Dr. Iram Zando c/o 2504228 Ontario Inc.

3033 Dundas Street West Mississauga, Ontario

Functional Servicing Report

April 13, 2025

3033 Dundas Street West
Mississauga, Ontario

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April 13, 2025

Prepared By:
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Our Ref:
136987

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Version Control (optional)

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1	0	April 11, 2025		RE-ZONNING	

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Executive Summary

The proposed mixed-use development is located at 3033 Dundas Street West, Mississauga, Ontario.

The Functional Servicing analysis for the development are summarized as follows:

Site Area: 0.95ha

Development: 12-storey (with 2 basement levels), 156 residential units, with 13,534m^2 GFA and surface parking.

Access: New Driveway from Dundas Avenue, with internal private driveways and surface parking.

Sanitary Drainage:

- Connection/discharge location: 220mm diameter service connection the existing sanitary sewer. The existing sanitary sewer will be extended West along Dundas Street West, from the existing maintenance hole, at the intersection approximately 56.5m with a minimum pipe size of 250mm.
- Anticipated Sanitary Peak flow within sewer catchment: 4.9L/s.

Storm Drainage:

- Connection/discharge location: Existing 900mm municipal sewer located on Dundas Street West
- For storm water management, refer to companion SWM report by Arcadis

Water Supply:

- Connection Location: Existing 400 mm diameter municipal watermain on Dundas Street West
- Domestic Demands:
  - Average Day: 1.85L/s
  - Maximum Day: 3.7L/s
  - Maximum Peaking Hour: 5.55L/s
- Fire Demand + Maximum day: 103.7L/s

Utilities: Extended into the property in accordance with specific utility company specifications and requirements

The subject site is situated in an area containing well developed municipal infrastructure comprising roads, services and utilities.

The Functional servicing report demonstrates the proposed development may be serviced by connection to the existing services and utilities.

It is recommended the proposed development be serviced based on the recommendations and drawings provided here in.

1 Introduction

This functional servicing report preliminarily examines the municipal infrastructure requirements associated with development of the subject property located at 3033 Dundas Street West in Mississauga, Ontario.

The purpose of this report is to provide site servicing recommendations for the proposed development to meet City of Mississauga and Region of Peel requirements for development approval purposes.

The following municipal services are reviewed in this report:

- Roads and access;
- Sanitary drainage system;
- Storm drainage system; and
- Water supply system.

A review of design criteria and an analysis of post development conditions are included, along with attached exhibits and drawings showing the proposed preliminary layouts of new infrastructure to service the proposed development.

2 Limitations

Arcadis Professional Services (Canada) Inc., [formally IBI Group] has been in correspondence with the City and Region to obtain existing record and general information for the site. As such, the analysis herein relies on and is based on the information that was available from the City and/or Region; and information/investigations provided by other consultants involved on the project.

3 Existing Conditions

3.1 Site Location and Description

The subject property/proposed development is located at 3033 Dundas Street West, in Mississauga, Ontario, which is on the southeast side of Dundas Street East between Stanfield Road and Tomken Road.

The subject property at 3033 Dundas Street West is currently vacant lands. The site appears to have housed a one storey motel and two storey brick building at one time. The site has two driveway access off Dundas Street West.

The total site area is approximately 0.95 ha.

Surrounding properties/features are described as follows:

- Existing commercial building to the east.
- Existing retail/commercial space to the west; and
- Existing retirement home to the north.

The subject property is legally known as Part of Lot 12, Concession 1 North of Dundas Street, City of Mississauga, Regional Municipality of Peel.

Refer to enclosed Figure 1 Site Location Plan and reference plan by David B. Searles Surveying Ltd.

Figure 3-1 Site location

3.2 Geotechnical

HLV2K Engineering LIMITED was engaged by the Client to complete a geotechnical and Hydrogeological investigation with findings included in their report titled: “Geotechnical Investigation – “Proposed Office Building at 3033 Dundas Street West, Mississauga, Ontario”, dated February 28, 2022. Hydrogeological Investigation - “Proposed Office Building at 3033 Dundas Street West, Mississauga, Ontario”, dated March 09, 2022.

Based on the above reports, soil and groundwater conditions on the site are generally summarized as follows:

- Asphalt pavement and granular fill materials extending to approximately 0.9 to 1.0 mbgs.
- Native earth fill of Firm to Very Stiff silty clay silt till/ sand gravel to silty sand extending to approximately 7.7 to 9.1 mbgs.
- Highest Groundwater level was measured at 159.6m

Further detailed soils and groundwater information can be found in the aforementioned report.

4 Development Concept

The proposed development will include a future 12-storey residential tower on a common two-storey podium, office units at street-level, and two levels of underground parking. The remaining surface area will contain a driveway, and a mixture of hard and soft landscaping.

The proposed area being developed within the site is approximately 0.56 ha.

Proposed development/building details are summarized as follows:

Table 4-1 Development building details

TYPE	UNITS	GFA (m^2)
Tower (12-Storey)	**156**	**12,469**
• Future Residential	156	12,469
Podium	***N/A***	***1,065***
• Retail Space	*N/A*	*345*
• Medical Office Space	*N/A*	*477*
• Restaurant	*N/A*	*260*
TOTAL	***153***	***13,534***

The report and analysis herein are based on the assumption that the property will be full developed.

Refer to conceptual architectural plans by **H O U T A R C H I T E C T U R E** Architects in Appendix B, for further development details.

5 Design Criteria

City of Mississauga, Region of Peel and MECP design criteria has been applied (where applicable) to review the effect of the proposed development on existing municipal infrastructure and the requirements for new services.

Highlights of these standards and design parameters are outlined in the following sections:

5.1 Sanitary Drainage System

The applicable design criteria for design of sanitary sewage systems used in this report for the proposed development are noted below:

Equivalent Site Population (Region of Peel)

- Apartments/Highrise – 475 persons/ha; or
- Apartments/Highrise – 2.7 persons per unit, when population >475 persons/ha; and

- Medical – (Commercial) – 50 persons per hectare.

Domestic Sewage Flow Rate (Region of Peel)

- 302.8 L/c/day; or
- 0.013 m^3/sec minimum for populations less than 1000 persons (includes peaking factor, excludes infiltration, per Region Standard 2-9-2).

Infiltration (Region of Peel)

- An allowance of 0.0002 m^3/sec/ha; and
- 0.000028 m^3/sec/MH for maintenance hole allowance.

Design Flow (Region of Peel)

- The peak sanitary flow is calculated as follows:

  Average Water Consumption x Equivalent Population x M + Infiltration

  Where “M” is peaking factor based on Harmon’s formula:

  M = (1 + 14/ (4 + (P/1000) ^0.5))

New sanitary services connections will be designed to Region of Peel standards. The Manning’s equation will be used to calculate flow velocities and pipe capacities.

5.2 Storm Drainage System

Storm sewer services, flows and pipe sizes will be calculated using the Rational Method using the following City of Mississauga parameters:

- minimum inlet time – 15 minutes;
- City of Mississauga 10-year design storm: I = 1010/ (T.C. + 4.6) ^0.78 mm/hr., where t in hours;
- runoff coefficient:
  - commercial – 0.90;
  - asphalt, concrete – 0.90;
  - grassed areas, parkland – 0.25; and
  - development block – composite runoff coefficient based on specific site plan.

New storm sewer services will be designed to City of Mississauga standards. The Manning’s equation will be used to calculate flow velocities and pipe capacities.

For Stormwater management See report STORMWATER MANAGEMENT REPORT FOR 3033 DUNDAS STREET WEST, CITY OF MISSISSAUGA, STORMWATER MANAGEMENT PLAN UPDATE” prepared by Arcadis dated April 10, 2025.

5.3 Water Supply System

The applicable design parameters used to determine the adequacy of watermains is listed below:

Consumption Rate (Region of Peel)

- Residential (Typical)
  - 280 L/c/day
- Residential (Short-term for new developments)
  - 409 L/c/day

Peaking Factors (Region of Peel)

- Residential
  - Max day – 2.0
  - Peak hour – 3.0

Operating Pressures (Region of Peel)

- Maximum hour (peak rate) minimum delivery pressure at street level of 276 kilopascals (40 psi);
- Maximum delivery pressure at street level of 700 kilopascals (100 psi); and
- Pressure to exceed 138 kilopascals (20 psi) during maximum day plus fire flow condition.

New watermains and services will be designed to Region of Peel standards.

Preliminary Fire flows will be based on Fire Underwriters Method, Insurance Advisory Organization.

5.4 Utilities

All adjustments and new utility works, if required, will be co-ordinated with the respective utility companies according to their own in-house design standards. Utilities proposed within the municipal road allowances (if necessary) are subject to City/Region approval.

6 Existing and Proposed Services

The following sections provide a description of existing and proposed services.

Refer to drawing number C-101 Site Servicing Plan and C-100 Site Grading Plan in Appendix A for reference throughout this report.

6.1 Roads

6.1.1 Existing Roads Overview

Existing roads in the vicinity of the subject property include the following:

Dundas Street West:

- An approximate 26m wide asphalt pavement with concrete curbs, on an approximate 38m wide road allowance.
- Six vehicular traffic lanes (three westbound and three eastbound), with an additional center turning lane and sidewalks on both sides of the road.

Existing vehicular and pedestrian access to the sites are from driveways connecting to Dundas Street West.

6.1.2 Proposed Road Access

The proposed driveway connection and internal driveway will provide vehicular and pedestrian access to the proposed building development from Dundas Street West.

6.2 Sanitary Drainage System

6.2.1 Existing Sanitary Sewer Overview

Municipal sanitary sewers do not exist in the vicinity of the site. The nearest sewer is located at the intersection of Winston Churchill Blvd. and Dundas Street West. There is a 250mm diameter sanitary sewer on Dundas Street West and Winston Churchill Blvd.

6.2.2 Proposed Sanitary Sewer System

The proposed sanitary services are indicated on drawing C-104.

Table 1 - Post-development peak flow sanitary design sheets is located in Appendix D includes

Based on table 1 the development will have an anticipated peak sanitary discharge of 4.9 L/s.

The table included in Appendix D, also contains pipe capacity information for sizing and analysis of the existing service connection. As indicated, the proposed sanitary service connection is sufficient to convey the proposed flows.

A 200mm diameter service connection is proposed to convey anticipated sanitary flows from the proposed building. The existing sanitary sewer will be extended West along Dundas Street West, from the existing maintenance hole, at the intersection approximately 56.5m with a minimum pipe size of 250mm.

As a precautionary measure, sanitary backwater valves are recommended to be incorporated into the plumbing design to mitigate any potential sewage backup.

6.2.2.1 Municipal Sewer System

Based on the additional peak flows indicated above, the Region to review and advise if the municipal system can support the proposed additional flows.

6.3 Storm Drainage System

6.3.1 Existing Storm Sewer System

Municipal storm sewers exist across the road frontages of the site. These comprise the following:

- 900mm diameter storm sewers on Dundas Street West.

Based on the information received by the City and Region, there are no records of storm connections to the existing sites, although, given there is storm drainage infrastructure on the sites, it is assumed they discharge to the municipal sewer on Dundas Street west.

6.3.2 Proposed Storm Sewer System

The proposed and existing storm sewers and services are indicated on drawing C-104.

Considering the building for the proposed development encompasses most the property, part of the storm infrastructure will be located inside the building footprint with the remaining located within the exterior parking Lot areas.

A 300 mm diameter service connection is proposed to convey anticipated storm flows from the proposed development, with connection to the existing storm sewer on Dundas Street West. On site storage will be provided for stormwater attenuation. Considering stormwater management measures will be implemented in accordance with City guidelines, no adverse impacts to the municipal system are anticipated from a stormwater perspective, considering there are likely no stormwater controls in the existing conditions and proposed storm drainage will be controlled to below pre-development conditions.

Storm sewer sizing calculations are included in Appendix E.

Stormwater management is discussed in the section below.

6.3.3 Stormwater Management

For Stormwater management, see report STORMWATER MANAGEMENT REPORT, 3033 DUNDAS STREET WEST, CITY OF MISSISSAUGA “prepared by Arcadis dated April 10, 2025.

6.4 Water Supply System

6.4.1 Existing Water Overview

The site is situated within Peel Region pressure zone 2 and municipal water services exist across the road frontage of the site. These comprise the following:

- 400mm diameter watermain on Dundas Street West.

Based on the information received by the City and Region, the existing site is currently serviced by water services connecting to the Dundas Street West watermain.

Existing municipal hydrants are present along the Dundas Street West right of way for fire protection purposes.

Record drawings and mapping received from the municipalities are in Appendix C for reference purposes.

6.4.2 Proposed Water Supply System

Proposed and existing watermains and services are indicated on drawing C-101. Preliminary sizes are shown and will be coordinated with the mechanical consultant during detailed design.

Water supply for the proposed development will be from a new water service connection to the 400mm diameter main on Dundas Street West.

Necessary water infrastructure (backflow preventer, meters, check valves) are included as required to adhere with current Region of Peel standards.

6.4.2.1 Domestic Water Supply

Table 7 in Appendix F provides the average day, maximum day and peak hour domestic water demands for the proposed development, based on the Region of Peel average water consumption rates and peaking factors. As noted, the maximum day and peak hour domestic water consumption rates are estimated to be 3.778 L/s (226.7 L/min) and 5.667 L/s (340.0 L/min), respectively. The rates provided are based on proposed anticipated population, derived from Region of Peel density/equivalent population criteria. The Region's consumption rates of 280 L/c/day was used as noted to estimate the demands.

Considering the development is located in a well-developed area, it is anticipated that domestic water demands can be facilitated by the existing municipal distribution system. Based on the demands indicated above, the Region to review and advise if the municipal system can support the proposed domestic water demands.

6.4.2.2 Fire Flows

Table 8 in Appendix F provides the required fire flow approximation based on the Fire Underwriters Survey (FUS) Method calculation. The estimated required fire flow is 6,000 L/min (1,585 USGPM) based on estimated building floor area, anticipated use, construction type, exposure, and fire protection.

The estimated maximum day domestic water demand and fire flow for the site are as follows:

Table 6-1 Estimated Day Domestic Water Demand and Fire Flow

Water Supply	Flow Rate (L/min)	Flow Rate (USGPM)
Maximum Day Domestic Water Demand (see Table 3)	226.7	59.9
Estimated Fire Flow (see Table 4)	6,000	1,585.0
Total Max Day + Fire Flow (Rounded to the nearest L/min)	***6,227.6***	***1,644.9***

Considering the multiple municipal hydrants on Dundas Street East are tagged with blue nozzle caps, which based on NFPA 291, indicate the hydrants can deliver greater than 5,680 L/min (1500 gal/min), it is anticipated the municipal main is adequate for fire fighting purposes.

Based on the demands indicated above, the Region to review and advise if the municipal system can support the anticipated firefighting water demands.

Fire hydrant flow tests, if necessary, can be conducted in due course, during the approvals process and/or detailed design stage of the project.

As per normal building design practice, necessary building fire protection measures for the proposed building will be addressed during the detailed building design stage. At that time, appropriate fire protection measures will be included in the building design to meet building and fire code requirements based on actual available water supply and pressures.

6.5 Utilities

6.5.1 Existing Utility Overview

The subject site is situated in an area containing well developed municipal infrastructure. Anticipated existing utilities in vicinity of the site include, but not limited to: telephone communications, natural gas systems, hydro-electric systems, and cable communications.

6.5.2 Proposed Utility Supply

All applicable utility companies will be consulted on the extension of their plant to service the new building development and/or advised of any potential relocation that may be required to facilitate the development, as the project evolves into the detailed building design stage.

