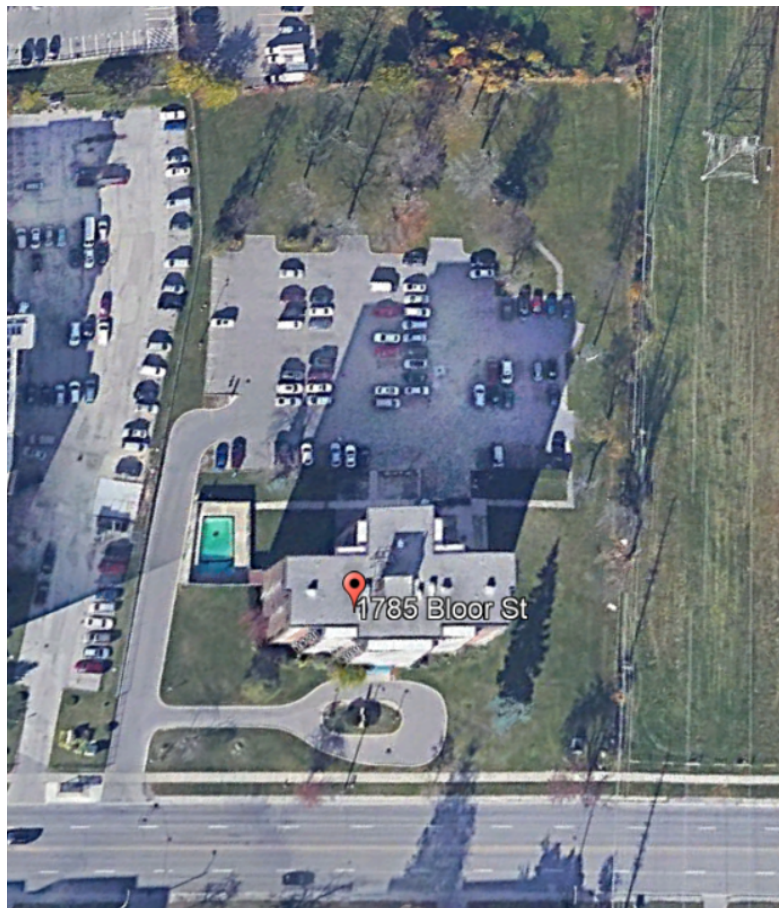


1785 BLOOR HOLDINGS INC

FUNCTIONAL SERVICING REPORT

1785 BLOOR STREET, MISSISSAUGA

MAY 27, 2022





FUNCTIONAL SERVICING REPORT 1785 BLOOR STREET, MISSISSAUGA

1785 BLOOR HOLDINGS INC

FUNCTIONAL SERVICING REPORT

PROJECT NO.: 211-10685
DATE: MAY 27, 2022

WSP CANADA INC.
100 COMMERCE VALLEY DRIVE WEST
THORNHILL, ON
CANADA L3T 0A1

T: +1 905 882-1100
F: +1 905 882-0055
WSP.COM

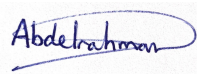
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Prepared by	Reviewed by	Approved By		

SIGNATURES

PREPARED BY



Abdelrahman Salem, EIT
Designer

May 27, 2022

Date

REVIEWED BY



Tara Chisholm, P.Eng.
Senior Project Manager

May 27, 2022

Date

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- E** PRELIMINARY SITE SERVICING PLAN AND GRADING PLAN

1 INTRODUCTION

1.1 BACKGROUND

WSP Canada Inc. (WSP) has been retained by 1785 Bloor Holdings Inc. to prepare a Functional Servicing Report in support of an Official Plan Amendment and Zoning By-law Amendment Application, to assess the servicing requirements relating to the proposed development at 1785 Bloor Street, Mississauga Ontario. This report provides the conceptual framework for water distribution, sanitary sewage, storm drainage for the development of this Site, prior to the detailed design being undertaken. A Stormwater Management Report outlining the proposed Stormwater quality and quantity controls on this Site has been prepared under a separate cover by WSP Canada Inc.

The Site will be serviced by existing local municipal sewers and/or existing connections and watermains within adjoining municipal rights-of-way. Service connections will be extended to the proposed Site and coordinated with the building design team.

In preparing this report, WSP staff secured and reviewed available City of Mississauga and Region of Peel PUCC drawings, and Plan and Profile Drawings. In addition, WSP has used the latest architectural plans prepared by OneSpace Architects, dated May 27, 2022, and the Site Survey Plan prepared by R-PE Surveying Ltd. dated May 6, 2021.

1.2 SITE DESCRIPTION

The development Site is located on the north side of Bloor Street between Bridgewood Dr and Fieldgate Dr. The total existing Site area of 1.20 ha is currently occupied by an existing 10-storey residential building with a GFA of approximately 7,100 m² and a surface parking lot. The internal Site topography is generally flat with a downhill gradient from the west to the east of approximately 3.0m. There is an existing HydroOne corridor to the east of the site as well as a 9.14m wide easement in favour of the City of Mississauga for overland flow drainage.

The proposed development will consist of a 14-storey residential building with two (2) level of underground parking. The building will have residential units of various sizes and types with the total GFA of approximately 24,500m². The new development includes 238 units and 364 parking spaces (servicing both buildings). Thus the site density will increase from the existing 78 units to 314 residential units total.

Please refer to **Figure 1** for the Location Map, **Figure 2** for the Pre-Development Plan and **Figure 3** for an illustration of the Proposed Development.



