



FUNCTIONAL SERVICING & STORMWATER MANAGEMENT REPORT

CITY PARK HOMES(STREETSVILLE) INC.

STANDARD CONDOMINIUM

**16 JAMES STREET, 2 WILLIAM STREET,
6, 10, 12 QUEEN ST S**

**CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL**

FILE NO. 220-M108

**Revised:
DECEMBER 9, 2022**



**3464 Semenyk Court, Suite 100
Mississauga, Ontario L5C 4P8
(905) 276-5100
info@skiraconsult.ca**

TABLE OF CONTENTS

		Page No.
1.0	Introduction	3
2.0	Site Area Information	4
3.0	Transportation System	5
4.0	Storm Drainage System	6
5.0	Sanitary Drainage System	10
6.0	Water Distribution System	11
7.0	Summary	13

LIST OF FIGURES (IN ENVELOPE)

Figure No.

1	-	Key Plan
Dwg. No. 220-M108-1	-	Site Servicing Plan
Dwg. No. 220-M108-2	-	Site Grading Plan

LIST OF APPENDICES

Appendix A	-	Dillon Streetsville Area Drainage Storm Sewer Design Sheets & Figures
Appendix B	-	Oil/Grit Interceptor Calculations
Appendix C	-	Orifice Control Calculations Flow Master Output
Appendix D	-	Water Supply Test by Applied Fire Technology Inc.

1.0 INTRODUCTION

The purpose of this report is to define the existing municipal services to the subject parcel of land and the proposed servicing scheme in support of the proposed 8-storey mid-rise condominium off William Street and Queen Street South. The development consists of 234 condominium units along private standard condominium road.

The proposed development is located on the west side of Queen Street South and north of William Street intersection. Property includes 16 James Street, 2 William Street, 6, 10, 12 Queen Street South addresses.

It is intended that this report will result in approval in principle of the design proposal by the City of Mississauga, Regional Municipality of Peel and any other relevant authorities.

2.0 SITE AREA INFORMATION

The subject site is part of Lots 21, 22, 23, 25, 26, 27, 28, 29 & 30, Reg. Plan STR-2 in the City of Mississauga and Regional Municipality of Peel.

The proposed development is located on the west side of Queen Street South, north of William Street. The site has been previously occupied by four (4) residential dwellings and industrial shop. All buildings will be demolished prior to construction.

The site area is approx. 0.7748ha including portion of easement at William Street.

The site is surrounded by existing residential homes to the north and south. Queen Street South creates a frontage along the east boundary lines and west boundary is adjacent to CPR Rail track. ***Refer to Key Plan.***

The majority of the site is relatively flat in topography with gentle sloping towards the southeast with a grade differential of approx. 1.0m. The residential dwellings currently occupy existing lands.

The proposed development will consist of an 8-storey mid-rise condominium.

3.0 TRANSPORTATION SYSTEM

The site is in a good location to be serviced by existing local roads. Queen Street South and William Street will provide good access to other major arterial roads, such as Britannia Road and to major highways, such as Highway 401.

Private road will be completed as per City of Mississauga **CM 2211.157** engineering standards.

A new single access and driveway will be constructed from James Street for the proposed mid-rise condominium. The access is located approximately 53.85m from the priority intersection and will provide full moves access for the proposed development.

The existing accesses to William Street will be removed and road pavement elbow will be restored to City of Mississauga Standards using 8.0m wide pavement. Boulevard area, asphalt and granular surface will be removed and restored with top soil and sod.

4.0 STORM DRAINAGE SYSTEM

Based on existing drainage maps from City of Mississauga records and Site Specific Streetsville Area Drainage Report (May 1994), the site runoff contributes towards a storm sewer on Queen Street South and William Street. The site was developed, and existing single dwellings, commercial repair shop garage and sheds have been demolished and debris removed off site.