7 Foundation Drainage

Foundation drainage strategy for the proposed development will be determined during the later stages of the design as the project progresses and following recommendations from the hydrogeological consultant, along with other building related consultants (structural/mechanical).

8 Conclusions

The subject site is situated in an area containing well developed municipal infrastructure comprising municipal roads, services, and utilities.

The information herein demonstrates the proposed development may be serviced by connections to the existing municipal services and utilities; and the existing municipal infrastructure can support the proposed development, pending confirmation from the Region of Peel relating to water and sanitary service.

9 Recommendations

The proposed development be serviced based on the recommendations and drawings provided herein.

Respectfully submitted,

Arcadis Professional Services (Canada) Inc.

_____

Angelo Covello, P. Eng.
Principal – Sr. Practice Lead, Civil Engineering

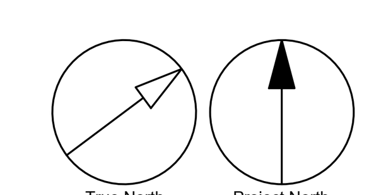
Appendix A

Appendix A – Civil Plans

NOT FOR CONSTRUCTION

LEGEND

- CLEARING AND GRUBBING
- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED
- EXISTING STRUCTURE TO BE REMOVED
- CONCRETE CURB TO BE REMOVED



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ISSUES

No.	DESCRIPTION	DATE
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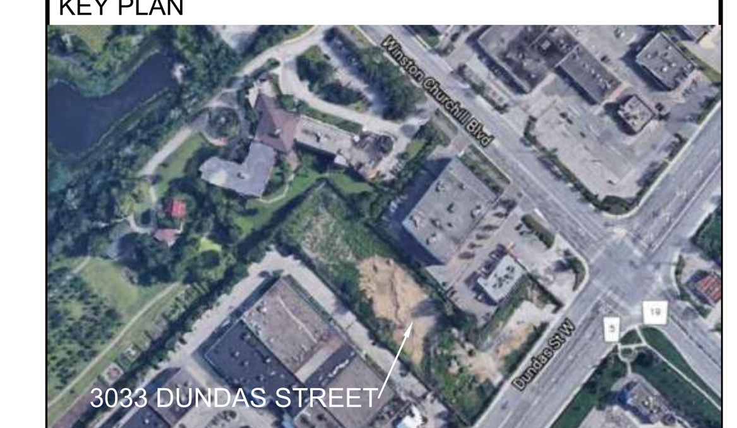
KEY PLAN



CONSULTANTS

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LICENSED PROFESSIONAL ENGINEER
A. COVELLO
APRIL 10, 2025
PROVINCE OF ONTARIO

PRIME CONSULTANT

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PROJECT

3033 DUNDAS STREET WEST

PROJECT NO: 136987	
DRAWN BY: **K.Y.**	CHECKED BY: **G.M.**
PROJECT MGR: **A.C.**	APPROVED BY: **A.C.**

SHEET TITLE

REMOVALS PLAN

SHEET NUMBER	ISSUE
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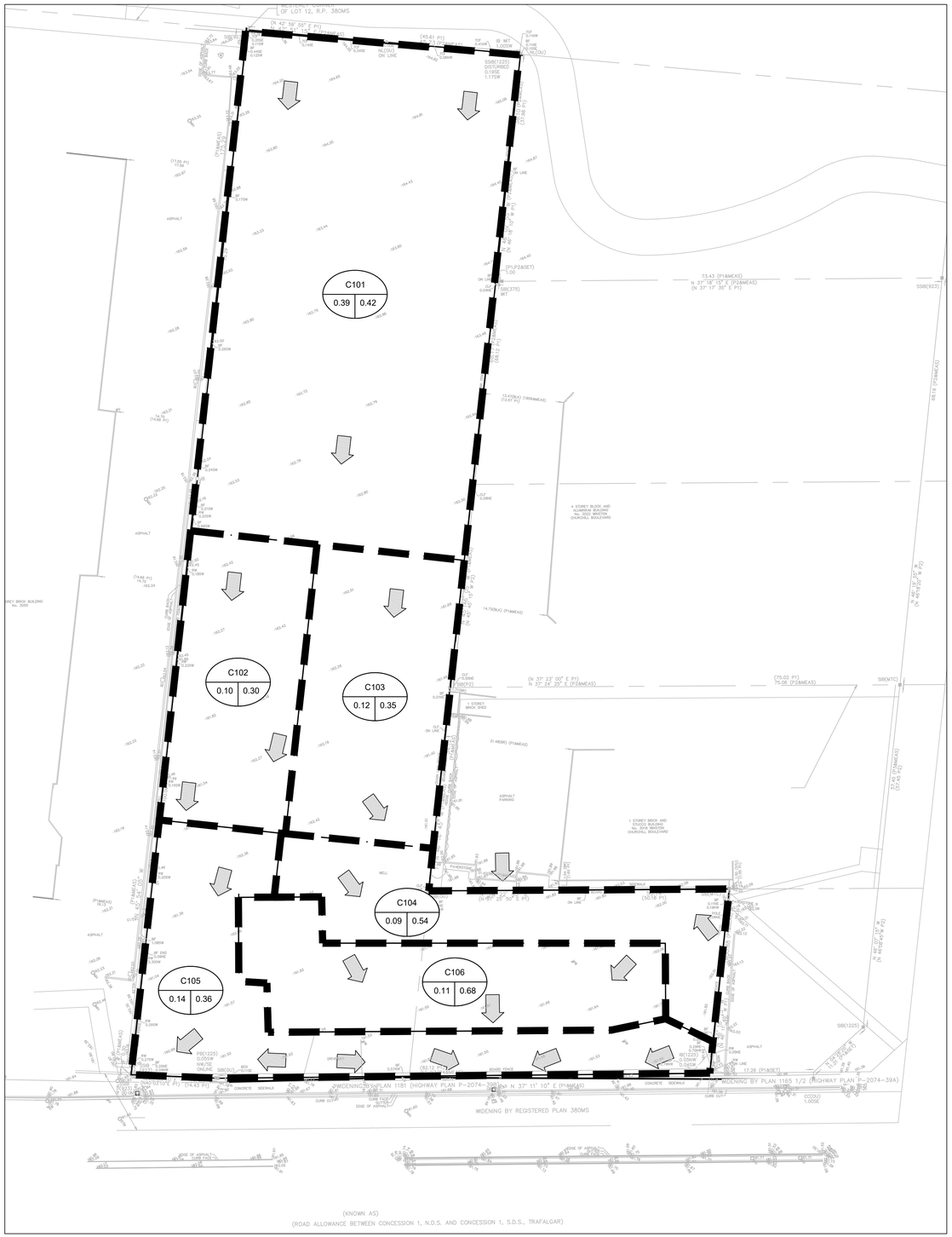

LEGEND

- PROPERTY LINE
- CATCHMENT BOUNDARIES
- 100 — DRAINAGE AREA NUMBER
- 0.55 | 0.70 — RUNOFF COEFFICIENT
- DRAINAGE AREA (ha)
- OVERLAND FLOW ROUTE

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True North | Project North

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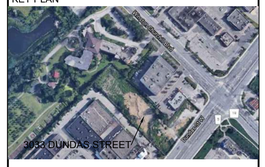

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DRAWN BY: **K.Y.**	CHECKED BY: **G.M.**
PROJECT MGR: **A.C.**	APPROVED BY: **A.C.**

SHEET TITLE

EXISTING DRAINAGE AREA PLAN

SHEET NUMBER	ISSUE
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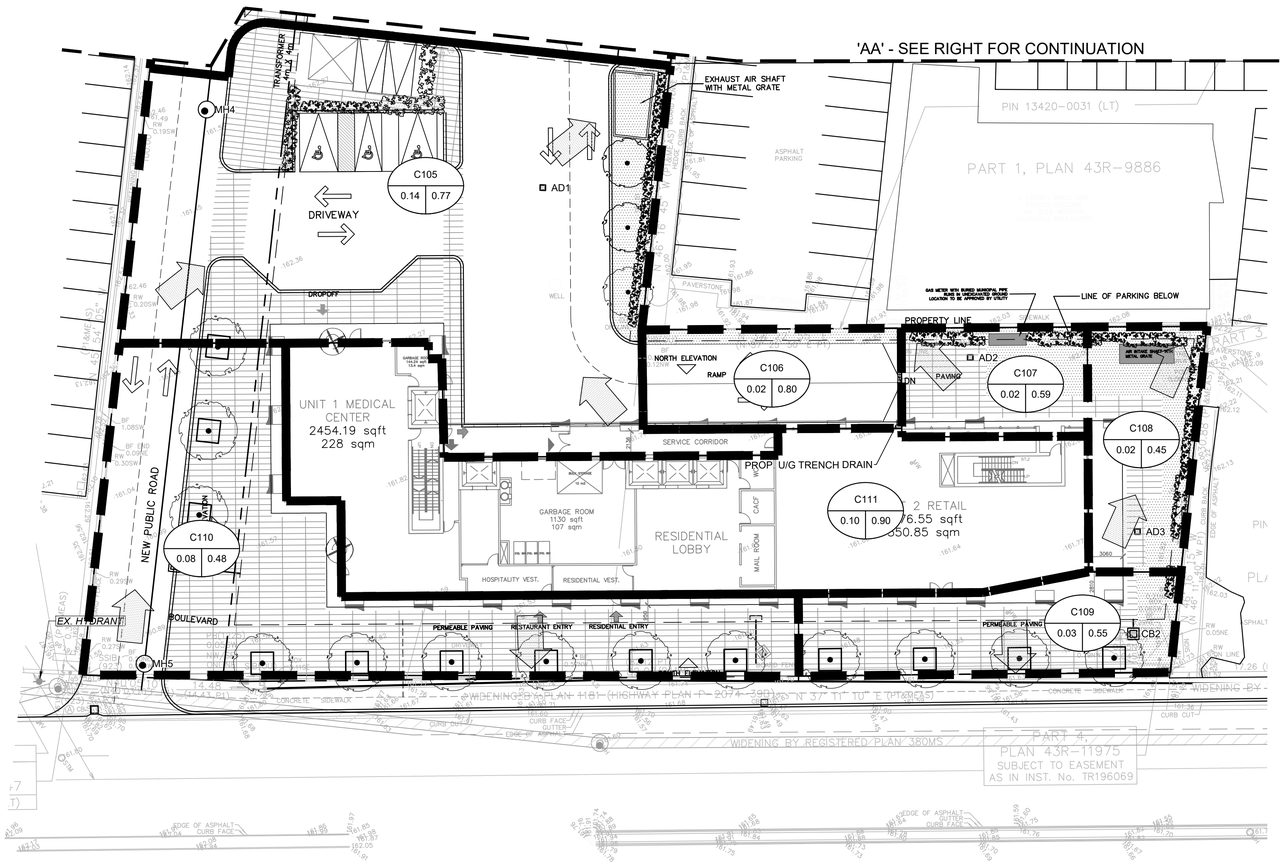
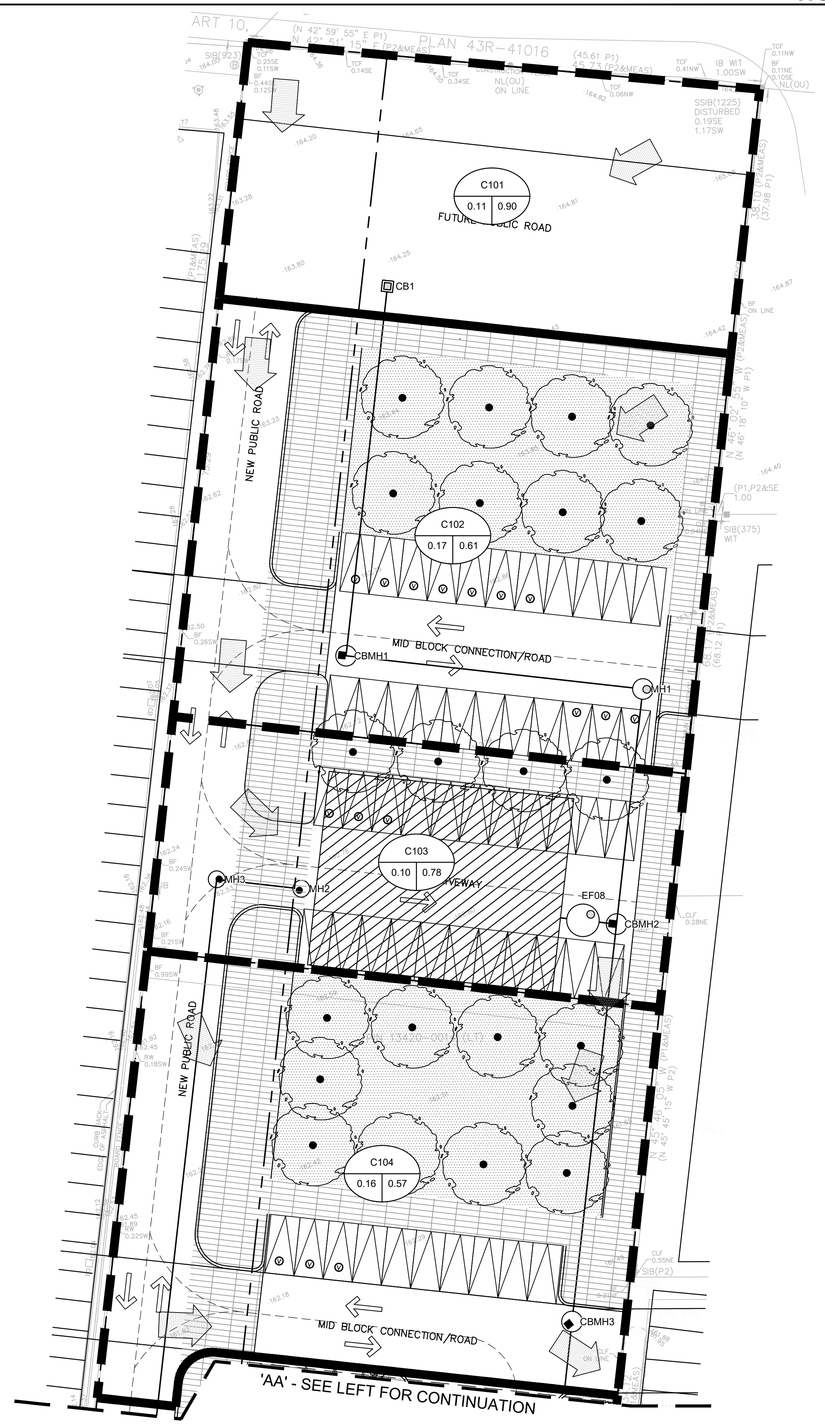
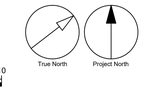
- CATCHMENT BOUNDARIES
- 100 / 0.55 | 0.70 — DRAINAGE AREA NUMBER / RUNOFF COEFFICIENT / DRAINAGE AREA (ha)
- OVERLAND FLOW ROUTE







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DRAWN BY:	CHECKED BY:
K.Y.	**G.M.**
PROJECT MGR:	APPROVED BY:
A.C.	**A.C.**