CLIENT

1785 BLOOR HOLDINGS INC.

TITLE

1785 BLOOR STREET, MISSISSAUGA, ON

LOCATION PLAN

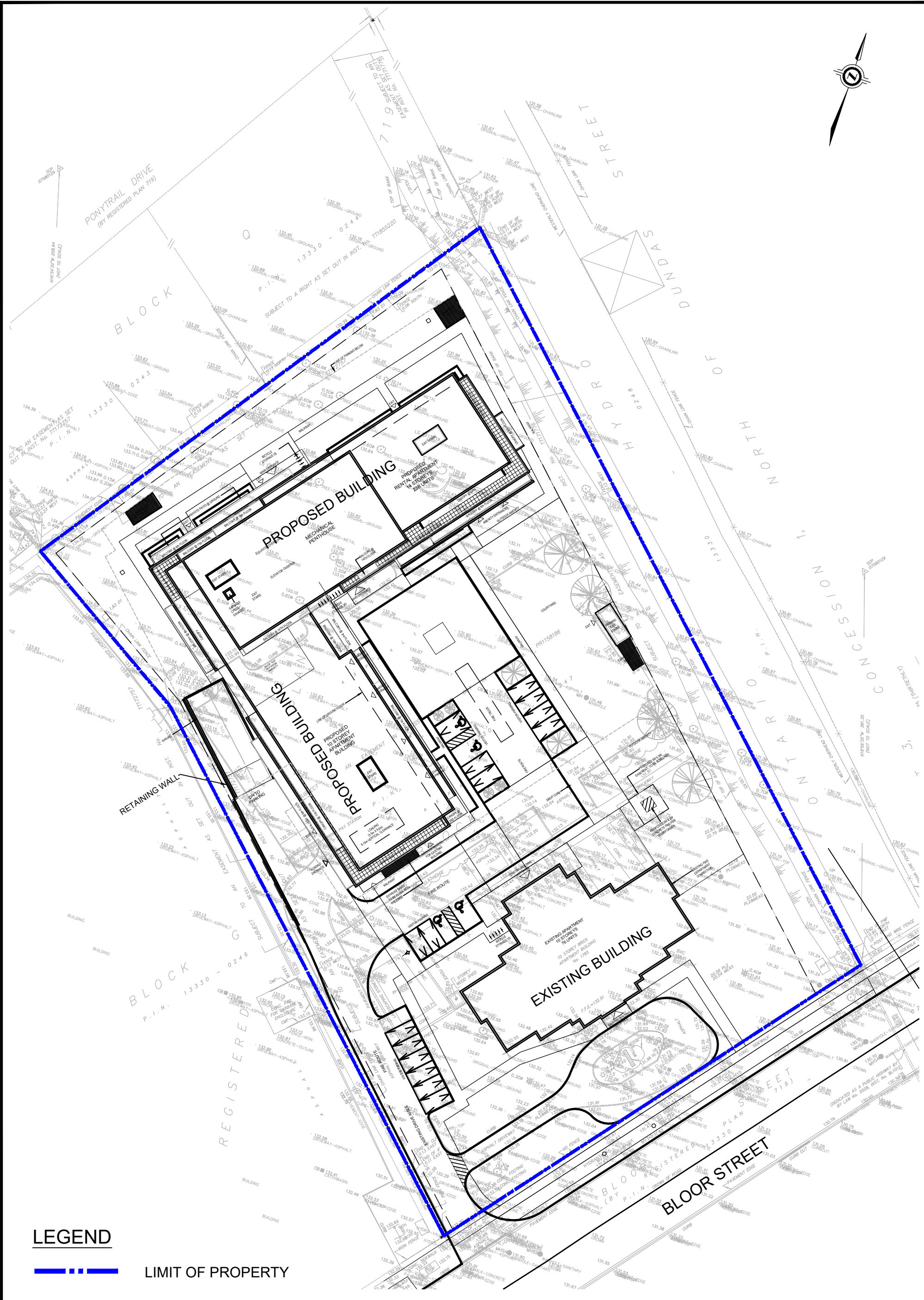


100 Commerce Valley Dr. West, Thornhill, ON Canada L3T 0A1
t: 905.882.1100 f: 905.882.0055 www.wsp.com

Checked	T.C.	Drawn	A.S.
Date	MAY 2022	Proj. No.	211-10685
Scale	NTS	Figure No.	1



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TITLE	1785 BLOOR STREET, MISSISSAUGA, ON PRE DEVELOPMENT PLAN		Checked T.C.	Drawn A.S.
			Date MAY 2022	Proj. No. 211-10685
			Scale 1:600	Figure No. 2



LEGEND

--- LIMIT OF PROPERTY

CLIENT	1785 BLOOR HOLDINGS INC.		 100 Commerce Valley Dr. West, Thornhill, ON Canada L3T 0A1 t: 905.882.1100 f: 905.882.0055 www.wsp.com			
TITLE	1785 BLOOR STREET, MISSISSAUGA, ON PROPOSED DEVELOPMENT PLAN		Checked	T.C.	Drawn	A.S.
			Date	MAY 2022	Proj. No.	211-10685
			Scale	1:600	Figure No.	3

2 WATER SUPPLY & APPURTENANCES

2.1 EXISTING CONDITIONS

WSP has obtained record drawings from the City of Mississauga and Region of Peel for the area adjacent to the Site. A sub-surface utility investigation was also carried out by UrbanX dated March 4, 2022. The existing municipal watermains that are adjacent to the property are as follows:

- 300mm diameter cast iron watermain within the north boulevard of Bloor Street; and
- An existing domestic water service connection to the existing 10-storey apartment building on the east side of the site, entering the building at the east side. The service connection size is currently unknown but assumed to be 75mm diameter.

There is one (1) hydrant located along the site frontage.

2.2 WATER DEMANDS

2.2.1 DOMESTIC WATER DEMANDS

The following table summarizes the design criteria and domestic water demand calculations prepared for the proposed development using the Region of Peel Design Criteria of Sewers and Watermains:

Table 2.1 - Estimated Domestic Water Demand

Design Criteria and Demands	Existing Building	Proposed Building
Residential Water Demand Rate	280 litres/person/day	280 litres/person/day
Peaking Factors	Residential: Max. Day = 2.00, Peak Hour = 3.00	Residential: Max. Day = 2.00, Peak Hour = 3.00
Total Residential Units	76	314
Population Density	2.7 ppu	1.6 ppu for units <750 sq.ft., 3.0 ppu for units > 750 sq.ft)
Total Residential Population	205 people	823 people
Average Water Demand from Site	0.67 L/s	2.00 L/s
Peak Water Demand from Site	Max. Day = 1.33 L/s, Peak Hour = 2.00 L/s	Max. Day = 4.00 L/s, Peak Hour = 6.00 L/s

The proposed population density is based on the 2020 DC Study. The estimated average day domestic flow in the existing condition is 0.67 L/s and peak hour demand is 2.00 L/s. The estimated average day domestic flow for the proposed building is 2.00 L/s and peak hour demand is 6.00 L/s. Detailed pre-and post-development calculations are included in **Appendix A**.

2.2.2 FIRE WATER DEMANDS

The estimated fire flow for the building has been calculated using the recommendations of the Fire Underwriters Survey as 10,978 L/min (2,896 US GPM, or 183 L/s) given the building type, construction type and proximity to other buildings. The detailed calculations are included in **Appendix B**.

A hydrant flow test has been carried out on the hydrant adjacent to the site and the results included in Appendix B. The results indicate a static pressure of 59.9 psi and an available fire flow of 246 L/s at 20 psi. As such, there is adequate flow for fire protection of this proposed building. Given the distance of the municipal hydrant to the building, an additional private hydrant is proposed within 45m of the new building's siamese connection.

2.2.3 WATER SERVICING AND APPURTENANCES

Due to the introduction of the stormwater management chamber in the southeast corner of the site, the existing water service to the existing 10-storey building must be relocated. A new 75mm domestic connection will be provided from Bloor Street per Region Standard Drawing 1-7-1, tying into the existing connection at the building.

The water service for the proposed 14-storey building will be in accordance with Region Standard Drawing 1-8-3 with a detector check valve in chamber at the property line and private hydrant on the fire servicing, within 45m of the building's Siamese connection. Refer to the Preliminary Site Servicing Plan in **Appendix E**.

3 SANITARY SEWAGE SYSTEM

3.1 EXISTING SEWER SYSTEM

Based on the record drawings from the City of Mississauga and Region of Peel as well as the Sub-surface utility investigation by UrbanX, the existing municipal sanitary sewers adjacent to the property are as follows:

- 375mm diameter concrete sanitary sewer, approximately 5.0m deep, within the centre of Bloor Street; and
- An existing sanitary connection to the existing 10-storey apartment building at approximately the mid-point of the building. This existing sanitary service will remain to service the existing building.

3.1.1 EXISTING SEWAGE FLOWS

An estimate of the pre-development sanitary sewage flows from the existing building to the Bloor Street sanitary sewer has been calculated using the Region of Peel Design Criteria as **3.22 L/s**. Detailed calculations of the pre-development flows are included in **Appendix C**.

3.2 POST-DEVELOPMENT SEWAGE FLOW

The proposed development will connect to the existing 375mm sanitary sewer on Bloor Street, on the west side of the Site connecting to existing Peel Maintenance Hole 1788936. The proposed connection is a 200mm sanitary pipe with a property line manhole in accordance with Peel Standard Drawing 1-8-3. Proposed sanitary plumbing within the proposed parking structure will be designed by the Site Mechanical Consultant to meet Ontario Plumbing Code Standards. Refer to the **Preliminary Site Servicing Plan** in **Appendix E** for the proposed servicing strategy. An estimate of the post-development sanitary sewage flows from the Site summarized in **Table 3.1**, based on the Site statistics and Region of Peel Design Criteria for Sanitary Sewers.

