



File: 20131

28 February 2023

**City of Toronto**  
**Engineering & Construction Services**  
 2 Civic Centre Court, 4<sup>th</sup> Floor  
 Toronto, Ontario  
 M9C 5A3

Attention: **Darlene Kozelj**, P.Eng.

Dear Darlene:

Re: **Civil Response Cover Letter for RZA & Draft Plan of Subdivision Re-Submission**  
**Application Nos. 21 211444 WET 07 OZ & 21 1446 WET 07 SB**  
**15-23 Toryork Drive, City of Toronto**

Thank you for your comments dated 09 November 2021. Please find enclosed our revised Functional Servicing & Stormwater Management Report (Revision 1, dated 28 February 2023), along with the Draft Plan Civil Engineering Drawing Set, which incorporates the relevant changes to address the comments received with respect to the Re-Zoning and Draft Plan of Subdivision Applications for this development.

The following lists each review comment as it appears in the original review letter for clarity (excerpt copy enclosed at the end of this letter), and responses are provided describing the changes where appropriate:

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

##### **Engineering & Construction Services**

##### **2.1 Functional Servicing & Stormwater Management Report**

#### **GENERAL**

- a)* The applicant is to review the attached Notice to Applicants, Servicing Requirements for New Developments and ensure that the proposed servicing for the subject site is compatible with the City's requirements.

Upon further review of the Notice to Applicants, the servicing requirement are satisfied for each Block and built form. Below is a summary of the proposed services:

Block 1: 1 fire service + domestic branch, 1 secondary fire service, 1 sanitary service and 1 storm service.

Block 2: 3 fire service + domestic branch, 2 secondary fire services, 3 sanitary services and 1 storm service.

Block 3: 1 fire service + domestic branch, 1 secondary fire service, 1 sanitary service and 1 storm service.

- b)* Ensure that all design for the new city infrastructure is in accordance with the city's updated Design Criteria for Sewers and Watermains (January 2021 edition).

The water supply calculations have been updated in Section 2.0 and Appendix C of the revised FSR+SWM Report. All other calculations remain current and valid.

**fabian papa & partners**

A Division of FP&P HydraTek Inc.

3901 Highway 7, Suite 500 | Vaughan, Ontario | L4L 8L5 Canada | t: 905-264-2420 | www.fabianpapa.com

## GROUNDWATER

- a) The Owner has provided the Hydrological Review Summary Form. Address the following: *On page 7, all exceedances are to be listed for both the sanitary and storm sewer. It is noted that in Appendix A, the sample results show exceedances for aluminum, arsenic, chromium, lead, manganese, nickel, phosphorus, titanium and zinc. None of these exceedances are addressed in hydrological report nor in the Functional Servicing Report.*

This comment will be addressed by EXP Services Inc. under a separate cover letter. At the time of letter writing, the Hydrogeological Report dated 14 October 2020 is the most recent version received. The body of the hydrogeological report indicates that all parameters were detected at concentrations below the Sanitary By-Law Limits. Therefore, Section 3.2 of the FSR+SWM Report has not been changed.

- b) The Once these forms have been updated to address the above comments, they will be circulated to Toronto Water for review and approval.

Acknowledged, thank you.

## WATER SUPPLY

- a) City records show that the watermain along Toryork is a 300 mm diameter watermain. Adjust all engineering drawings accordingly.

The civil engineering drawings have been revised to show a 300 mm diameter watermain on Toryork Drive.

- b) The report states that a 200 mm diameter watermain is recommended within the proposed municipal road, Street 'A', which shall connect to the existing 300 mm diameter watermain within Toryork Drive at two locations to provide a reliable looped system. However, the drawings are showing a proposed 300 mm diameter watermain. Revise all engineering drawings to match the report.

The civil engineering drawings have been revised to show a 200 mm diameter watermain on Street 'A' and Road 2A.

- c) The consultant is proposing one watermain connection through the City's future municipal road on the west side of the development to Toryork Drive. The consultant has requested that as the 60% progress design set of plans (prepared by RVA) do not currently illustrate a watermain in the future right-of-way, the consultant recommends that one be placed there as per DIPS for various advantageous reasons. The consultant wishes that discussion between the development site Owner, consultant, and the City take place in order to finalize this concept prior to final Draft Plan and Re-zoning approval. Development Engineering has reached out to various city staff to see if this request is a possibility and will communicate directly with the consultant further instructions. Should this not be possible, the consultant is required to reconfigure the water main network and provide an updated hydraulic analysis.