SHEET TITLE

PROPOSED DRAINAGE AREA PLAN

SHEET NUMBER	ISSUE
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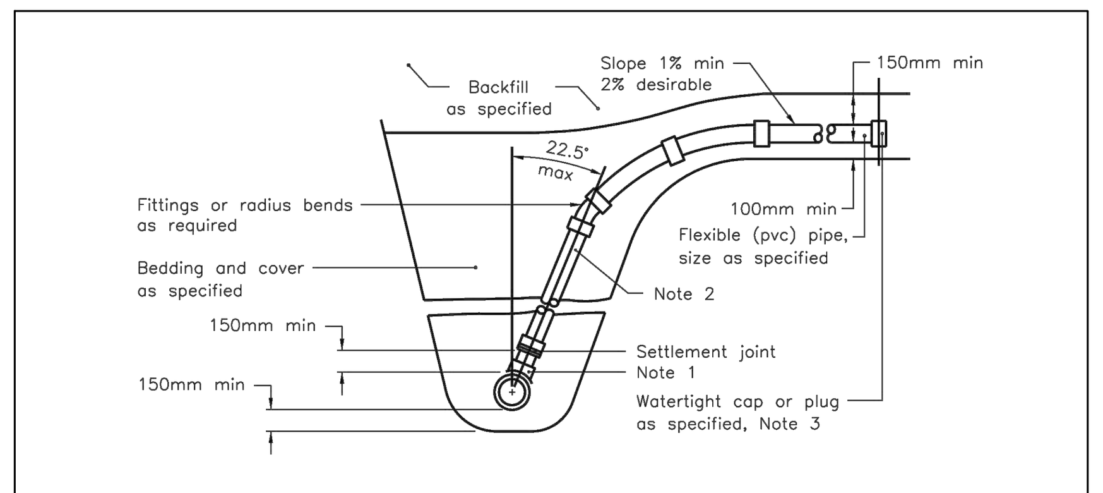
NOT FOR CONSTRUCTION

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING ENTRANCE
- PROPOSED STORM CATCHBASIN-MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED DOUBLE CATCHBASIN
- PROPOSED HYDRANT & VALVE
- PROPOSED VALVE CHAMBER
- PROPOSED SANITARY MANHOLE
- EXISTING STORM DOUBLE CATCHBASIN-MANHOLE
- EXISTING STORM CATCHBASIN-MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCHBASIN
- EXISTING DOUBLE CATCHBASIN
- EXISTING FIRE HYDRANT
- EXISTING VALVE CHAMBER
- EXISTING SANITARY MANHOLE
- EXISTING STM
- EXISTING SAN
- EXISTING WATER
- PROPOSED STM
- PROPOSED SAN
- PROPOSED WATER
- STORMWATER DETENTION SYSTEM

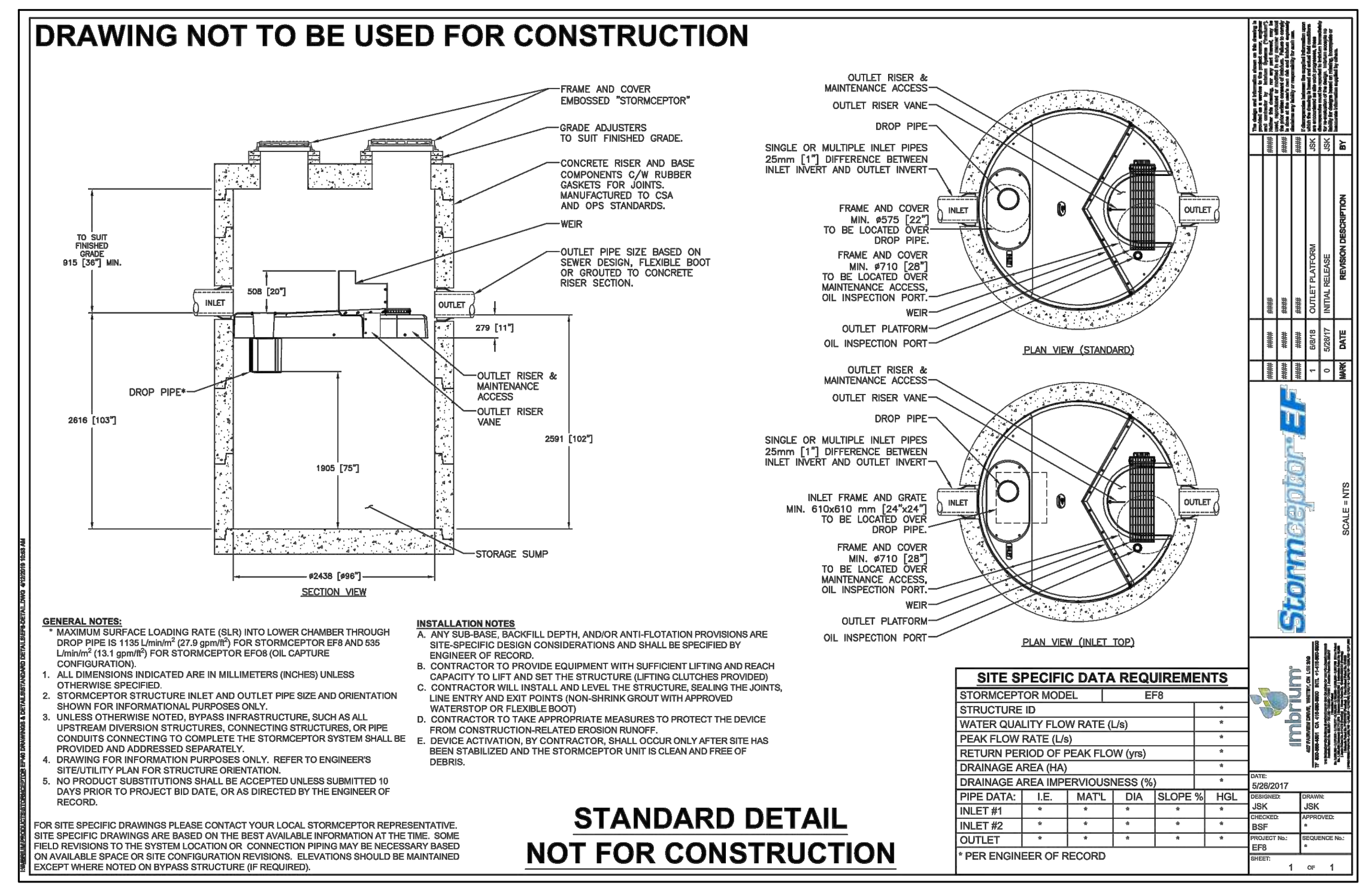
REFER TO C-106 FOR ALL GENERAL SERVICING NOTES

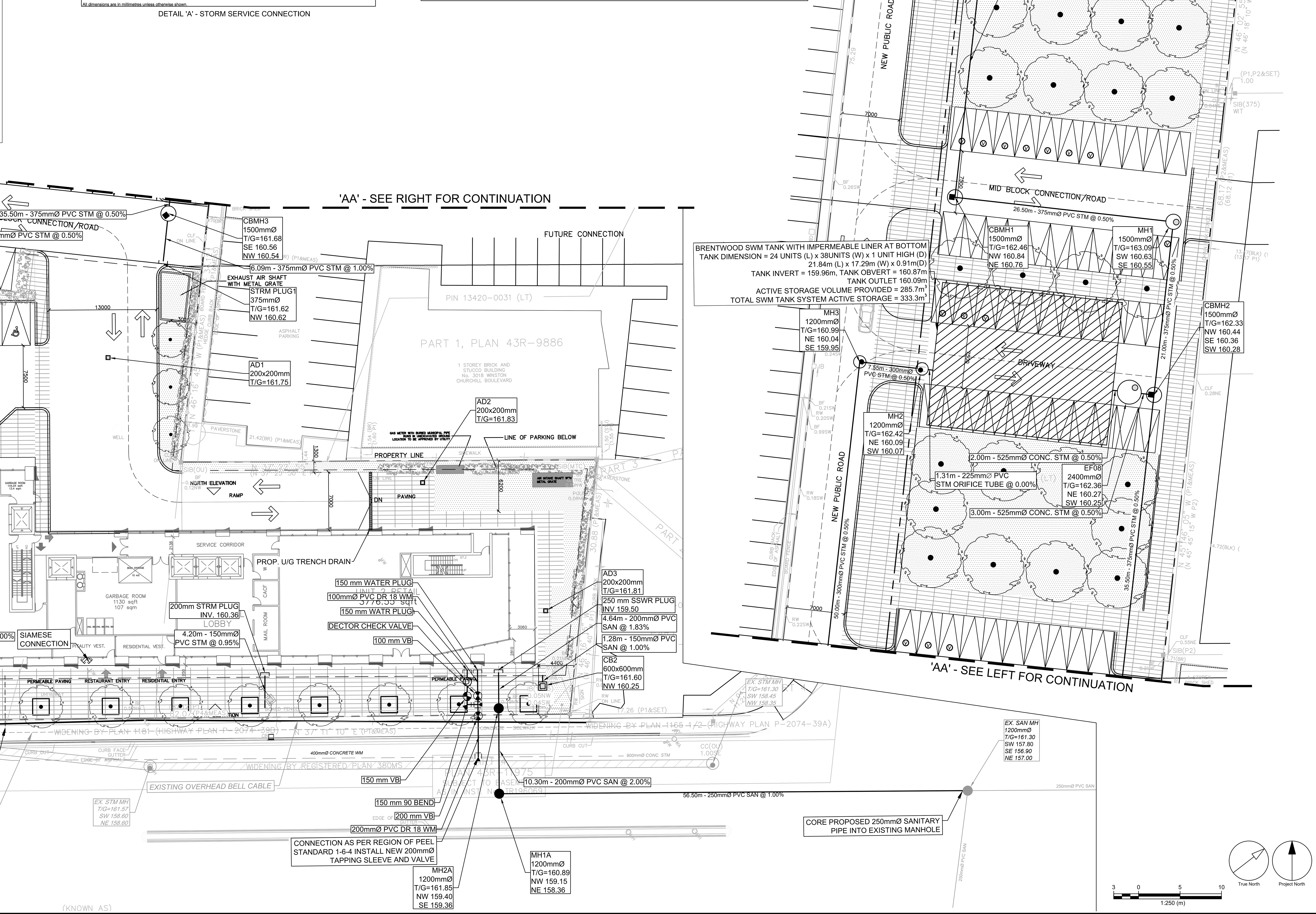


CONNECTION WITH VERTICAL RISER

NOTES:
1 Sewer service connections to the main pipe sewer shall be made using factory made tees, strap-on-saddles, or other approved saddles.
2 Vertical risers shall be as specified.
3 For sewer service connections, cap or plug at property line shall be adequately braced.
A Maintenance holes shall be used at the main sewer pipe to connect sewer service connection of size greater or equal to half size of the sewer main pipe.
B For new construction, saddles shall be installed on the main pipe before that pipe is laid.
C Approved cut-in tool shall be used for field made connections.
D All dimensions are in millimetres unless otherwise shown.
All dimensions are in millimetres unless otherwise shown.

DETAIL 'A' - STORM SERVICE CONNECTION





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SHEET TITLE

SITE SERVICING PLAN

SHEET NUMBER	ISSUE
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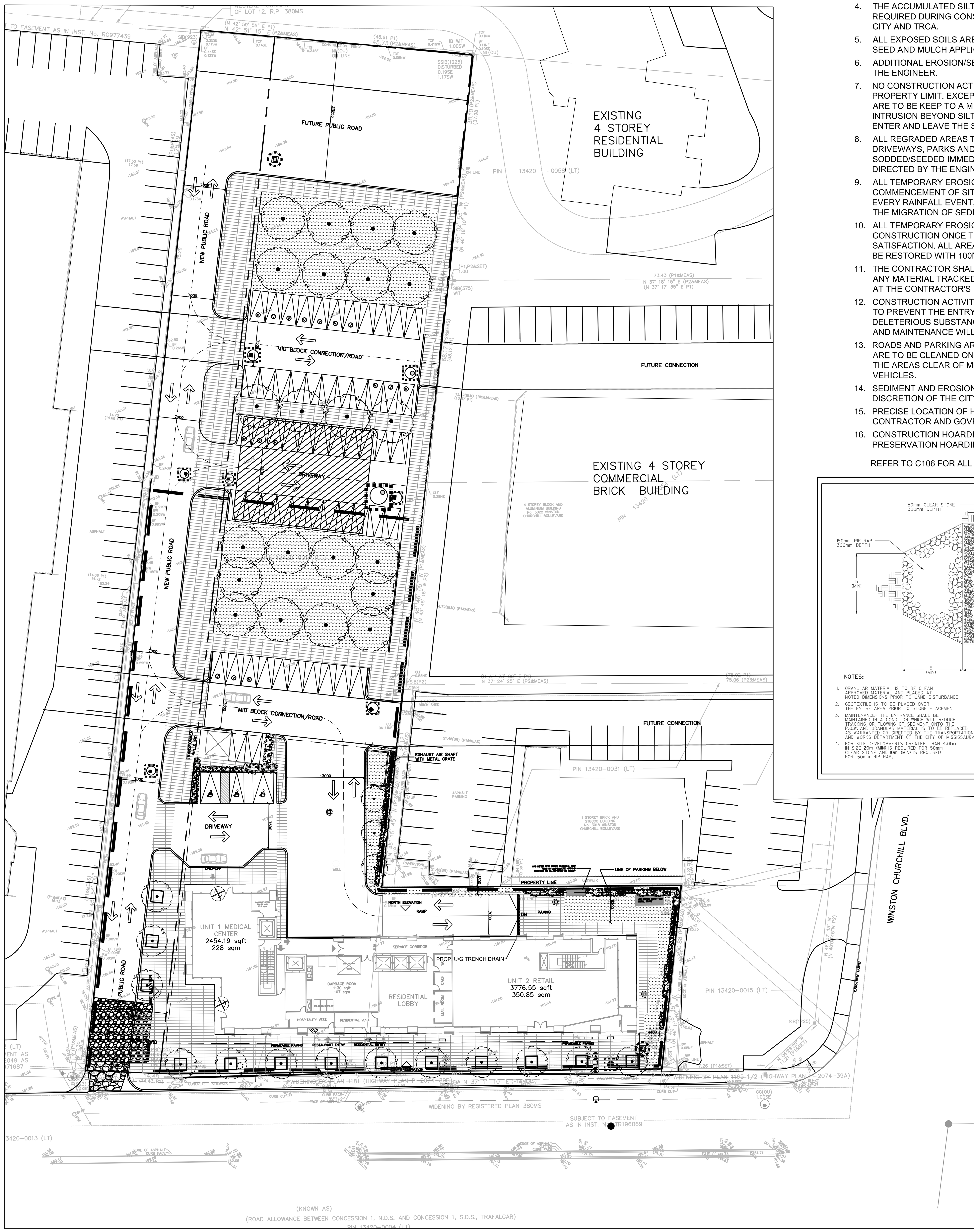
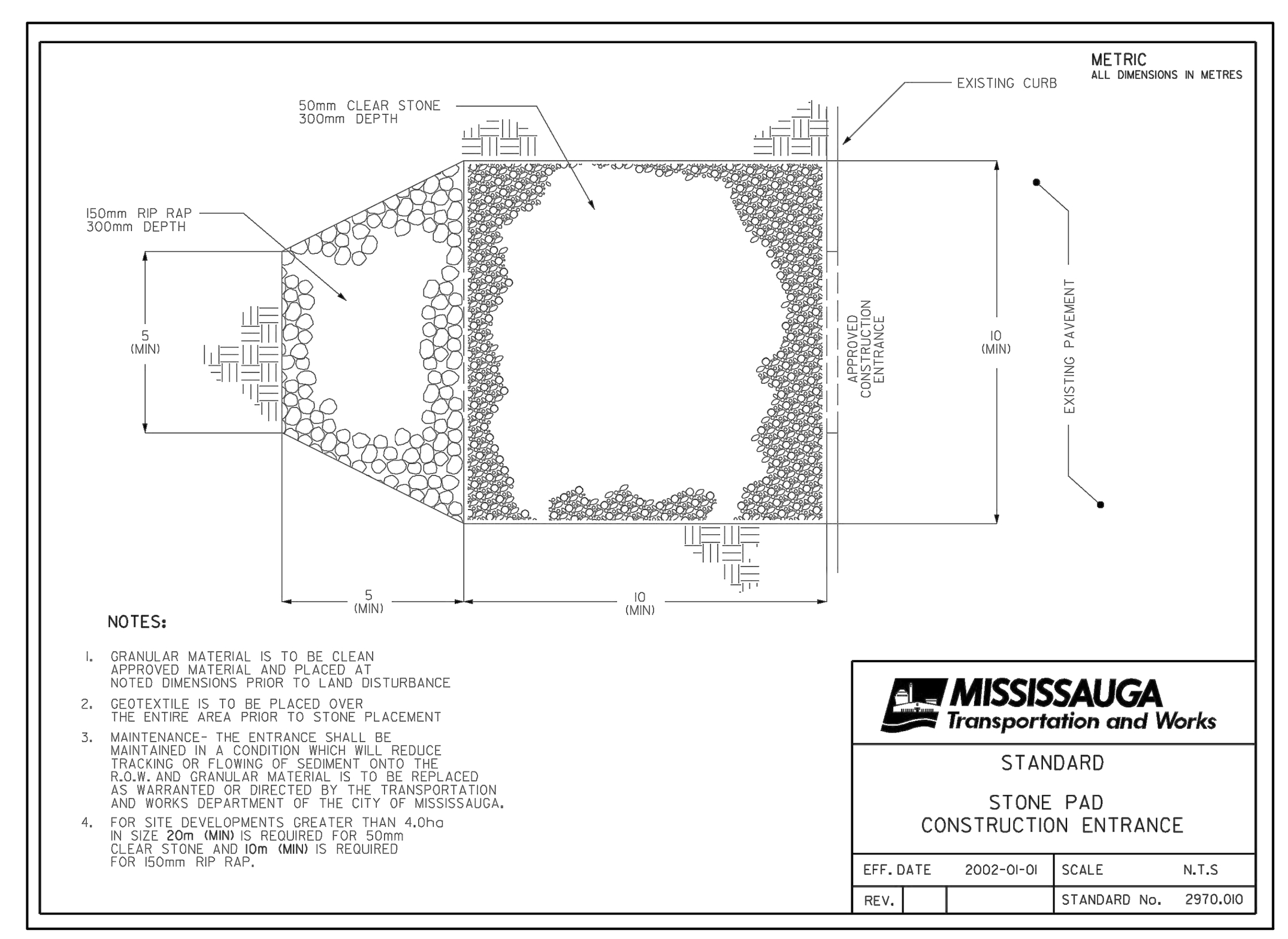