The proposed development will consist of 238 residential units. Theoretical estimated peak sanitary flows for the existing and proposed buildings are 3.22 L/s and 8.73 L/s, respectively for a total site flow of 11.95 L/s. Detailed pre-and post-development calculations for the Site are included in **Appendix C**.

Table 3.1 – Estimated Sanitary Flow

Design Criteria		
	Existing Building	Proposed Building
Sanitary Demand Rate	302.8 litres/person/day (STD. 2-9-2)	302.8 litres/person/day (STD. 2-9-2)
Total Residential Population	205 people	617 people
Average Residential Flow	0.719 L/s	2.164 L/s
Harmon Peaking Factor	M = 4.14	M = 3.93
Peak Residential Flow	2.980 L/s	8.494 L/s
Infiltration Flow	0.240 L/s	0.240 L/s
Peak Sanitary Flow (Peak Residential Flow + Infiltration Rate)	3.22 L/s	8.73 L/s

4 STORM SEWAGE SYSTEM

4.1 STORMWATER MANAGEMENT REPORT

A Stormwater Management Report for this development has been prepared under a separate cover by WSP Canada Inc. The Report is in compliance with the City of Mississauga's Stormwater Management Criteria and provides water retention, water quality and water quantity controls on a site-wide basis.

4.2 EXISTING CONDITIONS

Based on the record drawings from the City of Mississauga and Region of Peel as well as the Sub-surface utility investigation by UrbanX, the existing municipal storm sewers adjacent to the property are as follows:

- ▶ 1375mm diameter concrete storm sewer, approximately 4.0m deep, within the centre of Bloor Street;
 - ▶ A 9.14m wide overland flow easement on the east side of the site in favour of the City of Mississauga; and
 - ▶ An existing 500mm diameter (based on SUE Investigation by UrbanX) storm connection from the site to the existing 1375mm diameter trunk sewer within Bloor Street. The site storm sewer capture both the existing building roof drainage and at-grade impervious drainage from the driveway and parking lot. Softscape areas to the north and east generally sheet drain towards the overland flow easement
-

4.3 PROPOSED DEVELOPMENT

The proposed development will consist of a new 14-storey residential building with 238 residential units of various sizes and types along with two (2) levels of underground parking to the north of the existing building which is remaining.

Storm drainage from all at-grade surfaces are collected in the west storm sewer system and directed through a water quality unit prior to discharge to the stormwater detention tank. The new building roof drainage will be captured in a water re-use tank within P1, and overflow to the stormwater detention tank. The flow from the tank will be controlled to pre-development levels, as described in the Stormwater Management Report.

4.4 MINOR STORM DRAINAGE SYSTEM

All on-site storm sewers will be designed for a 10-year storm event in accordance with City of Mississauga standards. Refer to the **Preliminary Site Servicing Plan** provided in **Appendix E** for the storm sewer layout, and **Appendix D** for the Storm Drainage Plan and Storm Sewer Design Sheet.

4.5 MAJOR STORM DRAINAGE SYSTEM

The major storm system is a conveyance system for flows in excess of the minor system flows. Generally, the 100yr event is captured and controlled within the stormwater management tank.

For the development of the site, the grading design will be prepared such that the surface (i.e. roadway and lot areas) grades will direct surface drainage away from the buildings to the approved outlet. The proposed grading of the subject site will ensure that existing grade elevations will be met along the property limits. For major storm events exceeding the 100-year storm and the capacity of the cistern, overland flow will spill to the adjacent easement or Bloor Street West. an overland flow route will be designed to direct excess flows to the south property line. Refer to the **Preliminary Grading Plan** in **Appendix E** for the zoning-level grading design.

5 CONCLUSION

5.1 WATER SERVICING

The existing water service connection will be relocated, and is intended to remain independent from the new service connection for the new 14-storey building. The proposed population density is based on the 2020 DC Study. The estimated average day domestic flow in the existing condition is 0.67 L/s and peak hour demand is 2.00 L/s. The estimated average day domestic flow for the proposed building is 2.00 L/s and peak hour demand is 6.00 L/s. The estimated fire flow for the building has been calculated using the recommendations of the Fire Underwriters Survey as 10,978 L/min (2,896 US GPM, or 183 L/s) given the building type, construction type and proximity to other buildings. A hydrant flow test has been carried out on the hydrant adjacent to the site indicating a static pressure of 59.9 psi and an available fire flow of 246 L/s at 20 psi. As such, there is adequate flow for fire protection of this proposed building. Given the distance of the municipal hydrant to the building, an additional private hydrant is proposed within 45m of the new building's siamese connection.

5.2 SANITARY SERVICING

The existing sanitary service connection for the existing building is intended to remain, independent of the new 200mm diameter sanitary service connection for the new building to the existing 375mm sanitary sewer sewer on Bloor Street. The proposed connection will have a property line manhole in accordance with Peel Standard Drawing 1-8-3. The proposed development will consist of an additional 238 residential units. Theoretical estimated peak sanitary flows for the existing and proposed buildings are 3.22 L/s and 8.73 L/s, respectively for a total site flow of 11.95 L/s.

5.3 STORM SERVICING

Storm drainage from all at-grade surfaces are collected in the west storm sewer system and directed through a water quality unit prior to discharge to the stormwater detention tank. The new building roof drainage will be captured in a water re-use tank within P1, and overflow to the stormwater detention tank that will control the outlet flow from the site to pre-development levels in accordance with the Stormwater Management Report. The existing 500mm diameter service connection from the site (per the SUE Investigation by UrbanX) to the existing 1375mm storm sewer in Bloor Street will be maintained.

APPENDIX

A DOMESTIC WATER DEMAND

APPENDIX B

THEORETICAL DOMESTIC WATER DEMAND CALCULATIONS

PRE-DEVELOPMENT

Project: 1785 Bloor St
Job No.: 211-10685

Proposed Development

Unit Type	Unit Quantity	Area of Site (ha)	Persons Per Hectare	Total Population	Average Daily Water Demand ² (280 L/cap/d)		Maximum Day Demand Peaking Factor ³	Maximum Day Demand (L/s)	Maximum Hour Demand Peaking Factor ⁴	Peak Hour Demand (L/s)
					(L/s)	(m ³ /day)				
Residential	76	1.20	171	205	0.67	57.46	2.00	1.33	3.00	2.00

Note 1: Population Densities per Region of Peel Public Works Design Criteria Manual

2.7 ppu assumed - to get the population as proposed population is greater than 475 p/ha

Note 2: Average Day Domestic Demand per Region of Peel Public Works Watermain Design Criteria, June 2010, page 4

For Residential 280 L/cap/day

Note 3 & 4: Maximum Demand Peaking Factors per Region of Peel Public Works Watermain Design Criteria, June 2010, page 4

Maximum Day Demand Factor = 2.0 and Peak Hour Demand Factor = 3.0

APPENDIX B

THEORETICAL DOMESTIC WATER DEMAND CALCULATIONS

POST-DEVELOPMENT

Project: 1785 Bloor St
Job No.: 211-10685

Proposed Development

Unit Type	Proposed Unit Quantity	Area of Site (ha)	Persons Per Hectare	Total Population	Average Daily Water Demand ² (280 L/cap/d)		Maximum Day Demand Peaking Factor ³	Maximum Day Demand (L/s)	Maximum Hour Demand Peaking Factor ⁴	Peak Hour Demand (L/s)
					(L/s)	(m ³ /day)				
Residential	238	1.20	198	617	2.00	172.87	2.00	4.00	3.00	6.00