A meeting was held between the development site Owner (Berkshire Axis Development), our office (fp&p), R.V. Anderson Associates Ltd. (RVA), and the City on 13 January 2023 to discuss the proposed watermain, sanitary and storm sewers on Road 2A. It was concluded that the City is generally accepting of this proposal subject to RVA's review. As such, RVA is preparing a FSR brief to confirm that the watermain, sanitary and storm sewers proposed on our civil engineering drawings can be physically installed in Road 2A per their design/plans. We are confident in the design of this infrastructure and anticipate a positive review from RVA. Once this FSR Brief is shared with our office (as it has not yet been completed at the time of letter preparation), we will circulate to for City approval, and will ultimately append it to our final FSR+SWM Report in support of the Draft Plan and Re-zoning applications.

- d) The hydraulic analysis has been circulated to Toronto Water for review. This memorandum will be updated upon receipt.

Acknowledged, thank you. Please note that the analysis has been updated to reflect the minor water supply calculation revisions. However, please note that the conclusions of the original analysis remain unchanged. Please refer to Appendix C for the updated memorandum.

- e) At the end of the Watermain section, the consultant should identify and clearly state whether the water infrastructure can support the proposed site without the need for external upgrades or retrofits.

A statement has been included at the end of Section 2.5 of the revised FSW+SWM Report indicating that the water infrastructure on Toryork Drive and Future Road 2A (when constructed) can support the development site.

### SANITARY SEWER

- f) The consultant has requested that as the 60% progress design set of plans (prepared by RVA) do not currently illustrate a sanitary sewer in the future right-of-way, the consultant recommends that one be placed there as per DIPS for various advantageous reasons. The consultant wishes that discussion between the development site Owner, consultant, and the City take place in order to finalize this concept prior to final Draft Plan and Re-zoning approval. Development Engineering has reached out to various city staff to see if this request is a possibility and will communicate directly to the consultant further instructions. Should this not be possible, the consultant is required to reconfigure the sanitary sewer network.

Please refer to comment response 'Water Supply' (c) above.

- g) A sanitary sewer analysis is required (drainage plans, flow sheets and hydraulic analysis including HGL as necessary) to identify required improvements to the existing sanitary sewer system, up to the Trunk connection point, to provide for peak sanitary flows generated by this development and any extraneous wet weather flow, and any other known developments which are to be served by the same sanitary sewer system. The infiltration flows for extreme wet weather flows are incorrect. The city has a new Sewer Assessment Guidelines (attached) in determining if there is adequate sanitary capacity. Refer to the new policy and specifically Table 1. Revise the sanitary sewer analysis accordingly.

Upon review of the new City Sewer Assessment Guidelines, our understanding is that in the absence of a Basement Flood Study EA and/or flow monitoring data, and estimated I/I rate is to be used. The typical I/I values of 3.0 L/s/ha for the first 50 ha, and 2.0 L/s/ha for areas greater than 50 ha, are often more conservative than actual I/I rates experienced in various systems. For this particular project, we deem these estimated rates appropriate and trust you will take this into consideration. Although this indicates that there is surcharging during WWF conditions, the HGL is greater than 1.8m. Thus, the proposed sanitary flows from the development are deemed acceptable, and it is an appropriate conclusion that the proposed development can proceed without any mitigation measures or sewer upgrades. Therefore, the intent of the analysis has not been changed and it has been updated to suit the latest development proposal statistics.

- h) Determine any required sanitary system improvements, both internal and external to the site.

No sanitary system improvements are required. Please refer to comment response (g) above and Section 3.3 of the revised FSR+SWM report.

- i) At the end of the Sanitary Sewer section, the consultant should identify and clearly state whether the city's sewer infrastructure can support the proposed site without the need for external upgrades or retrofits.

A statement has been included at the end of Section 3.5 of the revised FSW+SWM Report indicating that the sanitary infrastructure on Toryork Drive and Future Road 2A (when constructed) can support the development site.