GENERAL NOTES FOR EROSION AND SEDIMENT CONTROL

1. INSTALL SILT FENCE AT THE DOWNSLOPE SIDE OF DISTURBED AREAS AND SNOW FENCE ALONG PERIMETER OF THE DEVELOPMENT SITE, PRIOR TO THE START OF CONSTRUCTION.
2. STOCKPILE TOPSOIL AT DESIGNATED LOCATIONS. STOCKPILES WILL BE CONTAINED BY SILT FENCES ON THE DOWNSLOPE SIDE.
3. TEMPORARY SWALES WITH CHECK DAMS ARE TO BE CONSTRUCTED PRIOR TO THE BEGINNING OF SITE GRADING.
4. THE ACCUMULATED SILT SHALL BE REMOVED FROM ALL SEDIMENT CONTROL DEVICES AS REQUIRED DURING CONSTRUCTION AND DISPOSED IN THE LOCATIONS APPROVED BY THE CITY AND TRCA.
5. ALL EXPOSED SOILS ARE TO BE STABILIZED AND VEGETATED AS SOON AS POSSIBLE USING SEED AND MULCH APPLICATION ON 100MM OF TOPSOIL, AS DIRECTED BY THE ENGINEER.
6. ADDITIONAL EROSION/SEDIMENT CONTROLS MAY BE REQUIRED ON SITE AS DETERMINED BY THE ENGINEER.
7. NO CONSTRUCTION ACTIVITY/MACHINERY SHALL INTRUDE BEYOND THE SILT/SNOW FENCE OR PROPERTY LIMIT. EXCEPT, WHERE NECESSARY TO COMPLETE THE WORKS. ALL INTRUSIONS ARE TO BE KEEP TO A MINIMUM AND MUST BE APPROVED WITH THE ENGINEER PRIOR TO INTRUSION BEYOND SILT FENCE/PROPERTY LIMITS. ALL CONSTRUCTION VEHICLES SHALL ENTER AND LEAVE THE SITE VIA DESIGNATED ENTRANCES.
8. ALL REGRADED AREAS THAT ARE NOT OCCUPIED BY DWELLINGS, ROADS, SIDEWALKS, DRIVEWAYS, PARKS AND OTHER SERVICES SHALL BE COVERED BY 100MM TOPSOIL, AND SODDED/SEEDED IMMEDIATELY AFTER COMPLETION OF FINAL GRADING OPERATIONS, AS DIRECTED BY THE ENGINEER.
9. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE GRADING, MUST BE INSPECTED ON A REGULAR BASIS AND AFTER EVERY RAINFALL EVENT, AND MUST BE CLEANED AND MAINTAINED AS REQUIRED TO PREVENT THE MIGRATION OF SEDIMENT FROM THE SITE.
10. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS MUST BE REMOVED AFTER CONSTRUCTION ONCE THE DEVELOPMENT SITE HAS BEEN STABILIZED TO THE CITY'S SATISFACTION. ALL AREAS DISTURBED BY EROSION OR SEDIMENT CONTROL DEVICES ARE TO BE RESTORED WITH 100MM TOPSOIL AND SODDED/SEEDED AFTER CONSTRUCTION.
11. THE CONTRACTOR SHALL KEEP PUBLIC ROADWAYS FREE OF DEBRIS DURING CONSTRUCTION. ANY MATERIAL TRACKED FROM THE SITE SHALL BE PROMPTLY REMOVED FROM ROADWAYS AT THE CONTRACTOR'S EXPENSES.
12. CONSTRUCTION ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCE INTO THE EXISTING WATERCOURSE(S). VEHICULAR REFUELING AND MAINTENANCE WILL BE CONDUCTED 30 METERS FROM EXISTING WATERCOURSE.
13. ROADS AND PARKING AREAS IN PROXIMITY TO THE IMPACTED AREAS/CONSTRUCTION ZONE ARE TO BE CLEANED ON A CONTINUOUS BASIS DURING CONSTRUCTION IN ORDER TO KEEP THE AREAS CLEAR OF MUD, DUST AND OTHER MATERIAL, RESULTING FROM CONSTRUCTION VEHICLES.
14. SEDIMENT AND EROSION CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF MISSISSAUGA OR REGION OF PEEL SITE INSPECTOR.
15. PRECISE LOCATION OF HOARDING TO BE DETERMINED IN CONSULTATION WITH THE CONTRACTOR AND GOVERNING AGENCIES
16. CONSTRUCTION HOARDING TO BE IN ACCORDANCE WITH CITY OF MISSISSAUGA STD. TREE PRESERVATION HOARDING

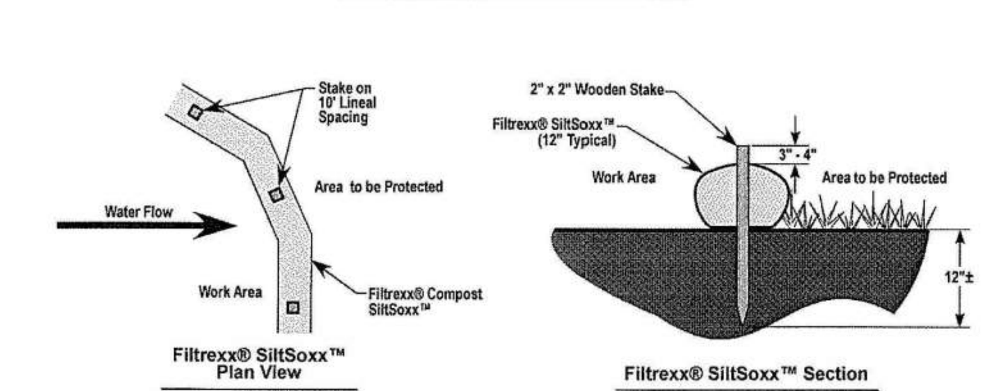
REFER TO C106 FOR ALL GENERAL NOTES



LEGEND

- PROPERTY LINE
- PROPOSED BUILDING ENTRANCE
- PROPOSED STORM CATCHBASIN-MANHOLE WITH SEDIMENT PROTECTION
- PROPOSED STORM MANHOLE WITH SEDIMENT PROTECTION
- PROPOSED STORM CATCHBASIN/AREA DRAIN WITH SEDIMENT PROTECTION
- PROPOSED HYDRANT & VALVE
- PROPOSED VALVE CHAMBER
- PROPOSED SANITARY MANHOLE WITH SEDIMENT PROTECTION
- EXISTING STORM CATCHBASIN-MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCHBASIN
- EXISTING DOUBLE CATCHBASIN
- EXISTING FIRE HYDRANT
- EXISTING VALVE CHAMBER
- EXISTING SANITARY MANHOLE
- SILT/WATTLE FENCE
- STABILIZED CONSTRUCTION ENTRANCE (SCE)
- STORMWATER DETENTION SYSTEM

Filtrexx® SiltSoxx™ Details



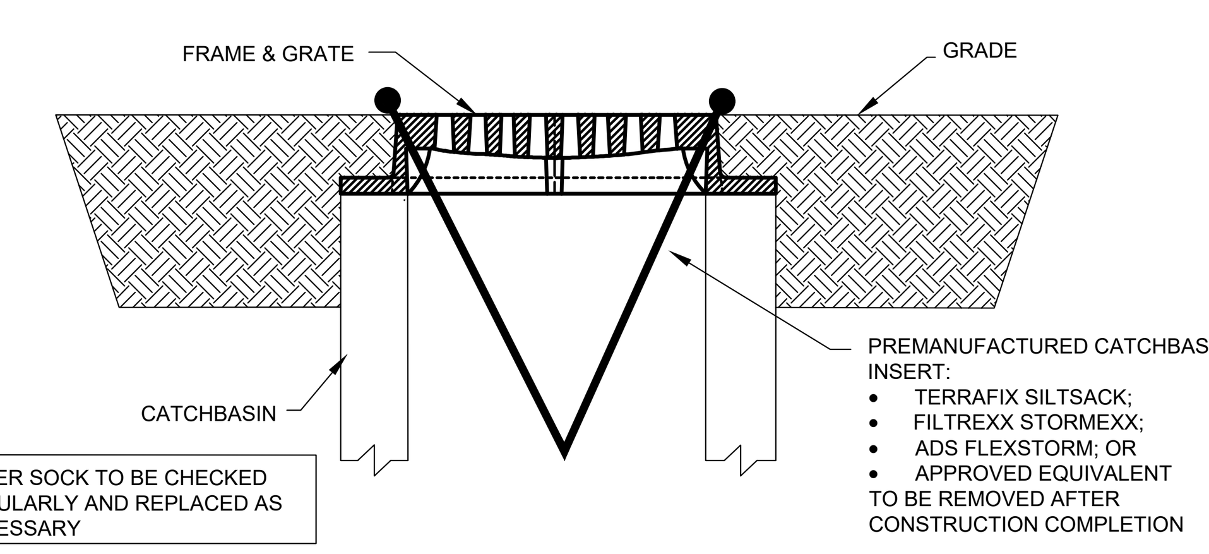
Notes:
1. All material to meet Filtrexx® specifications.
2. SiltSoxx™ compost/jsoil/rock/seed fill to meet application requirements.
3. SiltSoxx™ depicted is for minimum slopes. Greater slopes may require larger socks per the Engineer.
4. Compost material to be dispersed on site, as determined by Engineer.

Slope Percent	Maximum Slope Length Above SiltSoxx™ in Feet (meters)*				
	8 in (200 mm) SiltSoxx™	12 in (300 mm) SiltSoxx™	18 in (450 mm) SiltSoxx™	24 in (600mm) SiltSoxx™	32 in (800mm) SiltSoxx™
	7 in (175 mm)**	10 in (250 mm) **	15 in (375 mm) **	20 in (500 mm) **	26 in (650 mm) **
2 (or less)	600 (180)	750 (225)	1000 (300)	1300 (400)	1650 (500)
5	400 (120)	500 (150)	550 (165)	650 (200)	750 (225)
10	200 (60)	250 (75)	300 (90)	400 (120)	500 (150)
15	140 (40)	170 (50)	200 (60)	325 (100)	450 (140)
20	100 (30)	125 (38)	140 (42)	260 (80)	400 (120)
25	80 (24)	100 (30)	110 (33)	200 (60)	275 (85)
30	60 (18)	75 (23)	90 (27)	130 (40)	200 (60)
35	60 (18)	75 (23)	80 (24)	115 (35)	150 (45)
40	60 (18)	75 (23)	80 (24)	100 (30)	125 (38)
45	40 (12)	50 (15)	60 (18)	80 (24)	100 (30)
50	40 (12)	50 (15)	55 (17)	65 (20)	75 (23)

*Based on a failure point of 36 in (0.9 m) super silt fence (wire reinforced) at 1000 ft (303 m) of slope, watershed width equivalent to receiving length of sediment control device, 1 in/ 24 hr (25 mm/24 hr) rain event. **Effective height of Silt Soxx™ after installation and with constant head from runoff as determined by Ohio State University.

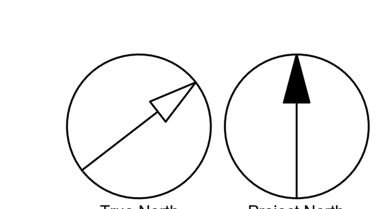
DETAIL 1: FILTREXX SILT WATTLE

N.T.S.



DETAIL 2: CATCHBASIN SEDIMENT PROTECTION

N.T.S.



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1:400 (m)

CLIENT

CANADIAN PLANNING AND DEVELOPMENT CONSULTANTS

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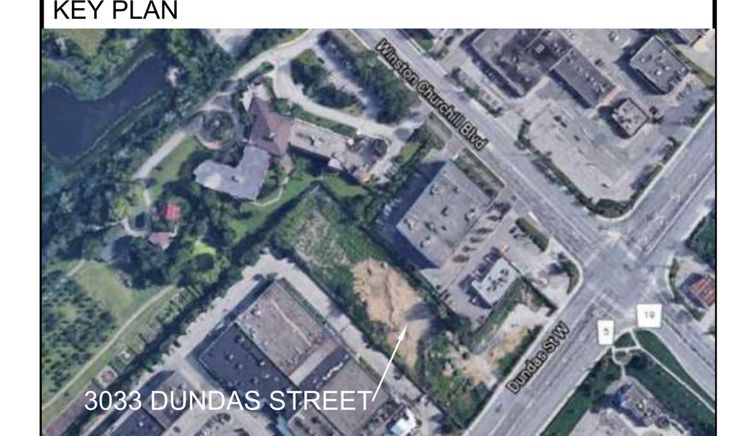
ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR RE-ZONING	APRIL 10, 2025

KEY PLAN



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SEAL

PRIME CONSULTANT

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PROJECT

3033 DUNDAS STREET WEST

PROJECT NO: 136987	
DRAWN BY: K.Y.	CHECKED BY: G.M.
PROJECT MGR: A.C.	APPROVED BY: A.C.

