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COMPANY PROFILE &

NEWSLETTER

MGM is a consulting firm of civil engineers and project managers providing practical, innovative, and cost-efficient engineering solutions to the land development industry, while addressing the ever-evolving environmental issues that are associated with urbanization.

King Portland Centre & Kingly Condos, Toronto

In a joint venture, Allied Properties REIT and RioCan REIT, two of Toronto's prominent developers, commissioned Hariri Pontarini Architects to design a new commercial-residential development in the heart of Toronto's Fashion district. This development saw the amalgamation of eight existing properties including 602, 606, 620, and 620a King Street West; 499, 503, and 505 Adelaide Street West; also 1 and 11 Adelaide Place West. Consisting of both new construction and the preservation of select heritage buildings, this truly mixed-use development comprises of a total of 440,000 sq. ft. over the 13-storey office portion and 15-storey rental residential portion of the building. With a guiding principle of long-term sustainability, the project was able to achieve LEED Platinum status for the office portion and achieved LEED Gold status for the residential portion of the development.

MGM proudly worked alongside other project team members to provide civil engineering design and contract administration services throughout the lifecycle of this project. MGM expertly analyzed the complex integration of the site's multiple buildings' combined sewer connections to provide a cohesive system for the new development. This included the decommissioning of existing servicing connections where buildings were removed, the retention of connections that were not directly impacted by the development, and the design of new servicing connections where necessary.

Challenges were faced with the combined sewer analysis and the Ministry of Environment Directive F-5-5 which dictates that flows to the combined sewer system cannot be increased. These new requirements, as well as the presence of historical buildings, meant MGM needed to be innovative in the ways approvals were obtained while ensuring the developers' vision was met. MGM senior staff were able to navigate these special challenges by reaching an agreement with the City's reviewers that the buildings within this development that were not being altered were not to be considered within the stormwater management analyses. As the increase in residential units on this site meant the increase in sanitary flows to the combined sewer, the agreement with the City to not include select buildings in the SWM analysis meant that the total development flows to the combined system saw a substantial reduction overall.

MGM provided periodic site inspection and contract administration services throughout the construction of this project and provided final authorization on the general conformity to approved designs in August of 2019, signaling the successful completion of this project.



Under Construction...



Fire Station 214 & Paramedic Services Station, Brampton

Construction of the new Fire Station 214 and adjoining Peel Paramedic Services Station is well under way at 917 Bovaird Drive West in Brampton, Ontario. This development, led by Hossack and Associates Architects, includes a new 1001 m² building, new asphalt and pavement parking areas, concrete walkways, and grassed areas along the site perimeter.



Mixed-Use Condominium at 123 Portland Street, Toronto

Construction of the servicing infrastructure for Minto Communities GTA's new mixed-use condominium at 123 Portland Street in Toronto has been completed. When fully constructed, this will be a 14-storey building with 116 residential condominiums, 271 m² of commercial space at grade, and underground parking.



Fresh Taste Warehouse Facility, Halton Hills

The stormwater servicing infrastructure has been installed at the new warehouse development at 11450 Steeles Avenue in Halton Hills. Led by Leeswood Construction, the 3.9-hectare site is being redeveloped to include a single-storey, 11,366 m² industrial warehouse with ancillary offices and associated parking lot on the north side of the building.

In Design...

Authentic T-Shirt Warehouse, Whitby

The 3.88-hectare vacant site located west of the intersection of William Smith Drive and Moore Court in Whitby, Ontario is being developed by Leeswood Construction to include a 18,742 m², one-storey warehouse building.

Bayview Hill Park Phase 1, Richmond Hill

MGM is currently designing Phase 1 of the Bayview Hill Community Park revitalization in collaboration with NAK Design Strategies. Phase 1 includes water play/ice skating feature, fitness and play areas, tennis and pickleball courts, and more community recreation use areas.

York Region Transitional & Emergency Housing, Aurora

A new five-storey emergency and transitional housing building is being designed in collaboration with Kearns Mancini Architects to be located on the undeveloped, 0.38-hectare site located at 14452 Young Street in Aurora, Ontario.



Services Provided...

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Servicing Analysis
Servicing Design
Grading Design
Earthworks Analysis
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Topographic Survey
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Construction Supervision
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Cost Sharing Analysis
Expert Testimony

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