Based on the findings and recommendations of the Streetsville Drainage Report, the existing storm sewers on James Street and William Street are in good condition and do not experience surcharge at 10-yr storm intensity. Both of these storm sewers join storm sewers from Queen Street South and Henry Street, and further discharge directly to Mullet Creek. The 375mm storm sewer on Queen Street South has been shown to be at capacity for 10-yr storm events. The report indicates no storm sewer is surcharged at 10-yr conditions through all legs to outfall. Portion of the report figures and design sheet are enclosed in *Appendix A*.

We will utilise both sewers for storm connection.

The existing conditions have been identified regarding the area contribution to Queen Street South and William Street storm sewers. The existing drainage boundary on Queen Street South contributes approx. 0.33ha to the existing 375mm storm sewer on Queen Street South. The existing drainage boundary on William Street contributes approx. 0.44ha to the existing 450mm storm on William Street.

Under current site conditions, the existing runoff to each sewer respectively is as follows:

$$\begin{aligned} \text{Ex. } Q_{\text{QUEEN}} &= 0.33 \times 0.4 \times 99.18 / 360 \\ &= 0.036\text{m}^3/\text{s} \end{aligned}$$

$$\begin{aligned} \text{Ex. } Q_{\text{WILLIAM}} &= 0.44 \times 0.4 \times 99.18 / 360 \\ &= 0.048\text{m}^3/\text{s} \end{aligned}$$

Based on the architectural site configuration, slight modification to drainage boundaries will be proposed.

The site will also be restricted to pre-development conditions based on Mullet Creek CVC requirements. Based on site contribution, the allowable discharge to Queen Street South and William Street storm sewers is as follows:

Allowable Discharge

$$\begin{aligned} \text{(Queen) } Q_{2\text{-yr}} &= 0.33 \times 59.89 \times 0.40 / 360 \\ &= 0.022\text{m}^3/\text{s} \end{aligned}$$

$$\begin{aligned} \text{(William) } Q_{2\text{-yr}} &= 0.44 \times 59.89 \times 0.40 / 360 \\ &= 0.029\text{m}^3/\text{s} \end{aligned}$$

The allowable discharge for each drainage area is smaller than the existing site runoff contribution. The existing municipal sewers have capacity to receive proposed discharge. Refer to *Appendix A* for the storm sewer design sheet.

Based on City of Mississauga stormwater management criteria for Mullet Creek, on-site stormwater management will be provided for the development to restrict post-development flows to pre-development level for 2-yr storm event, for 100-yr storm event.

4.1 Drainage to Queen Street South

A landscaped area of 514.78m² along the north face of the building and a streetscaping area of 113.99m² for the live/work units fronting Queen Street South will be captured into storm sewer or drained through surface sheet flow which is considered as uncontrolled runoff.

The weighted runoff coefficient is calculated below.

Area Description	Area (m ²)	Runoff Coefficient
Streetscaping	114	0.90
Landscape	515	0.25
Total	629	0.3678

Using Rational Method, the proposed runoff is as follows:

$$Q_{100\text{-yr}} = 0.0629 \times 140.69 \times 0.4598 / 360$$

$$= 0.011\text{m}^3/\text{s}$$

The proposed runoff is less than the allowable discharge.

4.2 Drainage to William Street

The remaining area of the site, 0.7237ha, drains to William Street. The weighted runoff coefficient is calculated below.

Area Description	Area (m ²)	Runoff Coefficient
Building/Roof	4757	0.90
Paved	1331	0.90
Landscape	1149	0.25
Total	7237	0.797

Using Rational Method for the 100-yr storm event calculation and previously established allowable discharge to William Street, the total runoff and required detention volume are as follows:

**YEAR
STORM**

100 year

CITY

Mississauga

C = **0.996**

A (ha) = **0.72373**

Allow. Discharge Qa (m3/s) = **0.048488**

Safety Factor Sf = **0%**

Max. Required

Detention (m3) = **244.74**

RAINFALL DURATION	RAINFALL INTENSITY	TOTAL RUNOFF	INFLOW VOLUME	OUTFLOW VOLUME	REQUIRED DETENTION VOLUME (m ³)
<i>T_c (min)</i>	<i>I (mm/hr)</i>	<i>Q=CIA/360 (m³/sec)</i>	<i>V_i (m³)</i>	<i>V_o (m³)</i>	<i>D=(V_i-V_o)*Sf</i>
5	242.53	0.4856	145.68	15.09	130.59
10	176.31	0.3530	211.81	29.09	182.72
15	140.69	0.2817	253.53	43.13	210.39
20	118.12	0.2365	283.81	57.20	226.61
25	102.41	0.2051	307.58	71.29	236.29
30	90.77	0.1818	327.16	85.40	241.76
35	81.77	0.1637	343.83	99.51	244.32
40	74.58	0.1493	358.38	113.65	244.74
45	68.68	0.1375	371.31	127.79	243.52
50	63.75	0.1277	382.95	141.94	241.01

Since the total runoff to William Street is greater than the allowable discharge, on-site stormwater management is required. The maximum detention volume required is **244.74m³**. The required storage volume will be provided by an underground storm sewer system and a stormwater tank.

4.2.1 Underground Storm Sewer System

An area of 0.248ha, comprised of the paved and landscaped area, will be collected at the catchbasins and directed to the outlet through storm sewers.

Detailed storage requirements will be presented during site plan approval process. The storage volume provided by the underground storm sewer system is as follows:

	Size (mm)	Slope (%)	Flow Area (m ²)	Sewer Length (m)	Available Storage Volume (m ³)
STM Sewer	1050	0.30	0.8659	99.56	86.21
STM MH #2	2400				10.00
STM MH #3	1800				4.99
STM MH #4	1800				4.94
Total					106.14

It provides a storage volume of **106.14m³**. Detailed design will be presented during site plan approval process.

4.2.2 Stormwater Tank

An area of 0.4757ha, comprised of the roof area, will be directed to the proposed stormwater tank.

The required storage volume is $244.74 - 106.14 = 138.60\text{m}^3$. Detailed storage requirements will be presented during site plan approval process. The stormwater tank is designed with a base area of 12.9m x 7.8m and a height of 1.4m. It provides a storage volume of **140.89m³**. An emergency overflow will be provided at STM MH 1 in cases of outlet blockage or storm events in excess of the 100-yr storm event. Detailed design will be presented during site plan approval process.

4.3 Water Balance Consideration

The latest City of Mississauga Water Balance Management Plan contains a water balance target/criteria that requires the site to retain 5mm of every rainfall and allow it to infiltrate back into the ground or use for irrigation purposes.

The required volume for the proposed site is as follows:

$$V_{5\text{mm}} = 7,748\text{m}^2 \times 0.005\text{m} = \mathbf{38.74\text{m}^3} \text{ per rainfall}$$

The stormwater management tank will be extended 0.39m beneath the proposed outlet to provide storage for the required 5mm volume. Volume will be reused on-site for irrigation. Detailed design will be provided during the Site Plan Application process.

4.4 Quality Control

According to the Ministry of the Environment & Climate Change's Stormwater Management Planning & Design Manual, the site is required to provide a long-term average removal of 80% of Total Suspended Solids (TSS) for the enhanced protection of waterways. The quality control will be provided to Level 1 TSS removal through the use of an oil/grit separator.

Oil/Grit Separator (O.G.S.) is suitable for institutional/commercial/industrial areas where the level of concentrated pollutants is expected to be higher. For a new 8-storey apartment building, it is considered feasible to provide an O.G.S. on the proposed storm sewer.

The stormwater runoff from the paved area and landscaped area will be intercepted and conveyed through the O.G.S. prior to being released into the proposed storm sewer.

The proposed O.S.G. is Type DD1200 manufactured by Hydro International. This unit will provide Level 1 protection (93.0% TSS removal). Refer to **Appendix B** for the output file created by Hydro International spreadsheet.

4.5 Orifice Control

The allowable discharge to William Street will be controlled by means of an orifice plate installed downstream of STM MH 1. The size of the orifice plate is **110mm diameter**, with a discharge rate of **0.046 m³/s**. Refer to *Appendix C* for the orifice control plate calculations done through Flow Master Program developed by Haestad Methods Inc. (USA).