SHEET TITLE

EROSION SEDIMENT CONTROL PLAN

SHEET NUMBER	ISSUE
C-105	1

File Location: J:\136987_3033Dundas\7.0_Production\7.03_Design\04_Civil\Sheets\C-105-ESC.dwg Last Saved: April 9, 2025, by yuank3078 Plotted: April 11, 2025 6:06:24 AM by Covello, Angelo

SERVICING NOTES
UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE FOLLOWING REQUIREMENTS SHALL APPLY TO THIS PROJECT:

A. GENERAL

1. FOR DIMENSIONS AND DETAILS NOT SHOWN, SEE STANDARD DRAWINGS REFERRED TO ON THESE DRAWINGS.
2. ALL DIMENSIONS TO BE CHECKED BY THE CONTRACTOR FOR ACCURACY PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
3. ALL CONSTRUCTION INDICATED THUS ---- IS BY OTHERS UNLESS OTHERWISE NOTED.
4. ALL TIES ARE TO BE TAKEN TO THE CENTRE OF MANHOLES.
5. ALL TRENCHING TO BE DONE IN ACCORDANCE WITH "THE OCCUPATIONAL HEALTH & SAFETY ACT".
6. ALL RECONSTRUCTION, RESTORATION AND RELOCATION TO BE TO THE SATISFACTION OF THE COMMISSIONER OF PUBLIC WORKS, OR DIRECTOR OF INFRASTRUCTURE THROUGHOUT.
7. FOR STORM SEWERS, CLASS B SEWER TRENCH BEDDING IS TO BE USED AS PER CITY STANDARD 2112.080. SEWER BEDDING AND COVER MATERIAL SHALL CONFORM WITH CITY STANDARD 2112.090 AND 2112.100 RESPECTIVELY. IF WATER IS PRESENT IN THE TRENCH EXCAVATION, THEN 19mm CLEAR STONE OR 6mm WASHED CRUSHED GRAVEL IS TO BE USED FOR BEDDING IN ACCORDANCE WITH CITY STANDARDS 2112.110, RESPECTIVELY.
8. WHERE WET OF SOFT TRENCH SUB-GRADE CONDITIONS ARE ENCOUNTERED, FURTHER ON-SITE GEOTECHNICAL ASSESSMENT MAY BE REQUIRED TO DETERMINE OR RE-EXAMINE THE APPROPRIATE BEDDING IN ORDER TO STABILIZE THE SUB-GRADE FOR SEWER CONSTRUCTION (ie: INCREASE IN BEDDING THICKNESS; STONE IMMERSION TECHNIQUES; LEAK PROOFING OR WRAPPING OF SEWER PIPE JOINTS; CLASS A BEDDING; ETC.).
9. TRENCH BACKFILLING SHALL COMPLY WITH THE CITY'S ENGINEERING POLICY STATEMENT. WHERE THE EXCAVATED INORGANIC NATIVE SUBSOIL IS USED FOR TRENCH BACKFILLING, THE BACKFILL SHOULD BE PLACED IN MAXIMUM 200mm THICK LAYERS, AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 2% OF OPTIMUM MOISTURE CONTENT.

   THE TOP 1000mm OF THE SUB-GRADE IS TO BE COMPACTED TO A MINIMUM OF 98% OF STANDARD PROCTOR DENSITY 2 TO 3% DRIER THAN OPTIMUM MOISTURE CONTENT.
10. SAND BACKFILL IS REQUIRED ADJACENT TO MANHOLES, CATCHBASINS AND SERVICE CONNECTIONS.
11. CONTRACTOR TO REMAIN ON SPECIFIED TRUCK ROUTE DURING CONSTRUCTION. THIS ROUTE IS TO BE VERIFIED WITH THE ENGINEER BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
12. PROVIDE PROTECTION TO CONTROL MONUMENTS.
13. DESIGN AND INSPECT SHORING, BRACING, AND UNDERPINNING REQUIRED FOR WORK.
14. REMOVAL OF EXISTING PIPE, STRUCTURE AND APPURTENANCES SHALL INCLUDE OFF SITE DISPOSAL.
15. CONTRACTOR TO SUPPLY ENGINEER WITH ALL UNDERGROUND STORM, SANITARY AND WATERMAIN "AS-BUILT" INFORMATION INCLUDING TOP OF APPURTENANCES.
16. ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT CITY OF MISSISSAUGA AND/OR PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
17. ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
18. THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.
19. AT THE ENTRANCE TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
20. ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE IS TO SUIT AS FOLLOWS:

    A) FOR ALL SINGLE FAMILY RESIDENTIAL PROPERTIES INCLUDING ON STREET TOWNHOUSES, ALL CURBING IS TO STOP AT THE PROPERTY LIMIT OR THE BACK OF THE MUNICIPAL SIDEWALK, WHICHEVER IS APPLICABLE, OR,

    B) FOR ALL OTHER PROPOSALS INCLUDING INDUSTRIAL, COMMERCIAL AND CONDOMINIUM DEVELOPMENTS, ALL ENTRANCE TO THE SITE ARE TO BE IN ACCORDANCE WITH O.P.S.D. 350.010.
21. ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE IN ACCORDANCE WITH CURRENT MUNICIPAL AND PROVINCIAL POLICIES.
22. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS NECESSITATED BY THE SITE PLAN.
23. PIPE INSULATION PER REGION OF PEEL STD. 1-5-8 (NO INSULATION ON BOTTOM SIDE OF PIPE REQUIRED).
24. CONTRACTOR RESPONSIBLE TO RESTORE ALL AREAS DAMAGED DUE TO CONSTRUCTION ACTIVITIES, TO ORIGINAL CONDITION OR BETTER.

B. STORM SEWERS (CITY OF MISSISSAUGA)

1. ALL STORM SEWERS SHALL BE IN ACCORDANCE WITH THE CITY OF MISSISSAUGA SPECIFICATIONS AND DETAILS FOR STORM SEWERS.
2. ALL CONCRETE SEWER PIPE UP TO AND INCLUDING 375 mm DIAMETER SHALL BE EQUAL TO C.S.A. SPECIFICATION A251.1, CLASS 3, OR LATEST AMENDMENT.
3. ALL CONCRETE SEWER PIPE 450 mm TO 600 mm DIAMETER SHALL BE EQUAL TO C.S.A. SPECIFICATION A257.2, CLASS 65, OR LATEST AMENDMENT.
4. ALL CONCRETE SEWER PIPE 675 mm DIAMETER AND OVER SHALL BE EQUAL TO C.S.A. SPECIFICATION A257.2, CLASS 50, ON LATEST AMENDMENT OR AS SPECIFIED ON DRAWINGS.
5. ALL ROYAL KOR-FLO RIBBED SEWER PIPE SHALL BE EQUAL TO C.S.A. SPECIFICATION B-182.1-02 AND A.S.T.M. SPECIFICATIONS D-3034-00 AND D-3212-96A(2003) OR LATEST AMENDMENT, UNLESS OTHERWISE NOTED.
6. ALL CATCHBASIN LEADS SHALL BE FITTED WITH APPROVED RUBBER GASKET JOINTS.
7. ALL BACKFILL FOR SEWERS, WATERMAINS AND UTILITIES WITHIN THE ROAD ALLOWANCE MUST BE MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY.
8. ALL STORM SEWERS SHALL BE CONSTRUCTED WITH BEDDING IN ACCORDANCE WITH CITY STD. 2112.080 CLASS 'B', UNLESS OTHERWISE NOTED.
9. IF THE ACTUAL TRENCH WIDTH EXCEEDS THE DESIGN WIDTH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED TO SUPPLY ADDITIONAL BEDDING AND/OR HIGHER CLASS PIPE INCLUDING ALSO THE CONSULTANT COSTS TO REDESIGN AND OBTAIN MUNICIPAL APPROVAL.
10. ALL SEWERS WITH GRADES OF 0.60% OR LESS TO BE CONSTRUCTED WITH LASER AND INSTRUMENT CHECKED PRIOR TO BACKFILLING.
11. WHERE CATCHBASINS ARE LOCATED ON BACKFILLED MATERIAL DUE TO SEWER CONSTRUCTION, SUCH MATERIAL TO BE REPLACED WITH 15 MPa CONCRETE TO SOLID GROUND.
12. SINGLE STREET CATCHBASINS TO BE OPSD 705.010 WITH OPSD. FRAME AND GRATE AS PER OPSD. 704.010. LEAD TO BE 250mm DIA. OR AS SPECIFIED.
13. DOUBLE STREET CATCHBASINS TO BE OPSD 705.020 WITH OPSD. FRAME AND GRATE AS PER OPSD. 704.010. LEAD TO BE 300mm DIA. OR AS SPECIFIED.
14. ALL STORM MANHOLES TO BE AS PER OPSD 701.010, 701.011, 701.012 AND 701.013.
15. ALL MANHOLES TO BE BENCHED THROUGHOUT TO THE OBVERT OF ALL PIPES ON A VERTICAL PROJECTION FROM SPRINGLINE, EXCEPT AS OTHERWISE NOTED.
16. ALL STORM MANHOLES TO HAVE OPSD. 401.010 COVERS.
17. HALF BULKHEADS TO BE INSTALLED IN STORM SEWER OUTLET MANHOLES PRIOR TO CONSTRUCTION AND MAINTAINED TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.

C. NOTES FOR REGION OF PEEL

1. PUBLIC AND PRIVATE SERVICES, APPURTENANCES, MATERIALS AND CONSTRUCTION METHODS MUST COMPLY WITH THE MOST CURRENT REGION OF PEEL STANDARDS AND SPECIFICATIONS, THE LOCAL MUNICIPALITY'S REQUIREMENTS FOR THE ONTARIO BUILDING CODE AND ONTARIO PROVINCIAL STANDARDS, ALL WORKS SHALL ADHERE TO ALL APPLICABLE LEGISLATION, INCLUDING REGIONAL BY-LAWS.
2. WATERMAIN AND/OR WATER SERVICE MATERIALS 100 mm (4") AND LARGER MUST BE PVC DR18 CONSTRUCTED AS PER AWWA C900-16. SIZE 50 mm (2") AND SMALLER MUST BE TYPE K SOFT COPPER CONSTRUCTED AS PER ASTM B88-49 OR POLYETHYLENE CONSGRUCTED AS PER AWWA C901 AND CSA B.137.10 (CHOOSE ONLY ONE MATERIAL).
3. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7 m (5'6") WITH A MINIMUM HORIZONTAL SPACING OF 1.2 m (4') FROM THEMSELVES AND ALL OTHER UTILITIES.
4. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50 mm (2") OUTLET ON 100 mm (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE, THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET TO BE 100 mm (4") DIAMETER MINIMUM ON A HYDRANT.
5. ALL CURB STOPS TO BE 3.0 m (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
6. HYDRANT AND VALVE SET TO REGION STANDARD 1-6-1 DIMENSION A AND B, 0.7 m (2') AND 0.9 m (3') AND TO HAVE PUMPER NOZZLE.
7. WATERMAINS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK. WHERE REQUESTED BY INSPECTOR.
8. WATERMAINS MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.3 m (12") OVER / 0.5 m (20") UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
9. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.
10. ALL LIVE TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTACTING THE OPERATIONS AND MAINTENANCE DIVISION.
11. LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
12. PROTECTING OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF THEIR WORK. WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME.
13. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES PRIOR TO CROSSING SUCH UTILITIES, FOR THE PURPOSE OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE DURATION OF THE CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.
14. ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CONNECTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEEL STANDARDS 1-7-7 OR 1-7-8.
15. ALL WATER METERS MUST BE INSTALLED IN HEATED AND ACCESSIBLE SPACE.
16. PROPOSALS TO CONNECT TO AN EXISTING SERVICE LATERAL REQUIRES APPROVAL FROM THE REGION OF PEEL INSPECTOR AT CONSTRUCTION STAGE.

GENERAL NOTES FOR GRADING AND PAVING

D. GENERAL

1. THE ORIGINAL TOPOGRAPHY AND GROUND ELEVATIONS, SERVICING AND SURVEY INFORMATION SHOWN ON THIS PLAN ARE SUPPLIED FOR INFORMATION ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL INFORMATION OBTAINED FROM THIS PLAN, ENGINEERING PLANS OR ELSEWHERE.
2. FOR EXACT LOCATION OF SERVICE CONNECTIONS, STREET APPURTENANCES, DRIVEWAY LOCATIONS AND CATCHBASINS AND LEADS, CONTRACTOR TO REFER TO ENGINEERING PLANS.
3. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCHBASIN OUTLETS ARE PROVIDED.
4. "EX" INDICATES THE FINAL GRADE AT A LOCATION TO BE THE SAME AS THE EXISTING GRADE. (AT BOUNDARY POINTS THE EXISTING GRADE IS TAKEN TO BE IMMEDIATELY ADJOINING THE DEVELOPMENT LANDS)
5. FINAL PERIMETER GRADES FOR THE SITE WHERE NOT OTHERWISE SHOWN HEREON SHALL BE COINCIDENT WITH THE ADJOYNING PERIMETER GRADES OF AN ADJACENT LOT OR BLOCK WHICH SHALL HAVE BEEN PREVIOUSLY ESTABLISHED BY, OR CONSTRUCTED IN ACCORDANCE WITH A MUNICIPAL SITE PLAN APPROVAL OR DEVELOPER GRADING APPROVAL.
6. EMBANKMENTS FORMED DURING THE GRADING SHALL HAVE THE FOLLOWING MAXIMUM GRADES:
   (A) ADJACENT TO DRIVEWAYS, AND SWALE SIDESLOPES - 3:1 MAXIMUM SLOPE;
   (B) BETWEEN STRUCTURES IN ANY DIRECTION - 3:1 MAXIMUM SLOPE.
7. MAXIMUM DRIVEWAY AND PARKING AREA PAVEMENT GRADES TO BE 5.0%.
8. GRADING AND SODDING OF ADJACENT ROADWAY BOULEVARDS WILL BE PERFORMED IN ACCORDANCE WITH MUNICIPAL SPECIFICATIONS. ALL WATER BOXES, MANHOLE AND CHAMBER COVERS TO BE SET FLUSH WITH FINISHED SOD SURFACE.
9. DRIVEWAY APRON CONSTRUCTION BETWEEN CURB AND STREET LINE TO BE BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL SPECIFICATIONS.
10. THE BUILDER WILL CONFORM WITH THE CURB CUT LOCATION POLICIES OF THE MUNICIPALITY AND BE RESPONSIBLE FOR ALL RECTIFICATIONS WHICH MAY BE REQUIRED DUE TO DISCREPANCY.
11. ANY TOPSOIL OR ORGANIC MATERIAL CAPABLE OF PRODUCING METHANE WILL BE REMOVED FROM THE SITE OR STOCKPILED FOR LANDSCAPING PURPOSES ONLY.
12. CONCRETE CURBS TO BE IN ACCORDANCE WITH OPSD 600.110 (TYP).
13. REFER TO LANDSCAPE DRAWINGS FOR PEDESTRIAN SIDEWALKS, WALKWAYS, PATHS, ETC.
14. ASPHALT PAVEMENT STRUCTURE TYPES IDENTIFIED ON C100, PER TABLE BELOW:

Pavement Structural Layers	Light Duty Pavement	Heavy Duty Pavement
Hot Mix Asphalt Surface Course, OPSS 1150 HL 3	40 mm	50 mm
Hot Mix Asphalt Binder Course, OPSS 1150 HL 8	40 mm	75 mm
Base Course, OPSS.MUNI 1010 Granular A	150 mm	150 mm
Subbase Course, OPSS.MUNI 1010 Granular B Type II	200 mm	350 mm
Total Pavement Thickness	430 mm	625 mm