Note 1: Existing Population Densities per Region of Peel Public Works Design Criteria Manual (2.7 PPU)

Proposed Population Densities based on 2020 DC Study (1.6 PPU for units <750 sq.ft., 3.0 PPU for units > 750 sq.ft)

Note 2: Average Day Domestic Demand per Region of Peel Public Works Watermain Design Criteria, June 2010, page 4
280 L/cap/day

Note 3 & 4: Maximum Demand Peaking Factors per Region of Peel Public Works Watermain Design Criteria, June 2010, page 4
Maximum Day Demand Factor = 2.0 and Peak Hour Demand Factor = 3.0

Unit Breakdown

Unit Type	# Units	PPU	Population	Size
1 BR	69	1.6	110.4	<750sq.ft.
2 BR	129	3	387	>750sq.ft.
3 BR	40	3	120	>750sq.ft.
Total	238		617	

Note 5: Development Statistics provided by OneSpace dated April 4, 2022.

APPENDIX

B FUS CALCULATIONS AND HYDRANT FLOW TEST RESULTS

PROPOSED FIRE FLOW CALCULATIONS

Project: 1785 Bloor Street
Job No.: 211-10685

Fire flow required for a given area based on Fire Underwriters Survey (FUS) Water Supply for Public Fire Protection (1999)

$$F = 220C\sqrt{A}$$

where

F = Fire flow in Litres per minute (Lpm)
C = coefficient related to the type of construction
A = total floor area in square metres

Calculations per FUS

- Estimate of Fire Flow*
C = 1.0 for ordinary construction
A = 3074 m² (largest GFA plus 25% of GFA for two immediately adjoining floors)

$$F(f) = 12,197 \text{ Lpm}$$

- Occupancy Reduction*
25% reduction based on being of low hazard occupancy.

$$F(occ) = 3,049 \text{ Lpm}$$

- Sprinkler Reduction*
0% reduction for NFPA Sprinkler System

$$F(spr) = 0 \text{ Lpm}$$

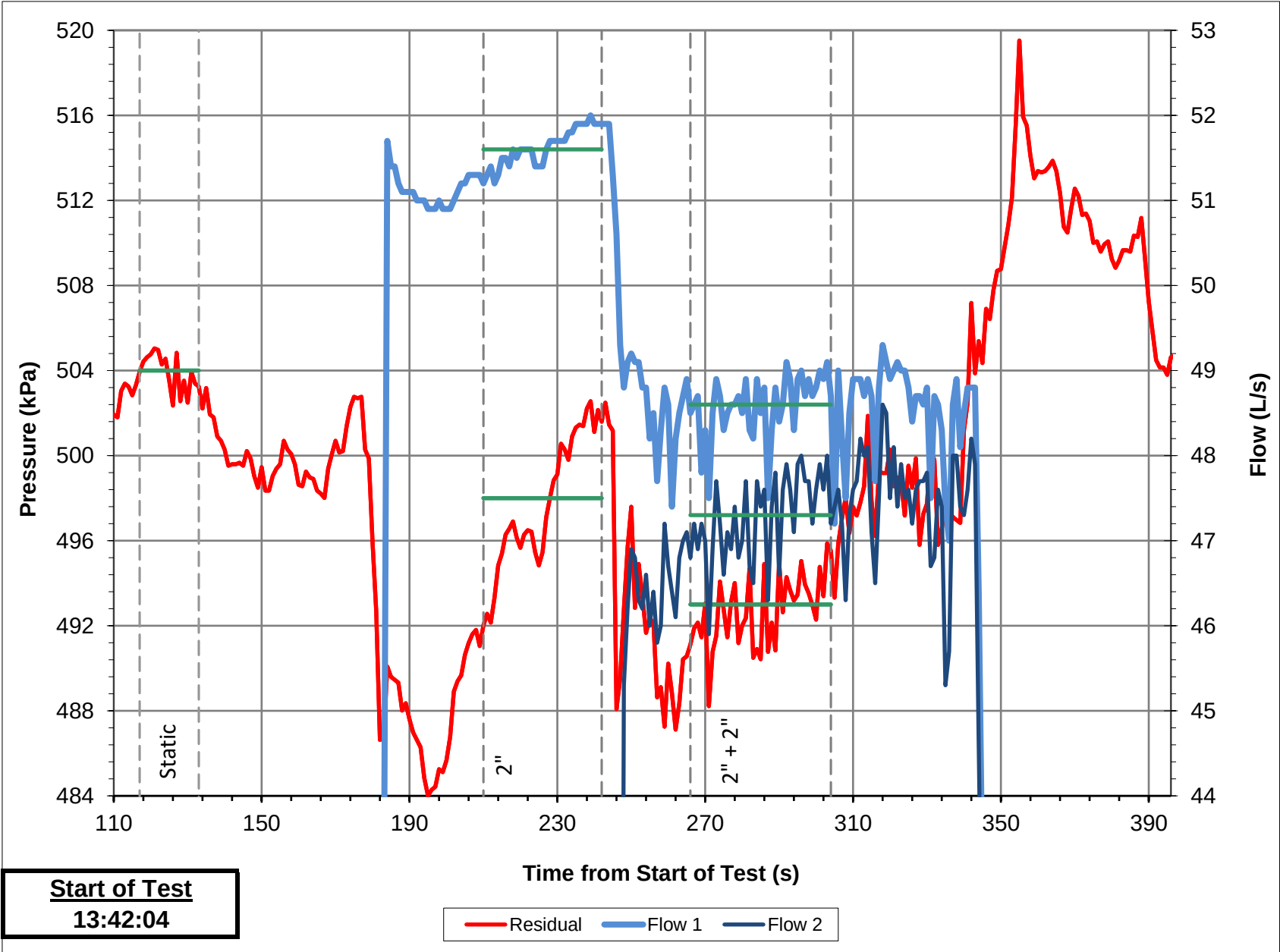
- Separation Charge*

Face	Distance (m)	Charge
N Side	80	0%
E Side	50	0%
S Side	15	15%
W Side	40	5%
Total		20%

$$\text{FUS Limits Separation Charge to 75\% Maximum: } F(\text{sep}) = 9,148 \implies 1,830$$

$$F = F(f) - F(occ) - F(spr) + F(\text{sep}) = 10,978 \text{ Lpm} \quad (F > 2,000 \text{ Lpm; OK})$$
$$F = 2,896 \text{ US GPM}$$
$$F = 0.1830 \text{ cubic m/s}$$
$$F = 183 \text{ L/s}$$

Test 1 - 180 Burnhamthorpe Rd W



Subject Watermain Details			
Diameter:	600 mm	Material:	CON
Area:	0.283 m2		

Subject Hydrant & Valve Details	
Residual Hydrant:	
Flow Hydrant:	

TABLE A: TESTED PRESSURES AND FLOWS

Point	Time		Residual		Flow Hydrant ()				Total Flow		Velocity
			on Residual Hydra		Port 1 (S1)		Port 2 (S2)				
	Start	Finish	(kPa)	(psi)	(L/s)	(GPM)	(L/s)	(GPM)	(L/s)	(GPM)	(m/s)
Static	117	133	504	73.1	0.0	0	0.0	0	0.0	0	0.0
2"	210	242	498	72.2	51.6	818	0.0	0	51.6	818	0.2
2"			0	0.0	0.0	0	0.0	0	0.0	0	0.0
1" + 2"			0	0.0	0.0	0	0.0	0	0.0	0	0.0
2" + 2"	266	304	493	71.5	48.6	770	47.3	750	95.9	1520	0.3