5.0 SANITARY DRAINAGE SYSTEM

The proposed residential condominium development will be serviced to the existing 250mm dia. sanitary sewer on William Street. *Refer to Dwg. No. 220-M108-1.* A new proposed 200mm dia. sanitary sewer will be constructed along private condo road.

The existing sanitary sewer has sufficient capacity and depth to accept the proposed developments via gravity flow.

The sewage flows from the proposed development were established as follows:

Condominium Development

Proposed Development	= 2.7 x 234 units = 631.8 population ≈ 632 population
Peak Factor	= $1 + \frac{14}{4 + P^{0.5}}$ = $1 + \frac{14}{4 + 0.632^{0.5}}$ = 1 + 2.92 = 3.92
Expected Peak Flow	= 302.8 x 632 x 3.92 (peak factor) = 750,169 L/day = 8.68 L/s

6.0 WATER DISTRIBUTION SYSTEM

The proposed common element development will be serviced to the existing 150mm watermain on William Street and looped to 300mm watermain on Queen Street South. The existing 300mm and 150mm watermain will provide sufficient water supply to service the development.

Refer to Dwg. No. 220-M108-1.

The proposed 150mm fireline will be constructed on William Street. Another connection will be constructed on Queen Street South, with one 200mm fireline and one 100mm water service. Each unit will be supplied with service internally. Any existing water services on Queen Street South will be removed and capped at main.

Water Demand Calculations

Proposed Development	= 632 population
Average Flow Rate	= 280 x 632 = 176,960 L/day = 2.05 L/s
Max. Day Flow Rate	= 280 x 632 x 2.0 = 353,920 L/day = 4.10 L/s
Peak Hour Flow Rate	= 280 x 632 x 3.0 = 530,880 L/day = 6.14 L/s

Fire Hydrant Flow required based on Fire Underwriters Survey 1999 using formula:

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

Where, C = coefficient related to type of construction, 0.6 for fire-resistive construction
A = Area of the two largest adjoining floor + 50% of each floor immediately above them

$$F = 220 \times 0.6 \times \sqrt{12,558} \\ = 14,792 \text{ L/min} \approx \mathbf{14,800 \text{ L/min}}$$

A decrease can be applied for occupancy having a low contents fire hazard:

$$F = 14,800 \text{ L/min} - 25\% = \mathbf{11,100 \text{ L/min}}$$

The building is sprinklered, therefore a 30% reduction can be applied:

$$F = 11,100 \text{ L/min} \times 30\% = \mathbf{3,330 \text{ L/min}}$$

The exposure separation for the north, east, west and south exterior walls cumulates to a charge of 40%:

$$F = 11,100 \text{ L/min} \times 40\% = \mathbf{4,440 \text{ L/min}}$$

Therefore, the fire flow demand is:

$$\begin{aligned} F &= 11,100 - 3,330 + 4,440 \\ &= 12,210 \text{ L/min} = \mathbf{203.5 \text{ L/s}} \end{aligned}$$

$$\mathbf{\text{Maximum Peak Flow}} = 6.14 \text{ L/s} + 203.5 \text{ L/s} = \mathbf{209.64 \text{ L/s}}$$

$$\mathbf{\text{Maximum Daily Flow}} = \mathbf{4.10 \text{ L/s}}$$

The fire flow conducted confirms that the existing system can provide sufficient fire protection and domestic flows. *Fire Flow results attached in **Appendix D**.*

7.0 **SUMMARY**

The findings and recommendations were prepared in accordance with accepted professional engineering principles and practices and reveal that the proposed development can be fully serviced to the existing available and proposed serviced on William Street and Queen Street South. These findings by no means are final and are not to replace the detail review of this application which shall take place upon submission of site plan or servicing agreement.