15. ASPHALT REPAIRS IN EXISTING PAVEMENT AREAS TO MATCH EXISTING PAVEMENT STRUCTURE THICKNESS OR PER TABLE ABOVE, WHICHEVER IS THICKER.
16. ALL CONNECTIONS TO EXISTING PAVEMENT OR ASPHALT REPAIR AREAS TO INCLUDE A 0.3m LAP JOINT AND LIQUID ASPHALT BEAD AT CONNECTION INTERFACE.
17. SUBDRAINS TO CONFORM WITH MISSISSAUGA STD. 2220.040

E. GRADING (CITY OF MISSISSAUGA)

GENERAL NOTES

1. ELEVATIONS ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK NO. 075023073, BEING A BRASS CAP SET AT TOP OF CONCRETE CYLINDER LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF HORNSGATE DRIVE AND WINSTON CHURCHILL BLVD., 9m METRES NORTH OF THE CENTRELINE OF HORNSGATE DRIVE AND 12m EAST OF THE CENTRELINE OF WINSTON CHURCHILL BLVD. LOCATED HAVING A PUBLISHED ELEVATION OF 160.076 METRES.
2. I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF 3303 DUNDAS STREET WEST AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.
3. (A) ALL SURFACE DRAINAGE WILL BE SELF-CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
   (B) THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT
   (C) AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
4. ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE IS TO SUIT AS FOLLOWS:
   FOR ALL PROPOSALS INCLUDING INDUSTRIAL, COMMERCIAL AND CONDOMINIUM DEVELOPMENTS, ALL ENTRANCES TO THE SITE ARE TO BE IN ACCORDANCE WITH OPSD 350.010 (SAVE AND ACCEPT DETAIL 'A' WHICH SHALL MATCH CITY OF MISSISSAUGA STANDARD 2240.031). CITY OF MISSISSAUGA STANDARD SHOULD BE FIRST AS THE ACCESS REQUIREMENT."
5. ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE."
6. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED."
7. THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT-OF-WAY."
8. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS NECESSITATED BY THE SITE PLAN.
9. PRIOR TO COMMENCING CONSTRUCTION, ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH & SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS, MUST BE ERECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION."
10. SHOULD ANY WORKS BE REQUIRED WITHIN THE MUNICIPAL RIGHT-OF-WAY, A ROAD OCCUPANCY PERMIT WILL BE REQUIRED. PUCC APPROVAL WILL BE REQUIRED. FOR FURTHER INFORMATION, PLEASE CONTACT THE PUCC/PERMIT TECHNOLOGIST, AT 905-615-4950 OR BY EMAIL AT TW.COUNTER@MISSISSAUGA.CA OR SEE THE WEBSITE LINK BELOW."
    HTTPS://WWW.MISSISSAUGA.CA/SERVICES-AND-PROGRAMS/TRANSPORTATION-AND-STREETS/ROADS-AND-SIDEWALKS/APPLY-FOR-A-ROAD-OCCUPANCY-PERMIT/

F. NOTES FOR REGION OF PEEL

GENERAL NOTES

1. LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
2. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF HIS WORK. WHETHER SHOWN ON THE PLANS OR NOT, AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME.
3. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO UTILITIES PRIOR TO CROSSING SUCH UTILITIES, FOR THE PURPOSE OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE DURATION OF THE CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.
4. ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
5. WATERMAIN AND / OR WATER SERVICE MATERIALS 100 mm (4") AND LARGER MUST BE PVC DR18 (AWWA C900) SIZE 50 mm (2") AND SMALLER MUST BE TYPE K SOFT COPPER (ASTM B88-49)
6. WATERMAINS AND / OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7 M (5'6") WITH A MINIMUM HORIZONTAL SPACING OF 1.2 M (4') FROM THEMSELVES AND ALL OTHER UTILITIES.
7. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50 mm (2") OUTLET ON 100 mm (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET TO BE 100 mm (4") DIAMETER MINIMUM ON A HYDRANT.
8. ALL CURB STOPS TO BE 3.0 M (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
9. HYDRANT AND VALVE SET TO REGION STANDARD 1 - 6 - 1 DIMENSION A AND B, 0.7 M (2') AND 0.9 M (3') AND TO HAVE PUMPER NOZZLE.
10. WATERMAINS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR.
11. WATERMAINS MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.3 M (12") OVER / 0.5 M (20") UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
12. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.
13. ALL LIVE TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTACTING THE OPERATIONS AND MAINTENANCE DIVISION
14. ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CONNECTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEEL STANDARDS 1-7-7 OR 1-7-8.

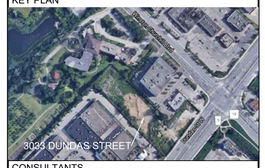
CLIENT

CANADIAN PLANNING AND DEVELOPMENT CONSULTANTS

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR RE-ZONING	APRIL 10, 2025

KEY PLAN



CONSULTANTS

SEAL

LICENSED PROFESSIONAL ENGINEER
A. COVELLO
APRIL 10, 2025
PROVINCE OF ONTARIO

PRIME CONSULTANT

ARCADIS
8133 Warden Avenue - Unit 300
Markham ON L6G 1B3 Canada
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PROJECT

3033 DUNDAS STREET WEST

PROJECT NO: 136987

DRAWN BY:	CHECKED BY:
K.Y.	**G.M.**
PROJECT MGR: **A.C.**	APPROVED BY: **A.C.**

SHEET TITLE

NOTES AND DETAILS

SHEET NUMBER	ISSUE
C-106	1

SCALE CHECK | 50mm | 1 in

File Location: J:\136987_3303Dundas\7.0_Production\7.03_Design\04_Civil\Sheets\C-106-Notes & Details.dwg Last Saved: April 10, 2025, by yuanh3678 Plotted: April 11, 2025 6:10:49 AM by Covello, Angelo

Appendix B

Appendix B – Architectural Plans

3033 DUNDAS STREET WEST

3033-MISSISSAUGA, ONTARIO

MIXED USE DEVELOPMENT

ISSUED FOR REZONING

ARCHITECTURE

SHEET NUMBER	SHEET NAME	LAST ISSUANCE DATE
A000	COVER PAGE	4/11/2025
A010	STATS & PROGRAM	4/11/2025
A011	SITE PLAN	4/11/2025
A012	STUDY OF POTENTIAL DEVELOPMENT EAST OF SITE	4/11/2025
A013	GROUND FLOOR PLAN	4/11/2025
A014	UNDERGROUND PARKING 1	4/11/2025
A015	UNDERGROUND PARKING 2	4/11/2025
A016	UNDERGROUND PARKING 3	4/11/2025
A017	2ND & 3RD FLOOR PLAN	4/11/2025
A018	4TH, 5TH & 6TH FLOOR PLAN	4/11/2025
A019	7TH & 8TH FLOOR PLAN	4/11/2025
A020	9TH & 10TH FLOOR PLAN	4/11/2025
A021	11TH & 12TH FLOOR PLAN	4/11/2025
A022	ROOF PLAN	4/11/2025
A023	SOUTH ELVATION	4/11/2025
A024	NORTH ELEVATION	4/11/2025
A025	EAST AND WEST ELEVATION	4/11/2025
A026	SECTION AA & BB	4/11/2025
A027	SECTION CC	4/11/2025
A028	IMAGES 1	4/11/2025
A029	IMAGES 2	4/11/2025
A030	IMAGES 3	4/11/2025
A031	IMAGES 4	4/11/2025

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THE BOUNDARY LAYER WIND TUNNEL LAB
WIND

Tel: 5196612111 ext 88143
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ARCADIS
LANDSCAPE

Tel: +1 9055461010 ext 63122
Contact:zara.brown@arcadis.com

SITE STATISTICS		
Lot Area	9,492 m	102,170 ft

SETBACKS		
North	6 m	20.25 ft
South	5.9 m	19.36 ft
East	4.2 m	13.77 ft
West	10.20 m	33.46 ft

Level	GBA(sm)	GBA(sf)	Planning	Planning	GCA(sm)	GCA(sf)	Mixed Use(sm)	Mixed Use(sf)	Indoor Amenity	Indoor Amenity (sf)
Level 1	1,317	14,176	1127	12,131	1,317	14,176	579	6,232		
Level 2	1,338	14,402	1317	14,176	1,317	14,176	226	2,433		
Level 3	1,317	14,176	1317	14,176	1,317	14,176				
Level 4	1,317	14,176	1186	12,766	1,186	12,766				
Level 5	1,186	12,766	1186	12,766	1,186	12,766				
Level 6	1,186	12,766	1186	12,766	1,186	12,766				
Level 7	1,186	12,766	1186	12,766	1,186	12,766				
Level 8	1,186	12,766	1164	12,529	1,164	12,529				
Level 9	1,186	12,766	988	10,635	988	10,635			80	861
Level 10	1,186	12,766	966	10,398	926	9,967			107	1,152
Level 11	990	10,656	966	10,398	966	10,398			61	657
Level 12	990	10,656	945	10,172	858	9,235	260	2,799		
Total	**14,385**	**154,839**	**13,534**	**145,679**	**13,597**	**146,357**	**1,065**	**11,464**	**248**	**2,669**

AMENITIES REQUIRED

	Number of units per type	Amenities space Req'd by unit (5.6sqm)
Studio	51	285.6
1BR	30	168
1BR+D	29	162.4
2BR	7	39.2
2BR+D	39	218.4
Total	**156**	**873.6**

AMENITIES PROVIDED

	Outdoor Amenity Provided		Indoor Amenity Provided		Total Amenity Provided	
	sm	sf	sm	sf	sm	sf
Site	1,039	11,184	0	0	1,039	11,184
Building	170	1,830	248	2,669	418	4,499
Total	**1,209**	**13,014**	**248**	**2,669**	**1,457**	**15,683**

DENSITY

.	3033 Dundas Street W	
Site Area	sf	102,171
	sm	9,492
Total Buidling Area (GBA)	sf	154,839
	sm	14,385
Total Construction Area (GCA)	sf	146,357
	sm	13,597
Total Building Area(GFA)		145,679
		13,534
FSI(GBA/Site Area)		**1.52**

AREA SUMMARY

	3033 Dundas Street W	
Total GBA	14,385	154,839
Total GCA	13,597	146,357
Total Unit Count	156	
Amenity Space		
Amenity Space		

RESIDENCIAL UNITS

	Number of Units Per Type
Studio	51
1B	30
1B+D	29
2B	7
2B+D	39
Total	**156**

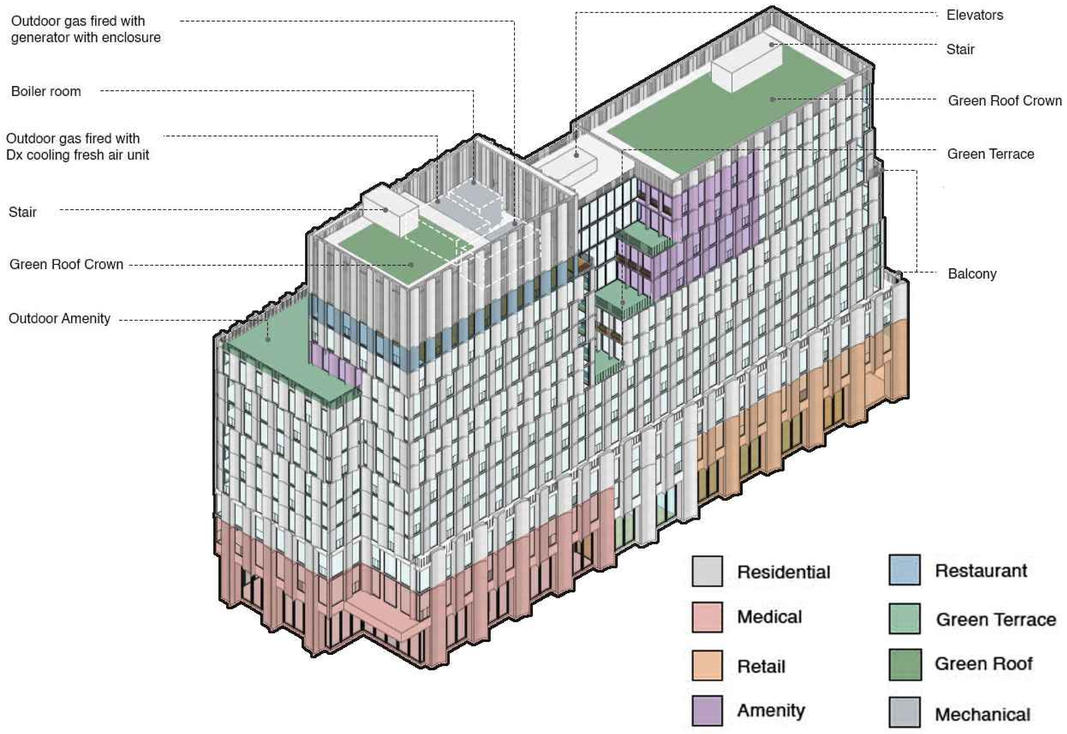
PARKING DISTRIBUTION

	Parking Rate Required	Number	Parking Spaces Required	Bike parking Rate Required		Parking spaces provided		Bike Parking spaces provided	
				Bike parking rate	Short term bike parking	Building	Site	Building	Site
Residential	1.0 / unit	156 Units	156	94	8	152		90	15
Visitor	0.2 / unit	156 Units	31			12	16		
Medical office	4.5/100 sqm GFA	454 sqm	21				14		
Retail	4.0 / 100 sqm GFA	350.85 sqm	14				14		
Hospitality	1.0 / 5 SQM GFA	259.53 sqm	51				15		
Total			**273**	**96**	**8**	**164**	**59**	**90**	**15**

STATS

SITE LOCATION

TRUE NORTH

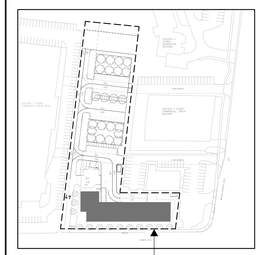


PROGRAM

ISSUANCES

REZONING APPLICATION	11 APRIL 2024
ISSUED	DATE

KEY PLAN



Project North

True North

Project Location
3033 Dundas Street West,
Mississauga, Ontario

HOUTARCHITECTURE

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STATS AND PROGRAM

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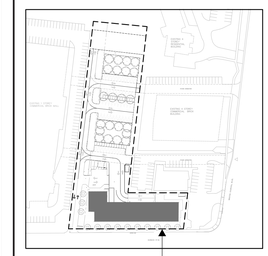
DATE	11 APRIL 2025
PROJECT NO.	00

A010

ISSUANCES

ISSUED	DATE
REZONING APPLICATION	11 APRIL 2024

KEY PLAN



Project North

True North

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SITE PLAN

SCALE	As Shown
DATE	11 APRIL 2025
PROJECT NO.	00

A011

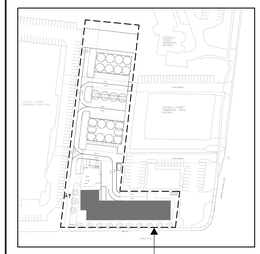
SITE PLAN + POTENTIAL FUTURE DEVELOPMENT (BY OTHERS)

VIEW FROM DUNDAS SHOWING PROPOSAL WITH POTENTIAL FUTURE DEVELOPMENT AT NORTH WEST CORNER (BY OTHERS)