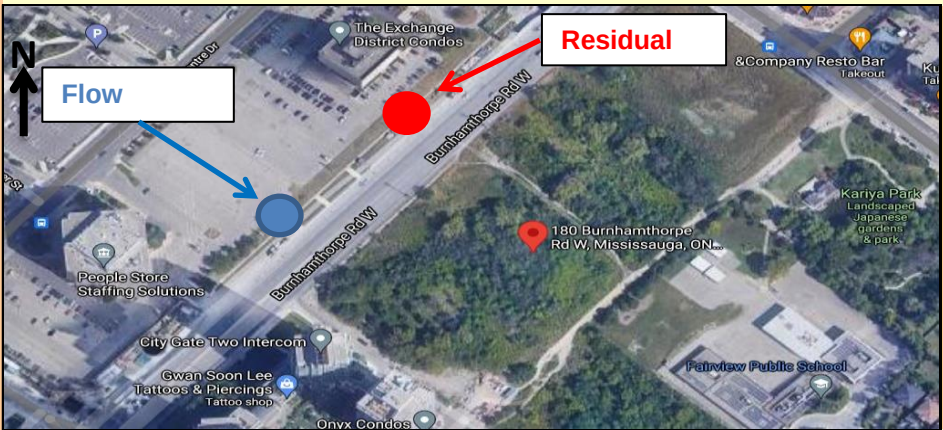
180 Burnhamthorpe Rd W

HYDRANT FLOW TEST RESULTS

Date: 03-Sep-21
Tested By: Sen

Time: 13:42
(hh/mm)

Municipality: Mississauga
Operator: 0
Test No: 1



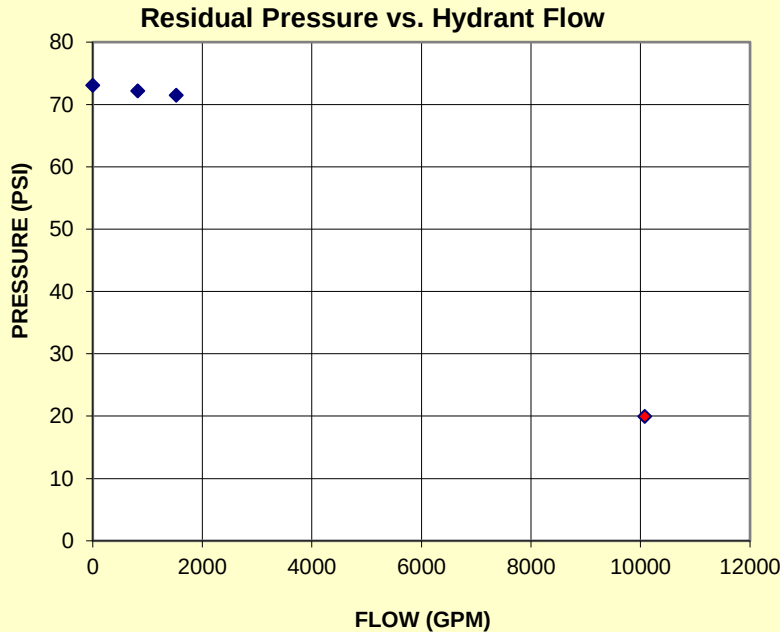
Conditions before Test (STATIC)

Residual Hydrant: 73.1 psi 504 kPa
Hydrant that will Flow: 73.1 psi 504 kPa
 Δ pressure: 0.0 psi 0 kPa
Elevation Difference: 0.0 ft 0.0 m
(Flow El. - Residual El.)

Test Notes:

TEST		TEST FLOW		RESIDUAL PRESSURE (psi)		Minimum Residual P _r (psi)	Fire Flow at Minimum Residual, Q _r (USGPM)	Fire Flow at Minimum Residual, Q _r (L/s)	2.1% Pressure Drop Achieved?
Port Size (in)	Nozzle Pressure (psi)	(USGPM)	(L/s)	Monitoring Hydrant	Flow Hydrant (Corrected) *				
STATIC	n/a	0	0	73.1	73.1				
Single Port Tests									
2	27.5	818.0	51.6	72.2	72.2	20	7401	467	NO
2						20			
Two Port Test									
1						20			
2									
Two Port Test									
2	23.1	750.0	47.3	71.5	71.5	20	10076	636	YES
2	24.4	770.0	48.6						

* Pressure correction is equal to the elevation difference. Column 2 (and Table A) show the nozzle pressure while flowing.



Results			
Static Pressure		Flow at 20 psi (140kPa)*	
(psi)	(kPa)	(gpm)	(L/s)
73.1	504	10100	637

* Results carried to nearest 50 gpm or 100 gpm if over 1000 gpm

Hydrant Classification as per NFPA 291			
Class	AA	Color	BLUE

Water Discharged During Test:	13400 L
-------------------------------	---------

Rounded up to closest 100L

DISCLAIMER FOR FIRE FLOW TESTS

While WSP makes every effort to ensure that the information contained herein is accurate and up to date, WSP is not responsible for unintended or incorrect use of the data and information described and/or contained herein. The user must make his/her own determination as to its accuracy and suitability. The information is representative for a dynamic water system that may change over time.

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APPENDIX

C SANITARY SEWERAGE CALCULATIONS,

APPENDIX C **1785 BLOOR STREET** **Pre-Development Sanitary Demands**

Residential Units

Unit Type	Quantity	Lot Area (hectares)	Person/ha	Population
Residential Building	76	1.2021	171	205
Total				205

Sanitary Flow

Res Population =	205
Avg Day Res Flow =	0.719 L/s (assumes 302.8 L/cap/d) - STD.DWG(2-9-2)
Res Peak Factor =	4.14 (Harmon Formula)
Peak Res Flow =	2.980 L/s
Infiltration Flow =	0.240 L/s
Total Peak San Flow =	3.22 L/s

Notes

- Existing Unit PPU follow previous criteria of 2.7 ppu.

APPENDIX C **1785 BLOOR STREET** **Post-Development Sanitary Demand**

Residential Units

Unit Type	Proposed # Units	Lot Area (hectares)	Person/ha	Population
Residential Building	238	1.2021	514	617

Sanitary Flow

Res Population = 617
 Avg Day Res Flow = 2.164 L/s (assumes 302.8 L/cap/d)
 Res Peak Factor = 3.93 (Harmon Formula)
 Peak Res Flow = 8.494 L/s
 Infiltration Flow = 0.240 L/s

Unit Type	# Units	PPU	Population
1 BR	69	1.6	110.4
2 BR	129	3	387
3 BR	40	3	120
	238		617

Total Peak San Flow = 8.73 L/s

Notes

1. The proposed unit types are 1 BR (<750 sq.ft), 2 and 3 BR (> 750 sq.ft). Populations of 1.6 ppu for <750 sq.ft, and 3.0 ppu for > 750 sq.ft. have been used.
2. Development Statistics provided by OneSpace on April 4, 2022

APPENDIX

D STORM SEWER DRAINAGE PLANS AND DESIGN SHEETS

DEVELOPMENT	1785 Bloor St
CONSULTANT	WSP Canada Inc
MAJOR DRAINAGE AREA	Proposed Condition