The conclusion is as follows:

- Stormwater quantity control for the site will be achieved by the use of stormwater tank and oversized storm sewers. Quality control for the site will be provided through the use of an oil/grit separator. Connection to be provided to William Street 450mm storm and Queen Street South 375mm storm.
- The proposed development will be serviced via internal sanitary sewer. The existing 250mm sanitary sewer on William Street has sufficient capacity and depth to accept the proposed development via gravity flow.
- The 150mm watermain on William Street and 300mm watermain on Queen Street South will provide adequate pressure and flow for domestic use and fire protection.

We respectively submit this report with intention of obtaining approval in principal the recommendations herein, which will be implemented in detail design during engineering submission, site plan process and building permits.

Yours truly,

SKIRA & ASSOCIATES LTD.


Michael Jozwik, P. Eng.
MJ:dw

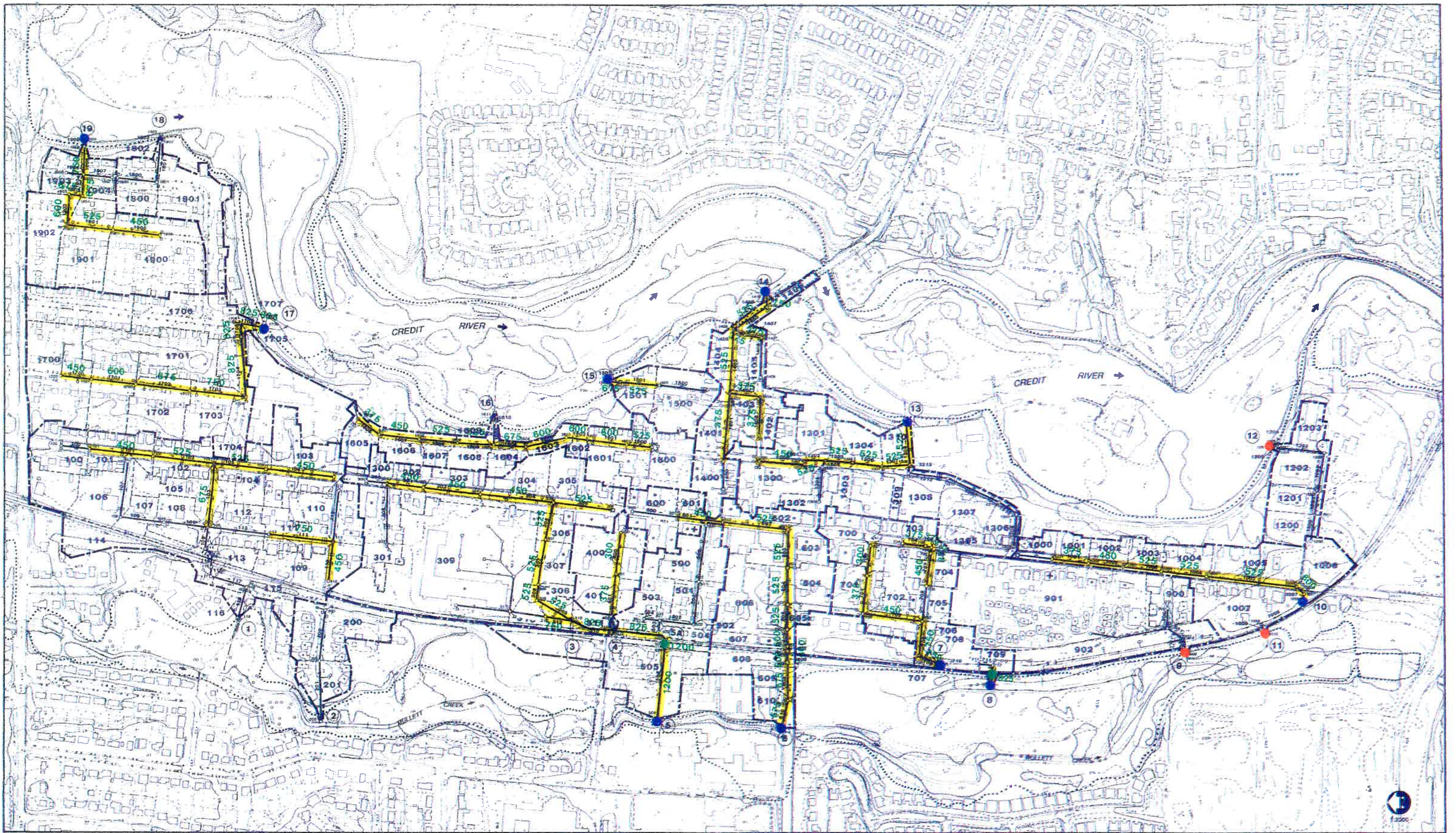


NOTE: **Limitation of Report**