ISSUANCES

REZONING APPLICATION	11 APRIL 2024
ISSUED	DATE

KEY PLAN



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STUDY OF POTENTIAL
DEVELOPMENT EAST OF SITE

SCALE	As Shown
DATE	11 APRIL 2025
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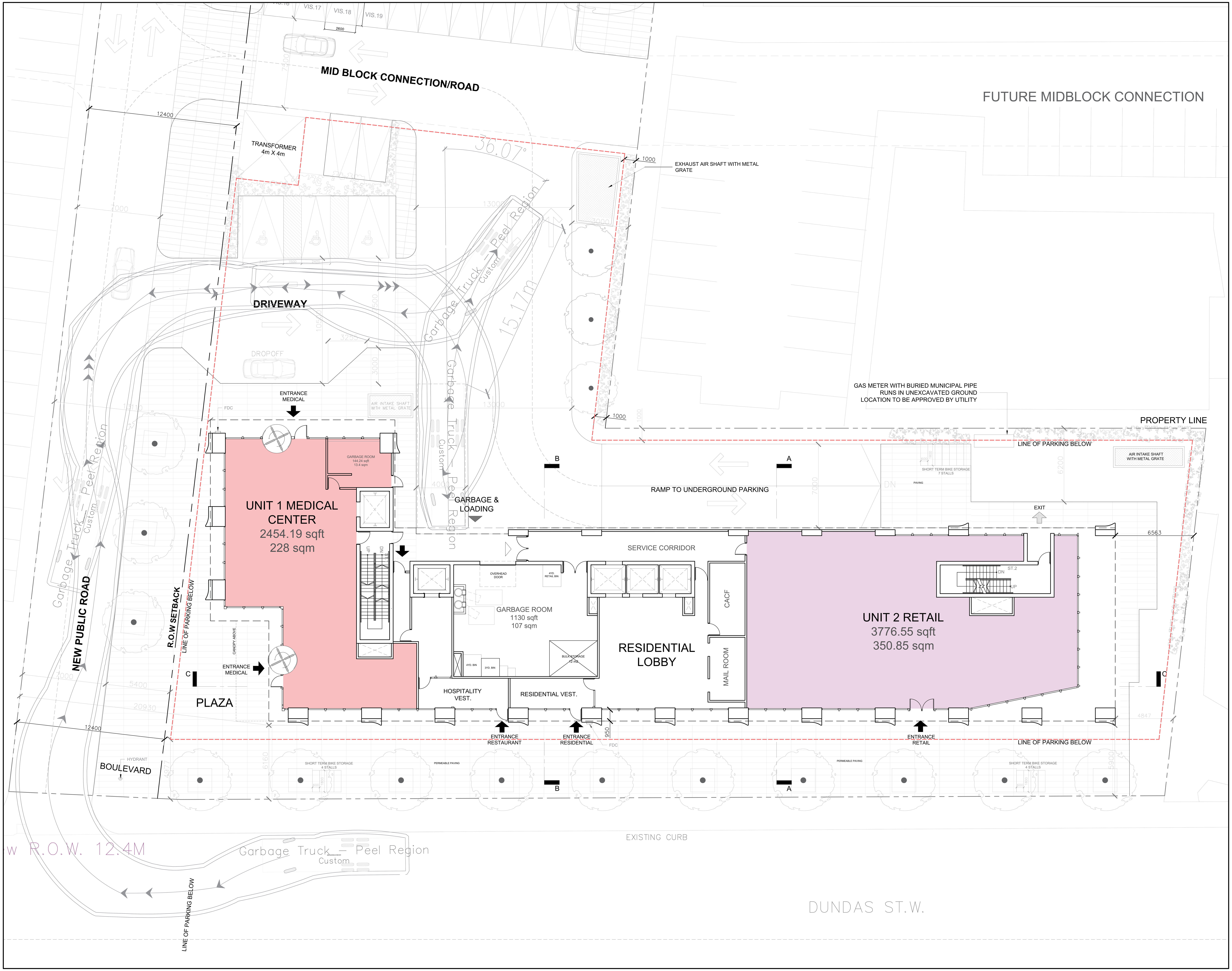
A012



Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

ISSUANCES

REZONING APPLICATION	11 APRIL 2024
ISSUED	DATE

KEY PLAN

Project North | True North | Project Location 3033 Dundas Street West, Mississauga, Ontario

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GROUND FLOOR

SCALE	As Shown
DATE	11 APRIL 2025
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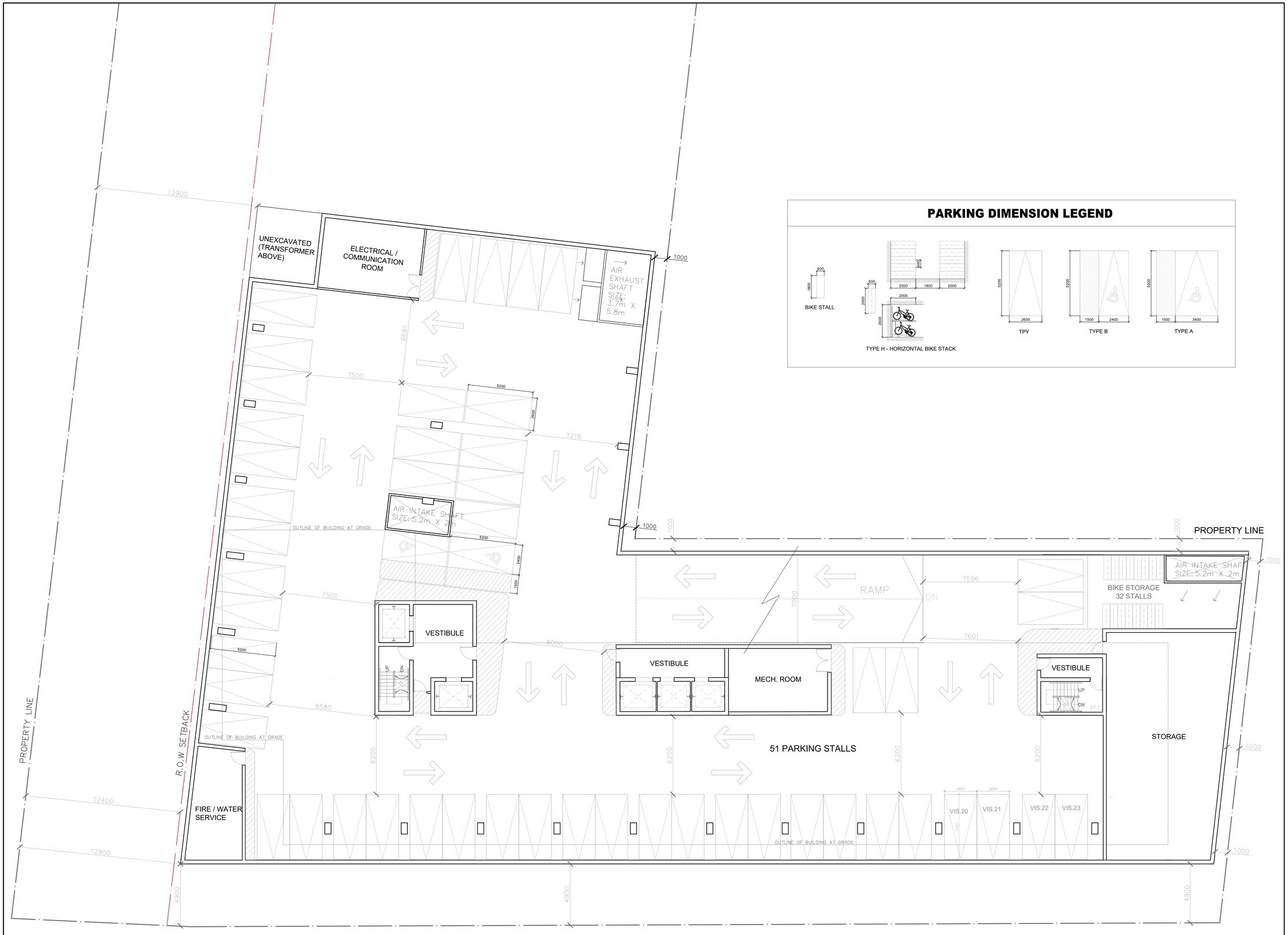
A013

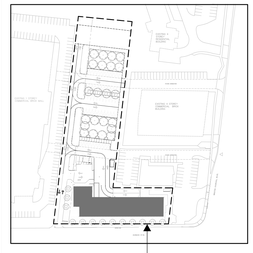


PARKING DIMENSION LEGEND

ISSUANCES

REZONING APPLICATION	11 APRIL 2024
ISSUED	DATE

KEY PLAN



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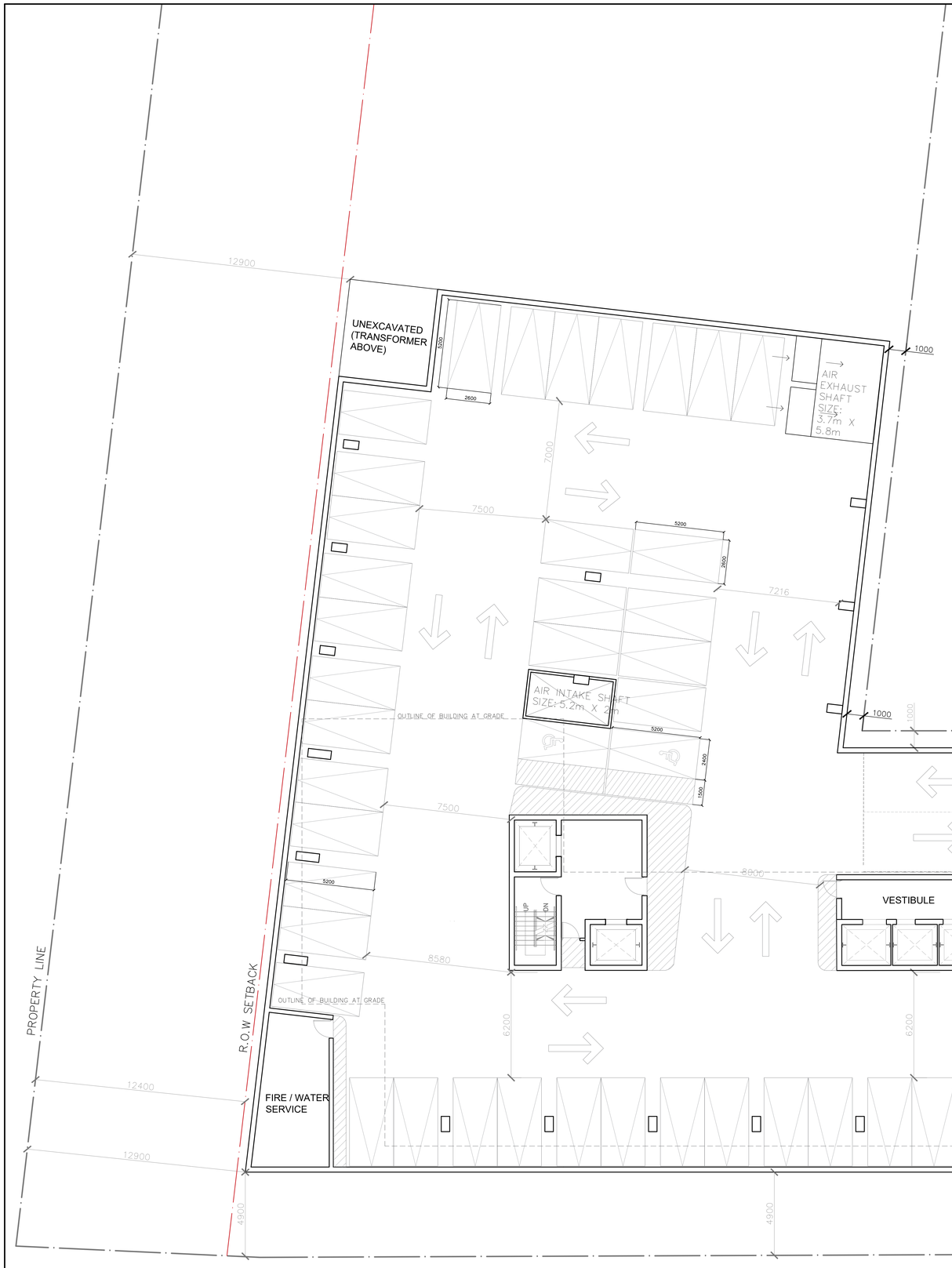
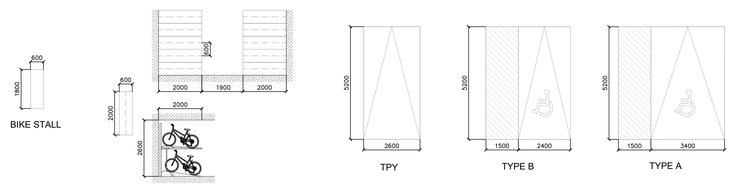
UNDERGROUND PARKING 1

SCALE	As Shown
DATE	11 APRIL 2025
PROJECT NO.	00

A014



PARKING DIMENSION LEGEND



ISSUANCES

REZONING APPLICATION	11 APRIL 2024
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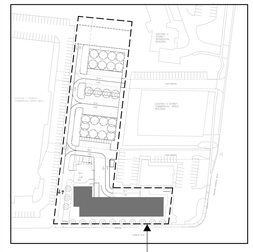
KEY PLAN



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UNDERGROUND PARKING 2

SCALE	As Shown
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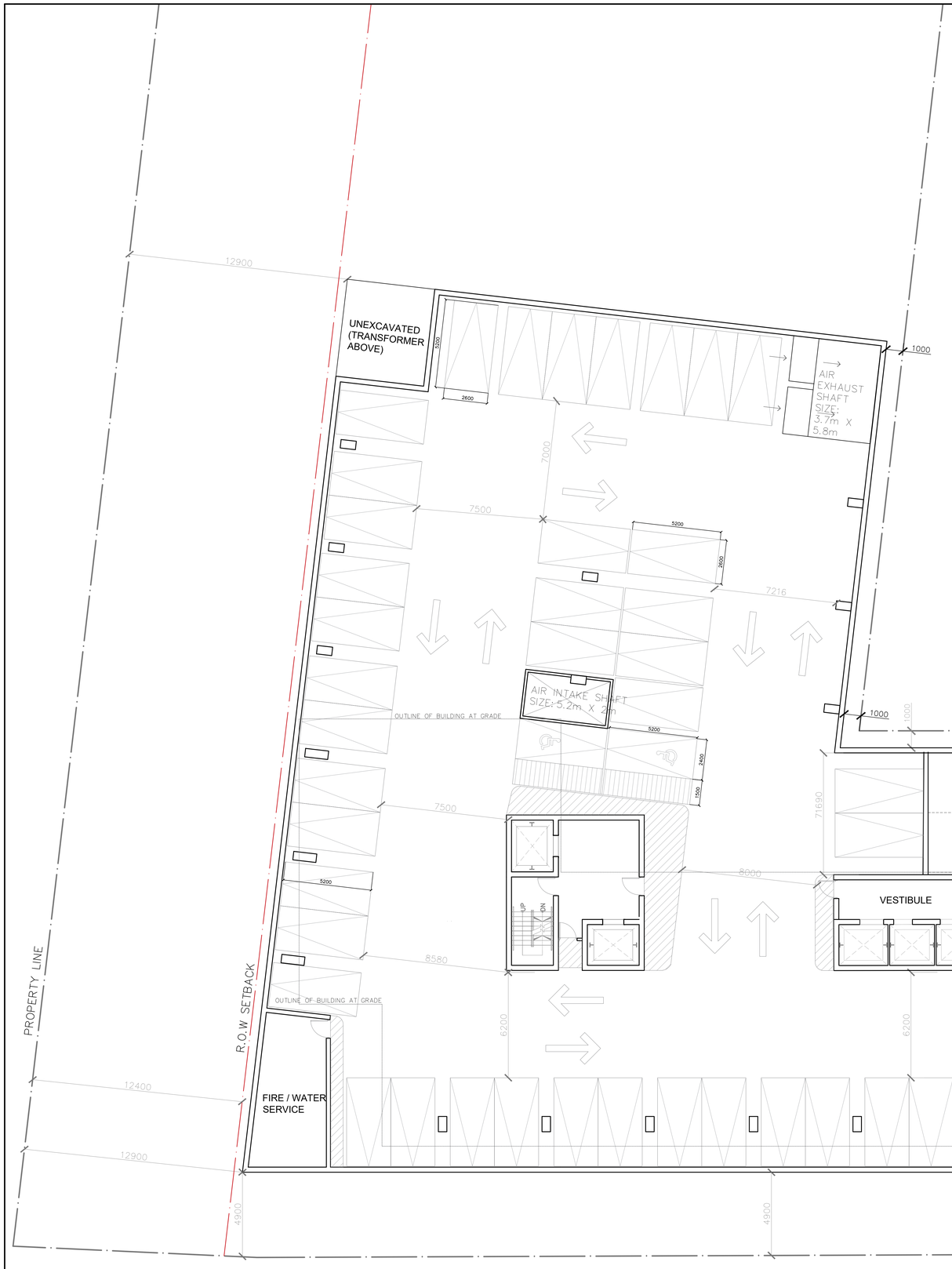
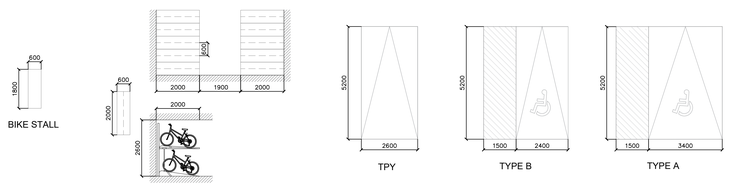
A015