## STORM SERVICING

- j) A 1200 mm diameter municipal storm sewer is also proposed in the future City designed road along the west property limit of the development designed by R. V. Anderson. The consultant is proposing two separate drainage outlets for the proposed storm sewer within the proposed municipal road, Street 'A'. One outlet shall connect to the existing 375 mm diameter storm sewer within Toryork Drive on the east side of the development via Street 'A', whereas the second outlet connection will be through the future City designed municipal right-of-way adjacent to the west portion of the site. Development Engineering has reached out to various city staff to see if the storm connection to the future street is possible. Development Engineering will communicate directly to the consultant further instructions. Should this not be possible, the consultant is required to reconfigure the storm sewer network.

Please refer to comment response 'Water Supply' (c) above.

- k) At the end of the Storm Sewer section, the consultant should identify and clearly state whether the city's storm sewer infrastructure can support the proposed site without the need for external upgrades or retrofits.

A statement has been included at the end of Section 4.8 of the revised FSW+SWM Report indicating that the sanitary infrastructure on Street 'A', Toryork Drive and Future Road 2A (when constructed) can support the development site.

We trust that the enclosed revised material is in order and look forward to receiving City Engineering's clearance accordingly. Should you have any questions or require additional information, please do not hesitate to contact our office.

Yours very truly,

**fabian papa & partners**  
A Division of FP&P HydraTek Inc.



**Angela Mokin, P.Eng.**  
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**Paolo F. Albanese, P.Eng.**  
*PEO Designated Consulting Engineer*  
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## MEMORANDUM

File: 15 Toryork Drive

**TO:** Luisa Galli, Manager, Community Planning,  
Etobicoke York District  
Attn: Henry Tang

**FROM:** Grace Tesa, P. Eng., Manager (Acting), Development Engineering  
Etobicoke York District  
Attn: Darlene Kozelj

**DATE:** November 9, 2021

**SUBJECT:** Rezoning Application No: 21 211444 WET 07 OZ  
Draft Plan of Subdivision Application No.: 21 1446 WET 07 SB  
Your Circulation Memorandum Dated: Tuesday September 21, 2021  
Applicant / Agent: Caitlin Allan  
Owner: Titan Development Inc.  
Location: 15, 19, 21 & 23 Toryork Drive  
Ward: 7

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### APPLICATION DESCRIPTION

This is in reference to the application made by Caitlin Allan on behalf of Titan Development Inc., to permit the construction of 4 mixed-use buildings of heights 27, 29, 36 and 38 storeys consisting of 1,177 residential dwelling units, and non-residential gross floor area of 870 sq.m., resulting in a total gross floor area of 97,000 sq.m. A total of 1,068 vehicular parking spaces and 941 bicycle parking spaces are proposed to be contained within three 4-level underground garages and at-grade. An on-site parkland dedication of 1,630 sq.m., a POPS of 613 sq.m. and a public road are also proposed.

This proposal also include a Plan of Subdivision to create 4 blocks and the dedication of a public road.

The following comments and conditions are provided based on the following submissions:

- Architectural Drawings A0.00, A0.01, A0.02, A.10, A.11, A1.00, A1.01, A1.02, A1.03, A1.04, A1.10, A1.18 A dated September 2, 2021 prepared by Giovanni A. Tassone Architect Inc.;
- Functional Servicing Study & Stormwater Management Report prepared by Fabian Papa & Partners dated September 2, 2021;
- Site Grading Plan dated September 2, 2021 prepared by Fabian Papa & Partners;
- Site Servicing & Public Utilities Plan dated September 2, 2021 prepared by Fabian Papa & Partners;
- Street 'A', Dwg. PP-1, dated September 2, 2021 prepared by Fabian Papa & Partners;
- Street 'A', Dwg. PP-2, dated September 2, 2021 prepared by Fabian Papa & Partners;
- Hydrogeological Investigation dated October 14, 2020 prepared by exp;
- Hydrological Review Summary;
- Cover Letter dated September 9, 2021 prepared by Bousfields Inc.;
- Draft plan of Proposed Subdivision Block 22, Registered Plan 5936 City of Toronto, Dwg. 19141-2dp prepared by Bousfields Inc.;