This report was prepared by Skira & Associates Ltd. for City Park (Camilla) Homes for review and approval by government agencies only.

*In light of the information available at the time of preparation of this report, any use by a **Third Party** of this report are solely the responsibility of such **Third Party** and Skira & Associates Ltd. accepts no responsibility for any damages, if any, suffered by the **Third Party**.*

Appendix A
Dillion Streetsville Area Drainage
Storm Sewer Design Sheets & Figures



- REPAIR TO OUTFALL
- NEW OUTFALL
- NEW CULVERT
- 300 REPLACEMENT PIPE SIZE

- STORM SEWER
- 100 CONDUIT NUMBER
- □ MANHOLE, MANHOLE / CATCHBASIN
- □ MANHOLE NUMBER
- CATCHBASIN
- DIRECTION OF MAJOR SYSTEM FLOW
- - - OPEN DITCH / CHANNEL

- LEGEND
- - - CATCHMENT AREA
 - - - SUBCATCHMENT AREA
 - 100 SUBCATCHMENT NUMBER
 - STORM SEWER OUTFALL
 - OUTFALL NUMBER
 - REGULATORY FLOODLINE

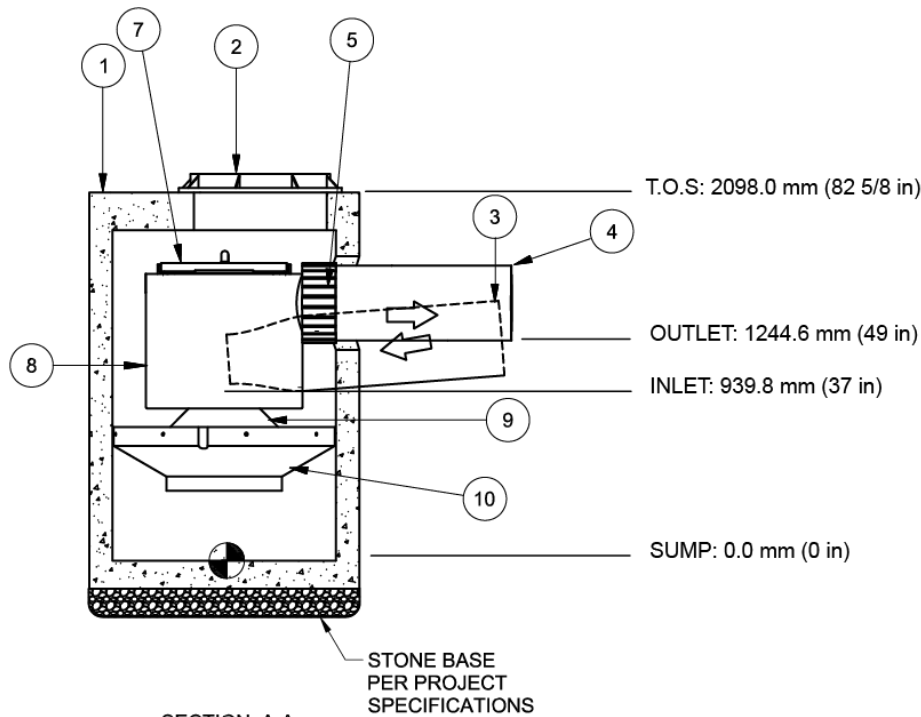
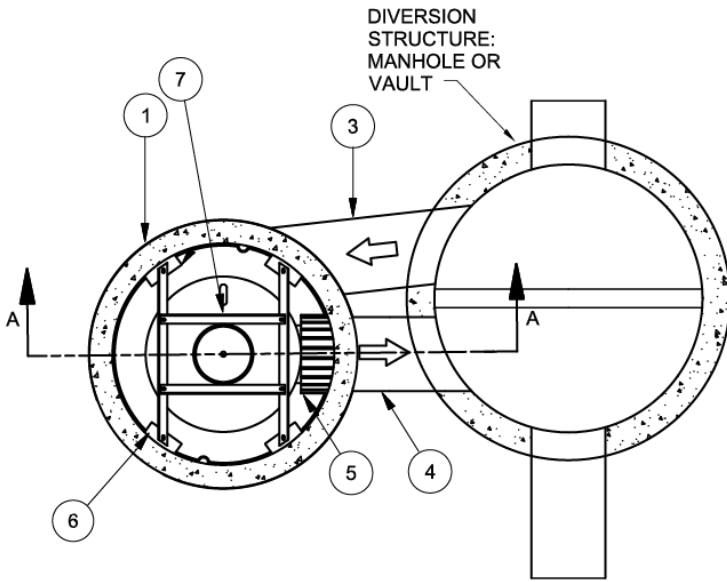
- ≡ CULVERT
- * BUILDINGS WITH ROOF LEADER DOWNSPOUTS
- LOCATION OF REPORTED BUILDING FLOODING (1974)
- ⊕ BUILDING SITES EMPLOYING STORM WATER MANAGEMENT

