

Terms of Reference:

Stormwater Management Report

Description:

A Stormwater Management (SWM) Report is an evaluation of the quality and quantity impacts of the change in stormwater runoff on existing infrastructure and watercourses due to a proposed development. The report determines improvements to municipal servicing infrastructure, mitigation measures to minimize any negative impacts on the drainage system and identifies opportunities for enhancement of stormwater management facilities and features in redevelopment sites.

The report may be a stand-alone document or combined with a Functional Servicing Report (FSR).

Development Application Stream(s):

A Noise Report is required for the following development applications:

- Official Plan Amendment
- Zoning By-law Amendment
- Draft Plan of Subdivision / Condominium (Residential & Industrial)
- Site Plan Control
- Committee of Adjustment Applications (as required)

Prepared By:

A SWM report should be prepared by a qualified civil/water resources engineering consultant. The report must be stamped, dated and signed by a Professional Engineer (P.Eng.).

Rationale:

The objective of a SWM report is to evaluate the effects of a proposed development on the stormwater and drainage system, and to recommend how to manage rainwater/snowmelt for the proposed development, and also meeting Credit Valley Conservation, Toronto and Region Conservation Area, and provincial regulations.

Content:

The report must provide sufficient engineering information to allow for the necessary review and acceptance of the proposed stormwater management schemes in principle and should address, but not be limited to, the following:

1. Introduction

Description of the proposed development including a location plan.

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2. Stormwater Drainage

2.1 Pre-Development Storm Drainage

A plan showing existing contours, pre-development drainage areas, runoff coefficient, external contributing drainage areas, flood plain limits in the adjacent watercourse and existing stormwater discharge outlets from the site.

2.2 Post-Development Storm Drainage

A plan showing post-development drainage areas, runoff coefficient, storm sewer system, proposed stormwater management measures and the overland flow route.

3. Stormwater Management

The report shall include City's SWM criteria and clearly state which method is being used to determine peak flow and required storage. The report shall provide detailed calculations indicating what the allowable release rate is, what volume of storage is required and what volume of storage is provided.

3.1 Stormwater Quantity Controls

Detailed description of the proposed quantity measures and calculations of the required storage. Identification of overland flow route and its final outlet location. Volume calculations of the proposed storage facilities and sizing calculations of the controls that will be implemented as part of the stormwater management strategy for the site.

3.2 Stormwater Quality Controls

Description of the proposed quality controls measures including detailed calculation of the OGS units and infiltration facilities.

4. Erosion and Sediment Controls

5. Conclusion and Recommendations

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