**The applicant is advised that this memorandum does not include comments from Transportation Services. An updated memorandum will be provided upon receipt of comments from Transportation Services. Please note that the conditions and comments provided in this memo may need to be revised or additional information may be required from the applicant to reflect Transportation Services comments.**

**Please note that the current submission will not be closed until comments have been received from Transportation Services. Informal submissions will not be reviewed.**

## **PART I – REZONING APPLICATION**

### **A. REVISIONS AND ADDITIONAL INFORMATION REQUIRED FOR PLANS AND STUDIES.**

**The owner is required to amend the Studies and/or Drawings to address the following comments and resubmit for the review and acceptance by the Chief Engineer and Executive Director of Engineering and Construction Services prior to approval of the zoning by-law amendment.**

#### **1. Transportation Services**

**An updated memorandum will be provided upon receipt of comments from Transportation Services.**

#### **2. Engineering and Construction Services**

##### **2.1 Functional Servicing Study & Stormwater Management Report prepared by Fabian Papa & Partners dated September 2, 2021;**

## General

The applicant is to review the attached Notice to Applicants, Servicing Requirements for New Developments and ensure that the proposed servicing for the subject site is compatible with the City's requirements.

Ensure that all design for the new city infrastructure is in accordance with the city's updated Design Criteria for Sewers and Watermains (January 2021 edition).

## Groundwater

Discharge of groundwater directly or indirectly into City's sewage works is prohibited under Toronto Municipal Code (MCC) Chapter 681 – Sewers, unless the subject property has obtained discharge approval in form of Agreement under MCC 681-6 from Toronto Water, Environmental Monitoring and Protection Unit.

A hydrogeological report, prepared by EXP Services Inc. (EXP), was completed to assess the existing groundwater levels in relation to the proposed development excavation and underside of footings both for short-term (construction dewatering) and long-term (permanent foundation drainage) conditions. Since the underside of the proposed buildings are below the groundwater table, testing was performed to determine the quantity and quality of the pumped foundation discharge.

The consultant has stated that the quantity (long-term) of groundwater discharge is anticipated to be 60,000 L/day (0.7 L/s) for the entire development. The short-term discharge rate expected during construction is estimated to be 365,000 L/day (i.e., 4.2 L/s) for the entire development. The consultant has added the groundwater sump pump maximum discharge rates to the total discharge from the site for the downstream sewer analysis.

The consultant has noted that a Permit to Take Water (PTTW) application must be submitted to the Ministry of the Environment, Conservation and Parks (MECP) if the estimated dewatering rates exceed 50,000 L/day (0.58 L/s).

The Functional Servicing Report provides a statement that the quality of the groundwater meets the sanitary and combined sewer parameters for discharge. They stated that the collected groundwater will be pumped to a monitoring and sampling port (in accordance with City standard T-709.020) for each block and then discharge via the sanitary control manhole to the new 250 mm diameter sanitary sewer on Street 'A' which ultimately discharges to the existing 250 mm diameter sanitary sewer on Toryork Drive. The short-term will also ultimately discharge to the existing 250 mm diameter sanitary sewer on Toryork Drive.

The Owner has provided the Hydrological Review Summary Form. Address the following:

- a) On page 7, all exceedances are to be listed for both the sanitary and storm sewer. It is noted that in Appendix A, the sample results show exceedances for aluminum, arsenic, chromium, lead, manganese, nickel, phosphorus, titanium and

zinc. None of these exceedances are addressed in hydrological report nor in the Functional Servicing Report.

- b) Provide a completed Servicing Review Summary Form.

Once these forms have been updated to address the above comments, they will be circulated to Toronto Water for review and approval.

### Watermains

- a) City records show that the watermain along Toryork is a 300 mm diameter watermain. Adjust all engineering drawings accordingly.
- b) The report states that a 200 mm diameter watermain is recommended within the proposed municipal road, Street 'A', which shall connect to the existing 300 mm diameter watermain within Toryork Drive at two locations to provide a reliable looped system. However, the drawings are showing a proposed 300 mm diameter watermain. Revise all engineering drawings to match the report.
- c) The consultant is proposing one watermain connection through the City's future municipal road on the west side of the development to Toryork Drive. The consultant has requested that as the 60% progress design set of plans (prepared by RVA) do not currently illustrate a watermain in the future right-of-way, the consultant recommends that one be placed there as per DIPS for various advantageous reasons. The consultant wishes that discussion between the development site Owner, consultant, and the City take place in order to finalize this concept prior to final Draft Plan and Re-zoning approval. Development Engineering has reached out to various city staff to see if this request is a possibility and will communicate directly with the consultant further instructions. Should this not be possible, the consultant is required to reconfigure the water main network and provide an updated hydraulic analysis.
- d) The hydraulic analysis has been circulated to Toronto Water for review. This memorandum will be updated upon receipt.
- e) At the end of the Watermain section, the consultant should identify and clearly state whether the water infrastructure can support the proposed site without the need for external upgrades or retrofits;