SHEET 1 of 1

DESIGNED BY _____ AS _____

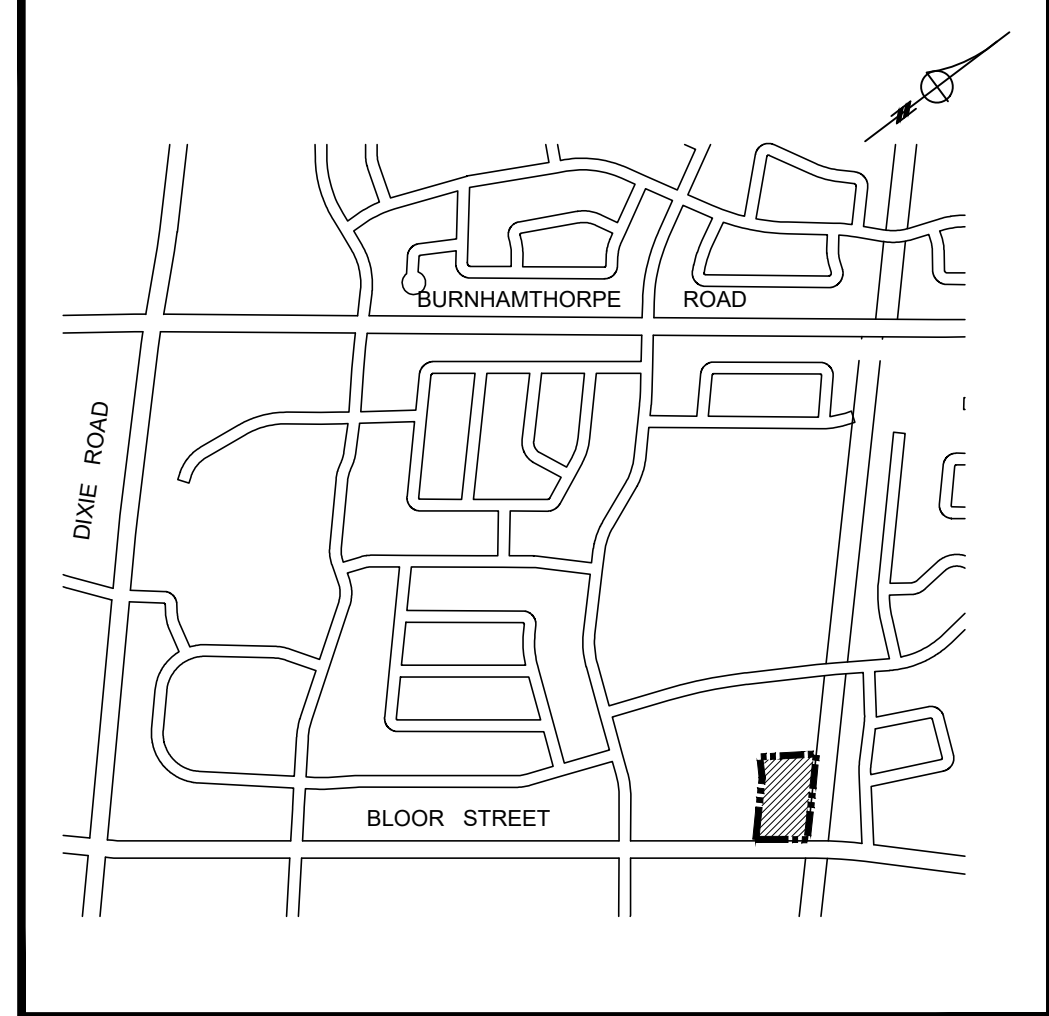
CHECKED BY _____ TC _____

STORM DRAINAGE DESIGN CHART FOR CIRCULAR DRAINS FLOWING FULL

[illegible]

