



## Why Geotech Should be Your New Mantra

### Did You Ever Wonder...

what to expect and how Geotechnical services can truly benefit you?

Geotechnical engineering has become an increasingly important and even mandated service in Ontario for developers, builders, and property owners who have ideas and visions for their real estate.

Let's start with why you might need Geotechnical Engineering in the first place.

#### Why GeoTech?

##### 1. Property Acquisition

*Buyers often gain an edge in price negotiations with geotechnical reports.*

Next time you are prospecting a property and have time to do some analysis as part of the negotiation, a geotechnical report can aid with your purchasing decision as well as the inherent value of the property for the land use you may be considering.

##### 2. Combine and Save with ESAs

Geotechnical studies can (and often does) work in conjunction with an Environmental Assessment (ESA), usually required during purchase negotiations. Geotechnical Engineering as well as Hydrogeology Assessments require drilling locations. Therefore, if you are moving ahead with an Environmental Assessment Phase 2 anyway, drilling for these extra reports simultaneously, saves you time and money! Plus, you will be one step ahead with your development and land use planning.

##### 3. Site Plan Application

Regulations are changing, so this one is important... you may want to perk up!

*Many cities and regional municipalities within the GTA have made Geotechnical and Hydrogeology assessments **MANDATORY** with Site Plan applications.*

As you may know, any time you wish to change the zoning of a property, you must submit a Site Plan application. A Record of Site Condition is also mandated for land use changes. If these were not completed during real estate negotiations through an Environmental Assessment, then you will be adding another report to the list... Geotech, often forgotten, but not anymore now that you know!

Therefore, whether you are in the process of buying or wish to develop an existing property you own, there are a few services you will want to combine.

In summary, you'll often need an ESA Phase 2, a Site Plan Application, a Record of Site Condition, and a Geotechnical Investigation sometimes together with a Hydrogeology Assessment. Take a look at our other *Fisher Files* for more on Hydrogeology.

If you go ahead with Geotechnical... Fisher Engineering always provides an estimation for the scope of work.

#### Types of Geotechnical Services

There are two primary forms of geotechnical engineering services: investigations and inspections.

##### A. Investigations:

You need *Bore Holes*. These holes go deep, especially

for high-rises. Drilling is between 15 - 130 ft for core samples. This type of drilling takes expertise and onsite monitoring. Fisher partners with other professionals, including Terra Firma, who rarely break a drill, so common in the industry.

Again, a detailed report is generated about the site, including solutions for clients' needs in association with relevant legislation.

Fisher's turn-around for Geotechnical Investigations, we are proud to say, is FAST! Generally you are looking at 4 – 6 weeks from quote to completion upon engaging us.

### Detailed Investigations

These are more in-depth investigations that address the specific client developmental needs and desires with the site's opportunities and constraints. Tailored analysis, plans and solutions are provided.

Fisher Engineering also has an inhouse **physical geotechnical lab** for rock, soil, and material tests such as: soil proctor density, sieve gradation, concrete compressive strength and hydrometer tests. This helps to speed up the results, so you can get on with your desires.

### B. Inspections:

When projects are under construction (including architectural infrastructure such as sewers), Geotechnical professionals are hired to ensure that the construction proceeds safely and according to the reports and plans.

Typically a Geotechnical Engineer will be hired for the duration of a contract. In some municipalities this is also mandated.

Fisher's Geotechnical Engineering team is always happy to provide you with a quote for these services.

Need a little more on the basics, also read our ***Fisher File: What is Geotechnical Engineering?***

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### Did This Help? There's more...

We hope that you enjoyed this small article. Let us know if there is more information you might need in the future. We are happy to create a *Fisher File* specific to your needs.

Make sure you peruse our other *Fisher Files* with various topics for both professionals and home-owners.

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