STREETSVILLE AREA DRAINAGE STUDY

ALTERNATIVE 2: REPLACEMENT OF UNDERSIZED SEWERS TO 10-YEAR DESIGN STANDARD

FIGURE 8

Appendix B
Oil/Grit Interceptor Calculations



SECTION A-A

Pipe Connections

Pipe Connections	Invert Levels
Outlet Pipe: 450 mm	0.000 m
Inlet Pipe 1 Size: 975 mm	0.000 m
Inlet Pipe 2 Size: 0 mm	0.000 m

Unit Specification

Diameter:	1200 mm
Treatment Capacity:	113.32 L/s
Max Headloss:	0.207 m
Sediment Storage:	534 L
Oil Storage:	265 L

Parts List

ITEM	DESCRIPTION	SIZE
1	PRECAST MANHOLE (BY HYDRO VIA PRECASTER)	1219 mm
2	FRAME AND COVER	762 mm
3	INLET PIPE (BY OTHERS)	305 mm
4	OUTLET PIPE (BY OTHERS)	305 mm
5	PIPE COUPLING (BY OTHERS)	
6	LEDGER ANGLE	
7	SUPPORT FRAME	
8	DIP PLATE	
9	CENTER SHAFT AND CONE	
10	BENCHING SKIRT	

Notes

- NOT FOR CONSTRUCTION OR FABRICATION PURPOSES.
- NUMBER OF PIPES MAY DIFFER FROM DRAWING.
- PIPE ANGLES MAY DIFFER FROM DRAWING.
- DRAWING DIMENSIONS ARE BASED ON STANDARD DETAILS. LEVELS INDICATED MUST BE CONFIRMED ON SUBMITTAL DRAWINGS.
- USE 300 TO 450 MATCHED INVERT ADAPTOR TO CONNECT OUTLET STUB TO PIPE.

REVISION HISTORY

REV BY	DATE	DESCRIPTION

Date	Scale
	NTS

Drawn	Checked	Approved

Title
 DOWNSTREAM DEFENDER
 1200 mm (4-FT) DIAMETER
 STANDARD OFFLINE DETAIL

Project Name:
 220-M108

2 WILLIAM STREET

Mississauga



94 Hutchins Drive
 Portland, Maine 04102
 Tel: (207) 756-6200
 Fax: (207) 756-6212

www.hydro-int.com/us

CAD Ref:	
Project No.	
Drawing No.	Rev.