### Sanitary Sewers

- f) The consultant has requested that as the 60% progress design set of plans (prepared by RVA) do not currently illustrate a sanitary sewer in the future right-of-way, the consultant recommends that one be placed there as per DIPS for various advantageous reasons. The consultant wishes that discussion between the development site Owner, consultant, and the City take place in order to finalize this concept prior to final Draft Plan and Re-zoning approval. Development Engineering has reached out to various city staff to see if this request is a possibility and will communicate directly to the consultant further instructions. Should this not be possible, the consultant is required to reconfigure the sanitary sewer network.



- g) A sanitary sewer analysis is required (drainage plans, flow sheets and hydraulic analysis including HGL as necessary) to identify required improvements to the existing sanitary sewer system, up to the Trunk connection point, to provide for peak sanitary flows generated by this development and any extraneous wet weather flow, and any other known developments which are to be served by the same sanitary sewer system.  
The infiltration flows for extreme wet weather flows are incorrect. The city has a new Sewer Assessment Guidelines (attached) in determining if there is adequate sanitary capacity. Refer to the new policy and specifically Table 1. Revise the sanitary sewer analysis accordingly.
- h) Determine any required sanitary system improvements, both internal and external to the site.
- i) At the end of the Sanitary Sewer section, the consultant should identify and clearly state whether the city's sewer infrastructure can support the proposed site without the need for external upgrades or retrofits.

#### Storm Servicing

- j) A 1200 mm diameter municipal storm sewer is also proposed in the future City designed road along the west property limit of the development designed by R. V. Anderson. The consultant is proposing two separate drainage outlets for the proposed storm sewer within the proposed municipal road, Street 'A'. One outlet shall connect to the existing 375 mm diameter storm sewer within Toryork Drive on the east side of the development via Street 'A', whereas the second outlet connection will be through the future City designed municipal right-of-way adjacent to the west portion of the site. Development Engineering has reached out to various city staff to see if the storm connection to the future street is possible. Development Engineering will communicate directly to the consultant further instructions. Should this not be possible, the consultant is required to reconfigure the storm sewer network.
- k) At the end of the Storm Sewer section, the consultant should identify and clearly state whether the city's storm sewer infrastructure can support the proposed site without the need for external upgrades or retrofits;

#### City Conveyances

- l) A 2.4m+/- (west limit of 21 Toryork Drive) to 0.4m+/- (east limit of 21 Toryork Drive) (narrowing to zero over a portion of 19 Toryork Drive) widening is required along the Toryork Drive frontage of this property to satisfy the requirement of a 36m wide right-of-way. Toryork Drive has an approximate widths of 31.2m and 35.2m

A 0.4m+/- west limit of 23 Toryork Drive narrowing to zero over a portion of 23 Toryork Drive. Widening is required along the Toryork Drive frontage of this property to satisfy the requirement of a 27m wide right-of-way. Toryork Drive on west limit has an approximate width of 26.20m.

Revise all drawings to reflect the above conveyances.

If you have any questions regarding the conditions and comments outlined in this memorandum, please contact Darlene Kozelj at 416-394-8462.

Prepared by:

Darlene Kozelj  
Senior Engineer  
Development Engineering, Etobicoke York District

Signed by:



Grace Tesa, P.Eng.  
Manager (Acting), Development Engineering,  
Engineering and Construction Services, Etobicoke York District

Attachment: Notice to Applicant  
Servicing Capacity Guidelines

DK/

Copy to: Transportation Services (Attn: Luigi Nicolucci, Ashmead Mohammed)  
Solid Waste Services (Attn: SWMS Dev Review@toronto.ca)