSB applied for occupancy permits through Toronto Building. The testing of the active fire suppression system, specifically the fire pump, was conducted. The test revealed that the fire pump was not able to perform as intended and the fire suppression requirements were not met. The site contractor indicated that deficiencies existed with the new fire suppression system and as such, testing documentation confirming compliance with the permit drawings, pertinent standards and Ontario Building Code could not be provided to Toronto Building and Toronto Fire Services. Toronto Fire Services conducted subsequent testing of the underground water storage tanks in May 2018. On the third attempt, Toronto Fire Services successfully extracted water from the underground tanks. As a result of the testing, deficiencies were documented and the Architect for TCDSB was to provide a proposal to Toronto Building and Toronto Fire Services regarding the necessary design corrections.

At the request of the Architect, Toronto Fire and Toronto Building met on site in late May 2018 to discuss the possible occupation of the site for June 5, 2018. Toronto Building advised the consultants and site contractor to provide final testing documentation and necessary authorization prior to any additional site inspections by City staff for occupancy.

Toronto Building in consultation with Toronto Fire Services agreed that occupancy would not be granted until deficiencies, including those involving the active fire suppression system, were addressed in order to meet the Ontario Building Code and Fire Code requirements.

On June 20, 2018, a meeting was held with TCDSB, their consultants and City staff from Engineering and Construction Services, Toronto Building, Toronto Fire Services and Toronto Water to discuss fire flow deficiencies. It was agreed that the TCDSB's consultants would prepare a solution to address the fire system that may involve a two stage approach: Stage 1 - an immediate and temporary measure to achieve occupancy

for September 2018, in time for the start of the school year, followed by Stage 2, a permanent solution that Toronto Fire Services and Toronto Building would review. The TCDSB again advised they would not be upgrading the municipal watermain, and any solutions would involve alterations to systems on the school's private property.

On July 9, 2018 representatives from TCDSB met with staff from Engineering and Construction Services and Toronto Water and verified that the City water system was performing to City service level standards and to the level to which the TCDSB based their on-site system design. As of July 9, 2018, there have been no new designs, either temporary or permanent proposed to City staff by TCDSB or its consultants.

In addition to this matter, there are approximately 40 additional building inspection related items that the applicant's contractor is working with the building inspector to rectify in order to achieve occupancy.

CONTACT

Graham Harding
Director, Water Infrastructure Management
Toronto Water
Tel: 416-397-4631
Email: Graham.Harding@toronto.ca

Candice Au
Manager, Watermain Asset Planning
Toronto Water
Tel: 416-392-4747
Email: Candice.Au@toronto.ca

SIGNATURE

Frank Quarisa
Acting General Manager, Toronto Water

ATTACHMENTS