Notes

1. One Space - Site Plan dated May 13, 2022



LEGEND

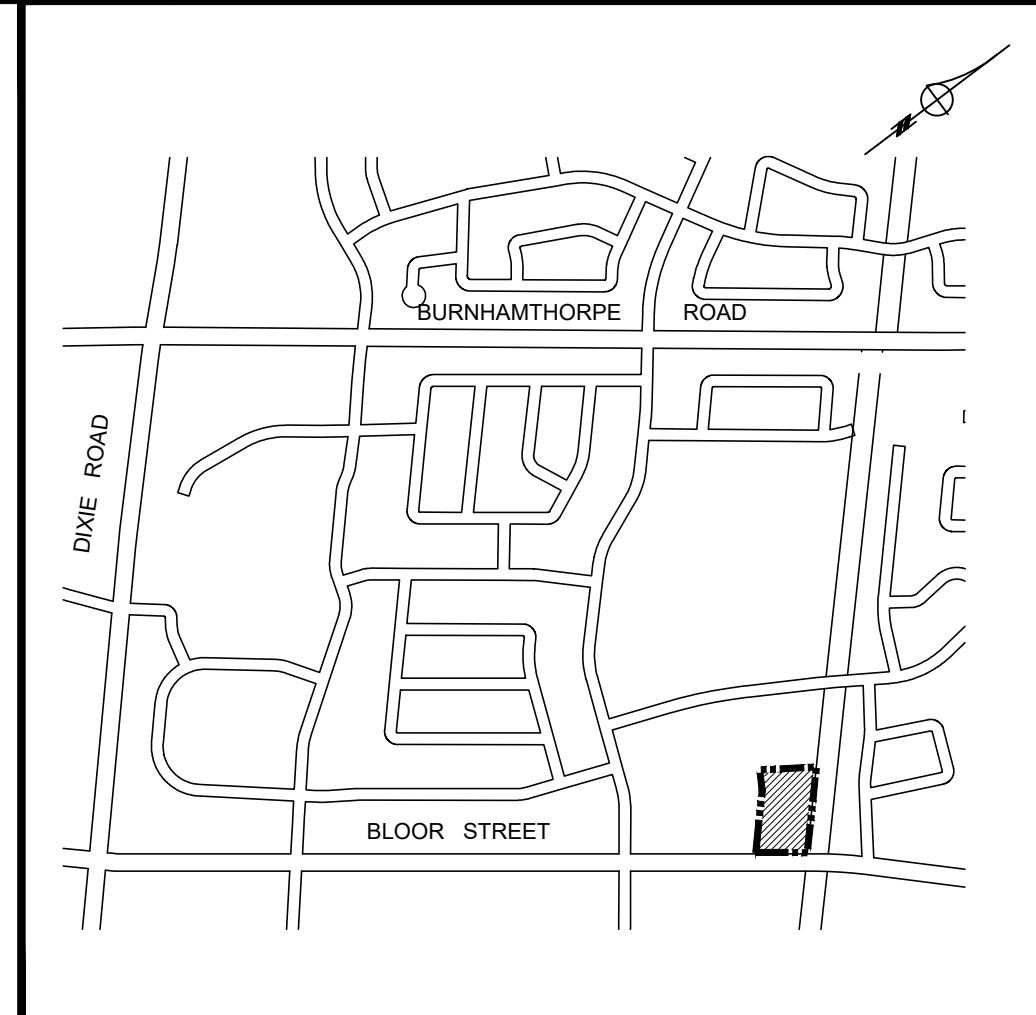
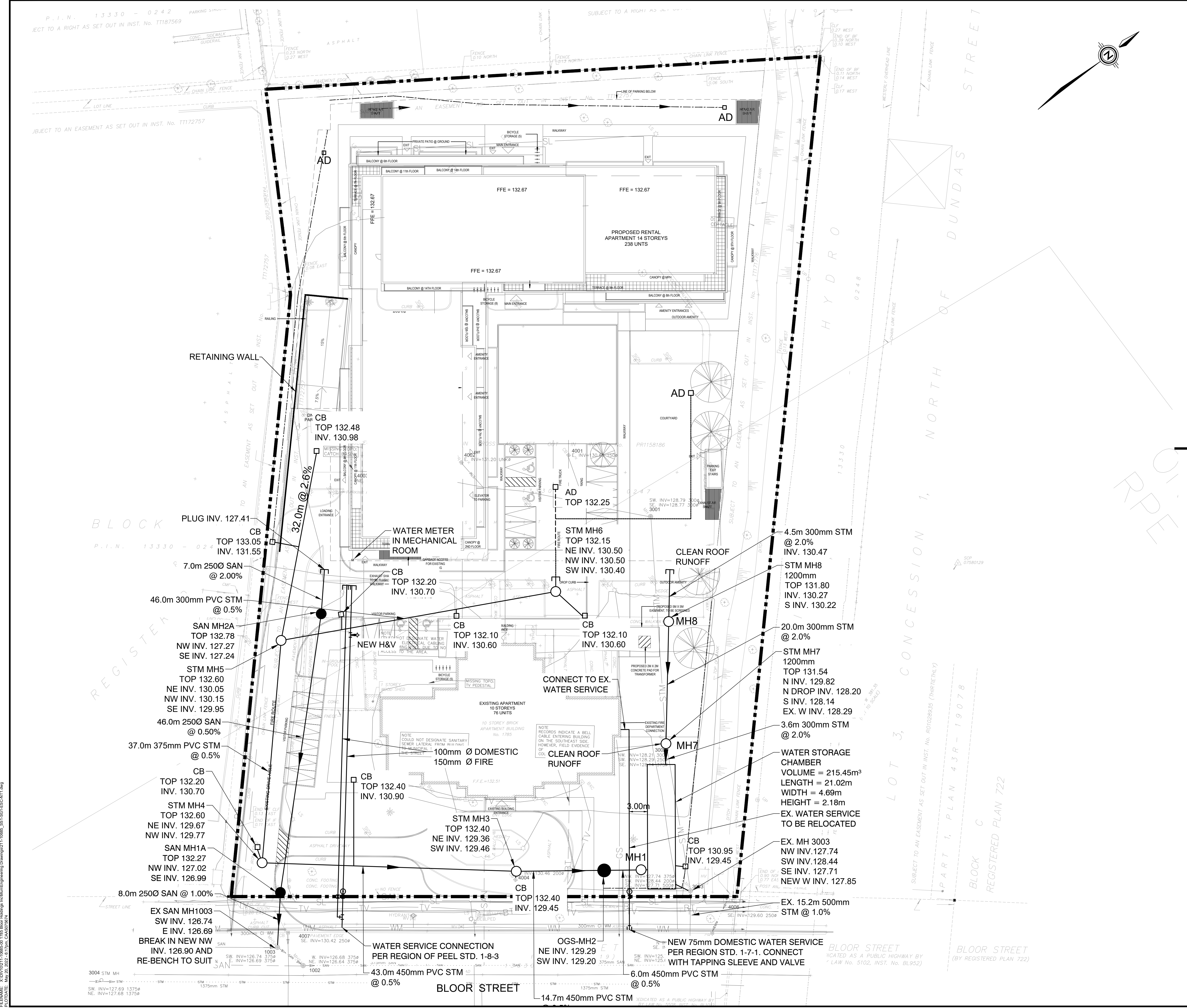
- ALL DIMENSIONS AND ELEVATIONS ARE IN METRES
UNLESS OTHERWISE NOTED.
- PIPE SIZES ARE IN MILLIMETRES.
- ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY
OF MISSISSAUGA VERTICAL BENCH MARK NUMBER 686
HAVING AN ORTHOMETRIC ELEVATION OF 135.35 METRES.
- ELEVATIONS ARE REFERENCED TO THE CANADIAN
GEODETIC VERTICAL DATUM OF 1928, PRE-1978
ADJUSTMENT (CGVD:1928;PRE-78ADJ.).
- TABLET SET ON THE SOUTH FACE AT THE EAST CORNER
OF THE MOST SOUTH WALL OF FOREST GLEN PUBLIC
SCHOOL ON THE NORTH SIDE OF PONYTRAIL DRIVE, 122
METRES WEST OF BRIDGEWOOD DRIVE.

FILENAME: X:\DIV\10\211-10885-00-1785 Bloor Holdings Inc\Muni\Engineering Drawings\211-10885_SS+SG+ESC-NT1.dwg
 LOTDATE: May 20, 2022 - 6:15pm, CAA\S075674

APPENDIX



E PRELIMINARY SITE SERVICING PLAN AND GRADING PLAN



KEY PLAN		NTS
LEGEND		
	EXISTING VALVE & CHAMBER	
	EXISTING HYDRANT	
	EXISTING SANITARY MANHOLE	
	EXISTING STORM MANHOLE	
	EXISTING CATCHBASIN	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCHBASIN	
	AREA DRAIN TO BE CONNECTED TO UNDERGROUND STRUCTURE BY PLUMBING (REFER TO MECH DWGS)	
	VALVE AND BOX	
	HYDRANT AND VALVE	
	FLOW METER	
	BACKFLOW PREVENTOR	
	PROPERTY LINE	

