

The Townes of Richview Etobicoke, Ontario

| Challenge

Six brand-new three-storey townhome blocks were to be constructed, each with 10-12 units, with a total of 68 units being built. Soil conditions consisted of sandy silt, clayey silt, sand and silt, or silt fill soils extending to depths of 3.1 metres to 6.6 metres, where very dense native soils were encountered. Fill soils were in a very loose to compact state and deemed unsuitable for the support of the proposed townhouses. Additionally, proceeding with a shored excavation would not only increase the project costs but would also delay the start of the project by requiring a professional shoring design to be reviewed by the city to allow for the issuing of permits, a process that can take several months or more to complete.

| Solution

After considering several options, the use of the Rapid Impact Compaction (RIC) system was selected based on its track record for delivering the schedule and cost savings for the project. Utilizing the RIC system would effectively avoid the need for over-excavation or replacement of the soils.

| Outcome

Following the completion of the RIC test areas, confirmatory boreholes were advanced, and the results analyzed to determine the RIC effectiveness. Ultimately, the performance of the RIC method was deemed excellent and was applied to the remainder of the site.



“The RIC system added significant value on this development. Jason Pantalone of National Homes said, “Sure, there were significant savings on the project by going with GeoSolv’s Ground Improvement System, but the big thing GeoSolv helped us with was improving our earthworks schedule and getting our project out of the ground.”

Project Team

General Contractor
National Homes

Structural Engineers
SPL, AMEC, Terraferma

Geotechnical Engineer
U/K

Ground Improvement - Rigid Inclusions - Piling Systems - Slope Stability - Ground Reinforcement

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