Notes

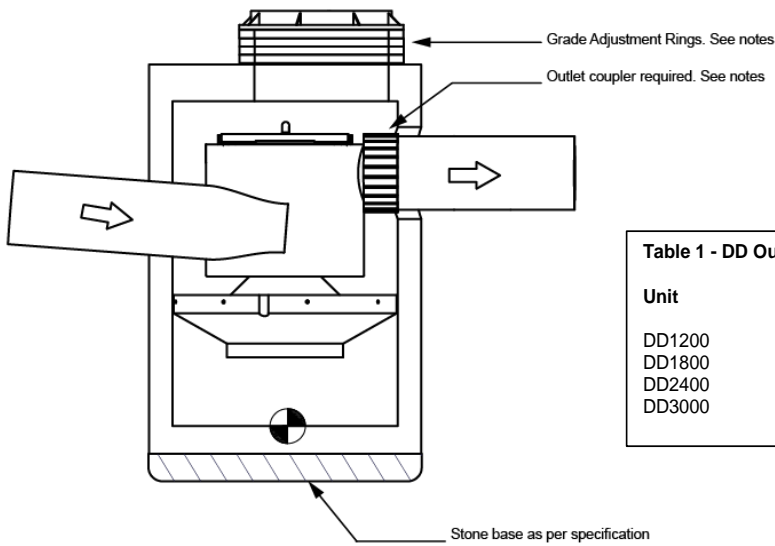
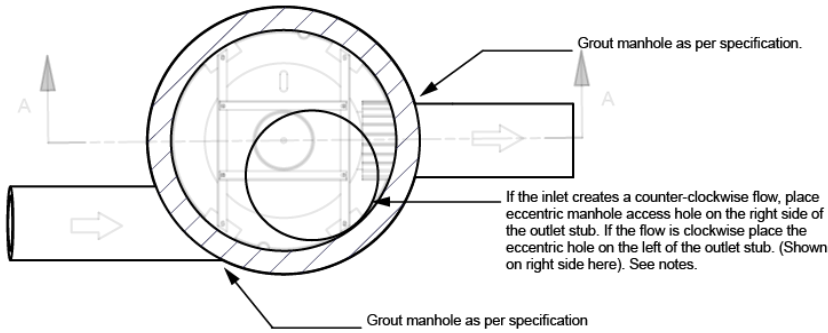


Table 1 - DD Outlet Stub Size

Unit	OD of Stub
DD1200	318 mm
DD1800	475 mm
DD2400	630 mm
DD3000	914 mm

SECTION A-A

Notes:

1. Grade adjustment rings are not supplied with the structure. Refer to submittal drawings for casting sizes.
2. Outlet coupler can be a sleeve or wrap style. Refer to Table 1 for stub size.
3. Outlet stub is not adjustable. Any adaptors from stub to outlet pipe must be invert matched.
4. Pipe adaptors must be used outside the the manhole.
5. Inlet pipe size must not exceed outlet pipe size.
6. Unless otherwise specified use Hydro standrd castings supplied with unit.
7. -

REVISION HISTORY

REV	BY	DATE	DESCRIPTION

Date	Scale
	NTS

Drawn	Checked	Approved

Title
DOWNSTREAM DEFENDER

STANDARD NOTES

Project Name:

220-M108
2 WILLIAM STREET
Mississauga



94 Hutchins Drive
Portland, Maine 04102
Tel: (207) 756-6200
Fax: (207) 756-6212
www.hydro-int.com/us

CAD Ref:

Project No.

Drawing No. Rev.

Appendix C
Orifice Control Calculations
Flow Master Output

WORKSHEET

for Circular Orifice

Project Description

Worksheet	Orifice - 1
Type	Circular Orifice
Solve For	Diameter

Input Data

Discharge	0.046 m ³ /s
Headwater Elevation	166.20 m
Centroid Elevation	164.33 m
Tailwater Elevation	164.10 m
Discharge Coefficient	0.80

Results

Diameter	110 mm
Headwater Height Above	1.88 m
Tailwater Height Above	0.22 m
Flow Area	9.50E-03 m ²
Velocity	6.07 m/s

Appendix D
Water Supply Test
by Applied Fire Technology Inc.