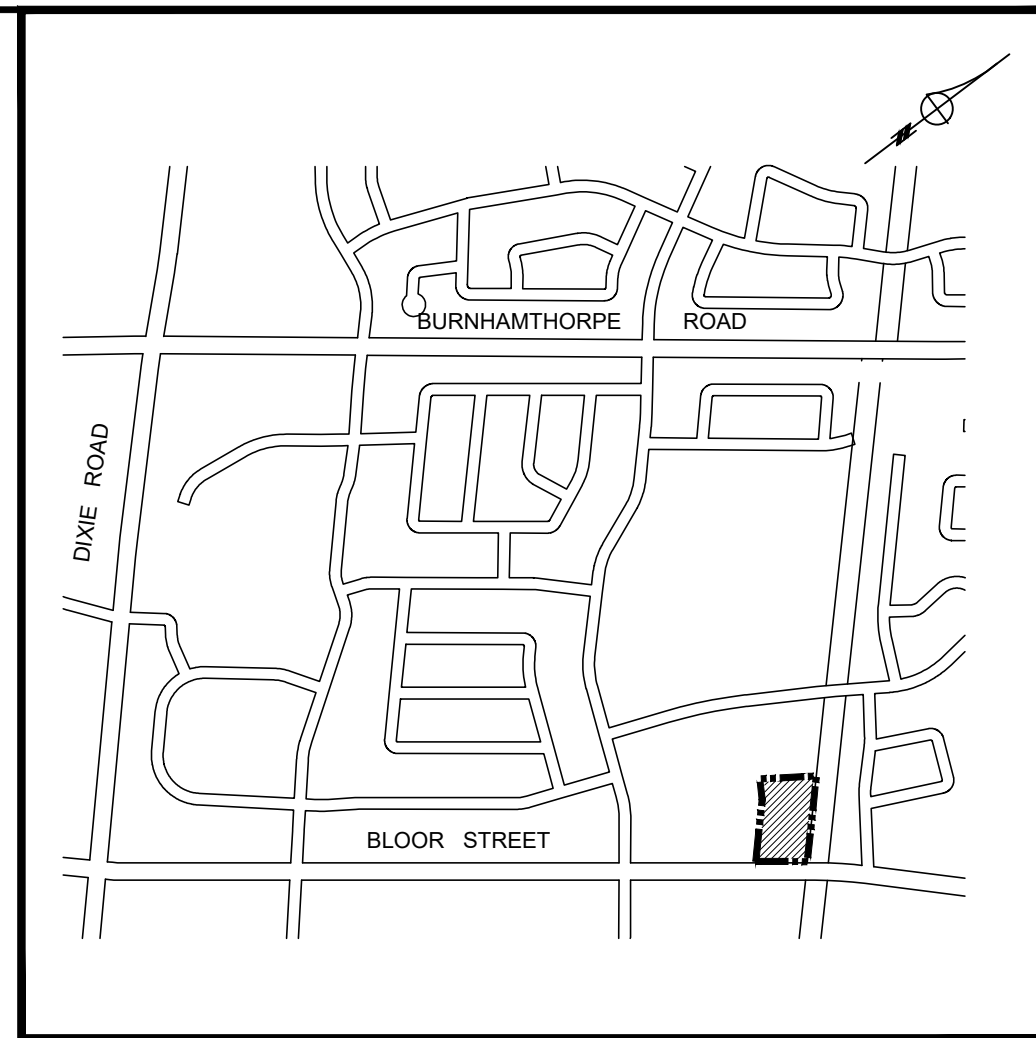
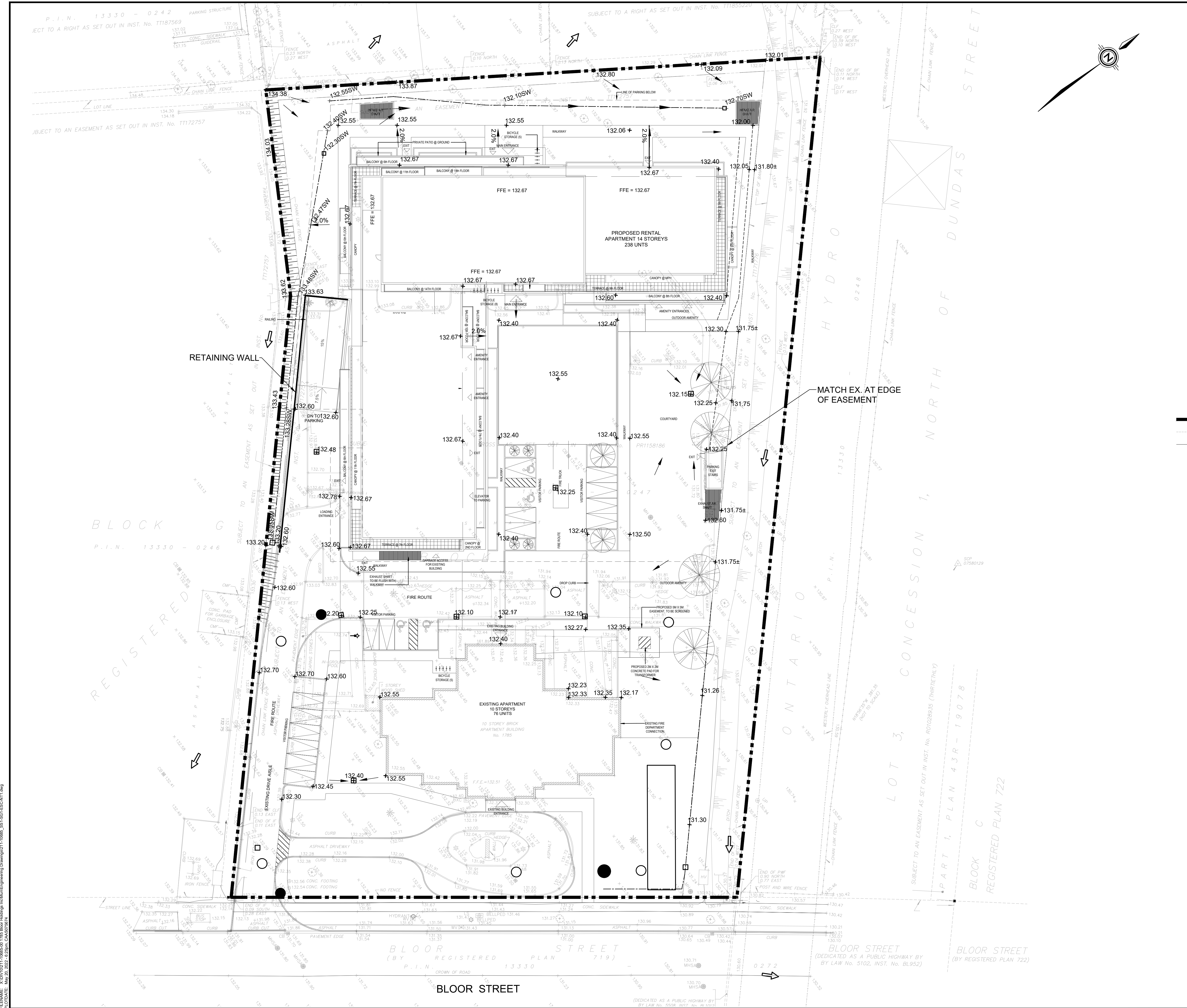
ALL DIMENSIONS AND ELEVATIONS ARE IN METRES UNLESS OTHERWISE NOTED.

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ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF MISSISSAUGA VERTICAL BENCH MARK NUMBER 686 HAVING AN ORTHOMETRIC ELEVATION OF 135.35 METRES. ELEVATIONS ARE REFERENCED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928, PRE-1978 ADJUSTMENT (CGVD:1928:PRE-78ADJ.).

TABLET SET ON THE SOUTH FACE AT THE EAST CORNER OF THE MOST SOUTH WALL OF FOREST GLEN PUBLIC SCHOOL ON THE NORTH SIDE OF PONYTRAIL DRIVE, 122 METRES WEST OF BRIDGEWOOD DRIVE.

01	ISSUED FOR ZBA APPLICATION	TC	MAY 27, 2022
No.	REVISIONS	BY	DATE
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED			
CONSULTANT			
			
CLIENT			
1785 BLOOR HOLDINGS INC.			
MUNICIPALITY			
 MISSISSAUGA			
			
TITLE OF DRAWING			
1785 BLOOR STREET			
MISSISSAUGA, ONTARIO			
PRELIMINARY SITE SERVICING PLAN			
SCALE	1: 300	DESIGN	A.S.
DRAWN BY	CAD 10/12	CHECKED	T.C.
DATE	MAY 2022	SHEET	OF
		211-10685	
		PLAN NUMBER	
		C101	



KEY PLAN NTS

- LEGEND**
- EXISTING ELEVATION
 - PROPOSED ELEVATION
 - OVERLAND FLOW
 - SANITARY MANHOLE
 - STORM MANHOLE
 - CATCHBASIN
 - AREA DRAIN TO BE CONNECTED TO UNDERGROUND STRUCTURE BY PLUMBING (REFER TO MECH DWGS)
 - VALVE AND BOX
 - HYDRANT AND VALVE
 - LIMIT OF PROPERTY
 - LIMIT OF UNDERGROUND PARKING
 - LIMIT OF ABOVE GROUND

ALL DIMENSIONS AND ELEVATIONS ARE IN METRES UNLESS OTHERWISE NOTED.

PIPE SIZES ARE IN MILLIMETRES.

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CONSULTANT			
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SCALE			
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DATE			