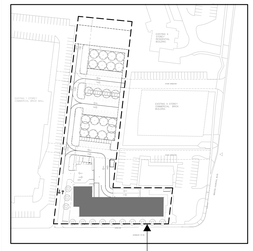
PARKING DIMENSION LEGEND



ISSUANCES

REZONING APPLICATION	11 APRIL 2024
ISSUED	DATE

KEY PLAN



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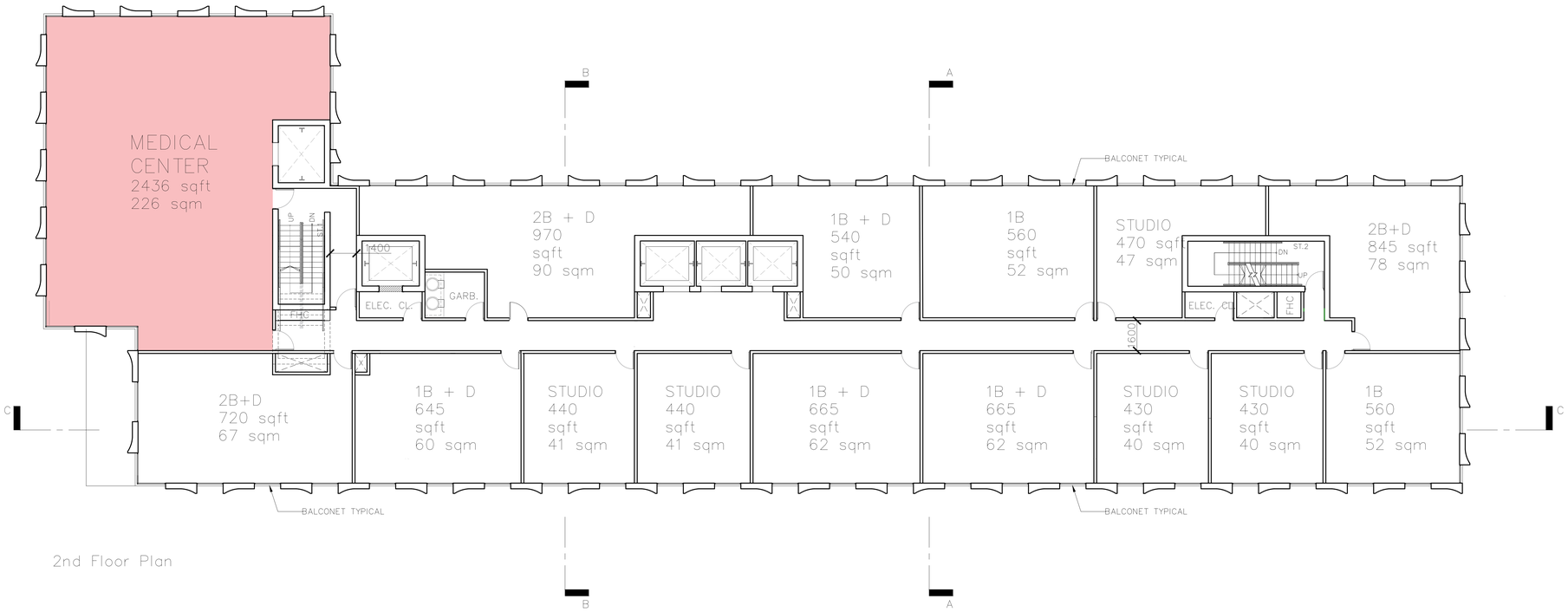
Mississauga, Ontario

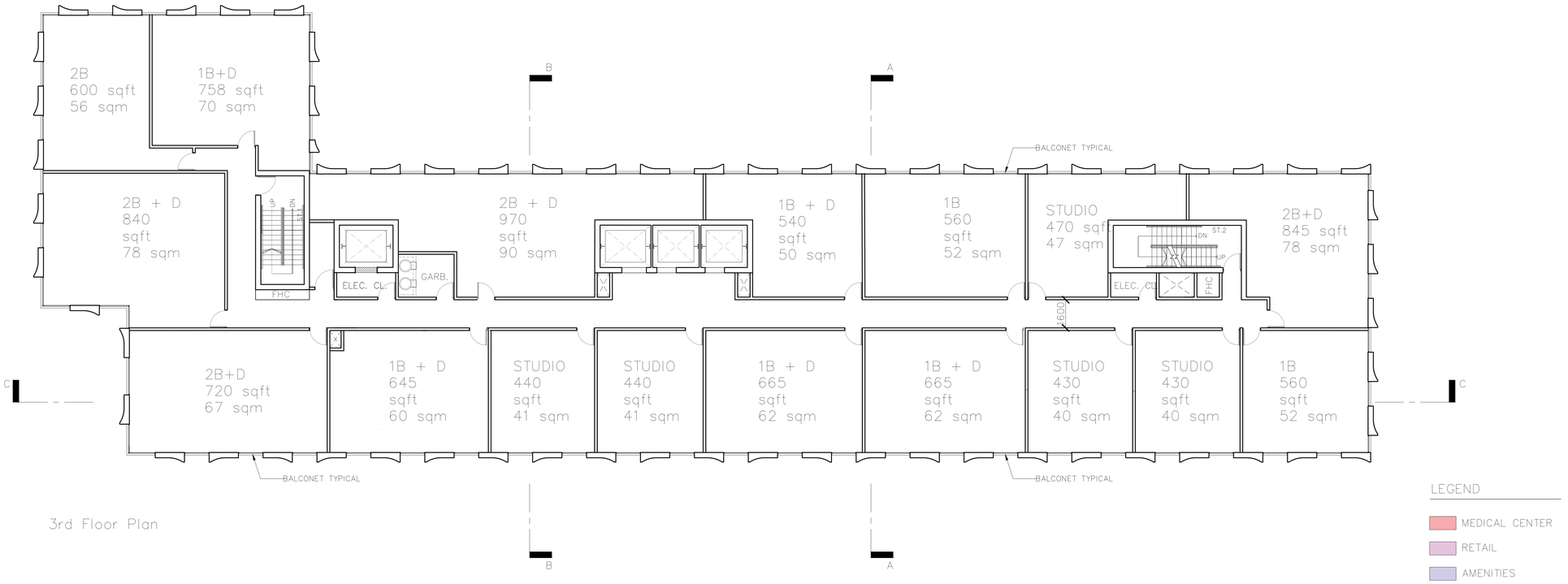
UNDERGROUND PARKING 3

SCALE	As Shown
DATE	11 APRIL 2025
PROJECT NO.	00

A016



2nd Floor Plan



3rd Floor Plan

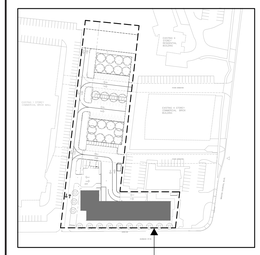
LEGEND

- MEDICAL CENTER
- RETAIL
- AMENITIES
- RESTAURENT
- TERRACE

ISSUANCES

REZONING APPLICATION	11 APRIL 2024
ISSUED	DATE

KEY PLAN



Project North

True North

Project Location
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Mississauga, Ontario

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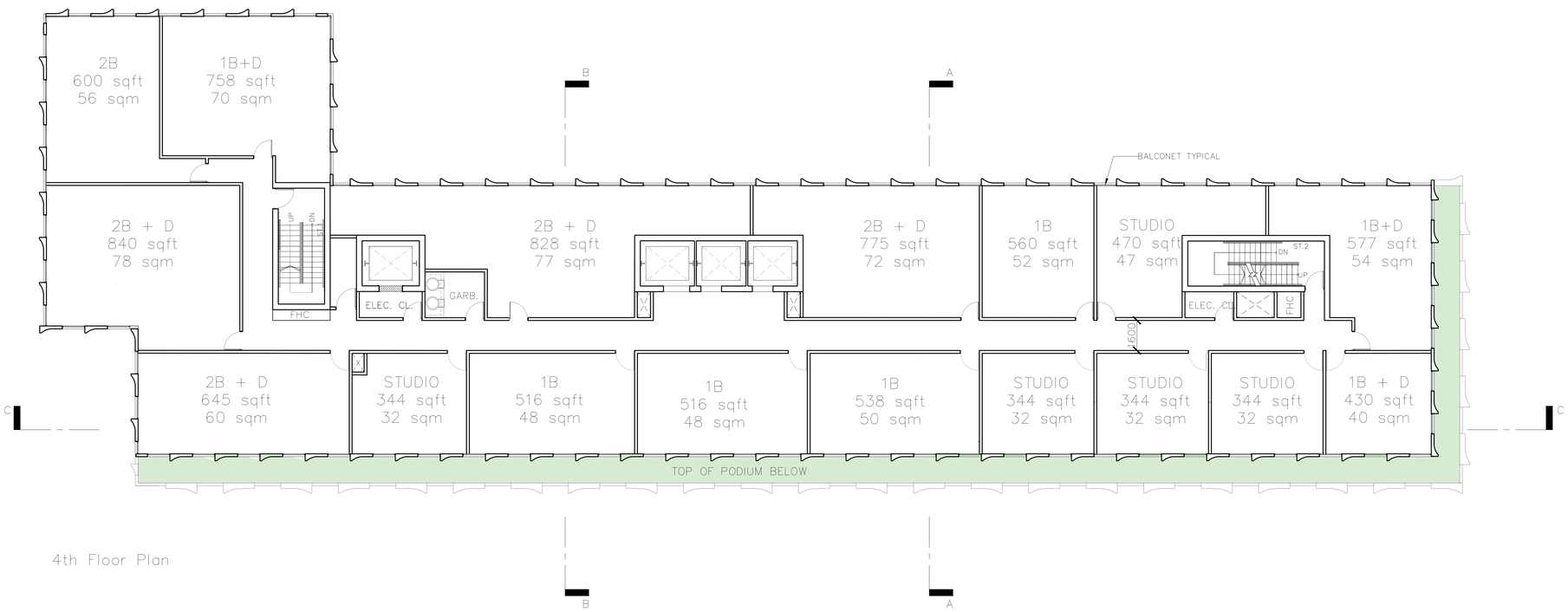
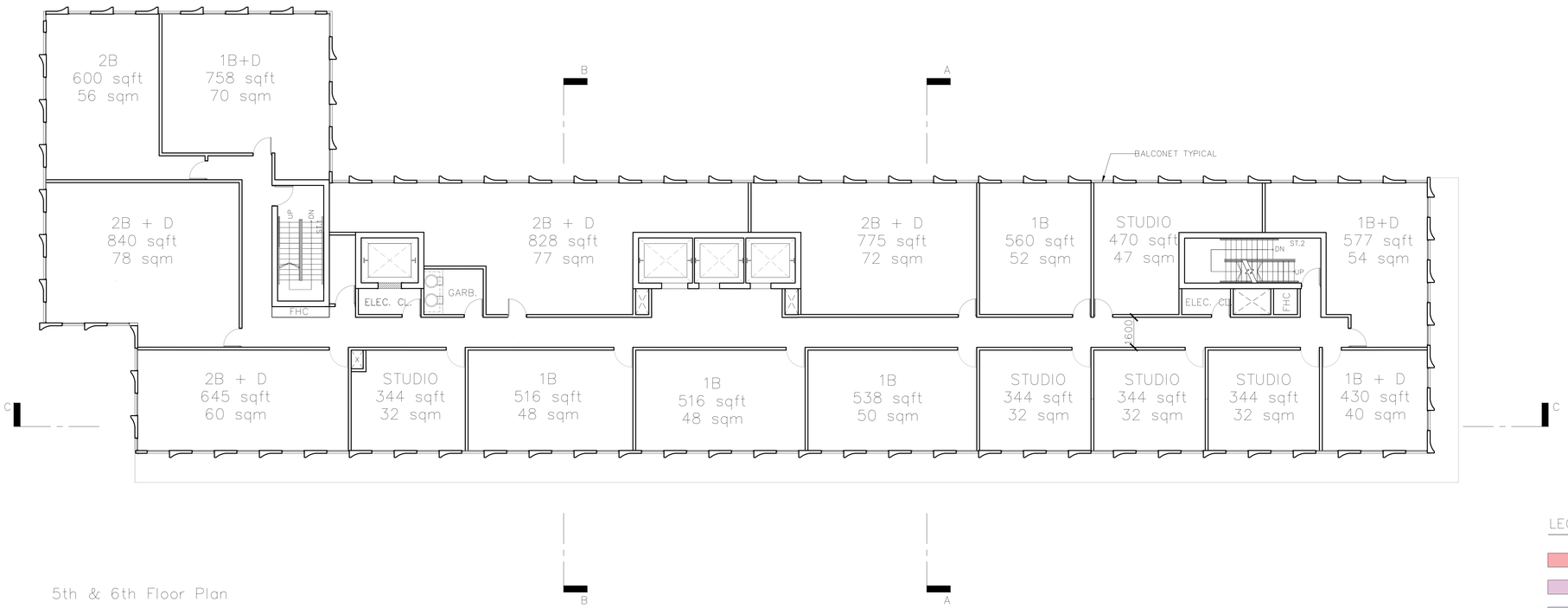
2ND & 3RD FLOOR PLAN

SCALE	As Shown
DATE	11 APRIL 2025
PROJECT NO.	00

A017



4th Floor Plan



5th & 6th Floor Plan

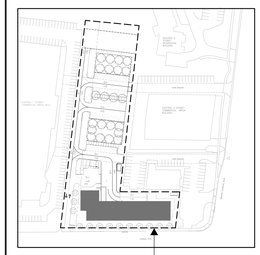
LEGEND

- MEDICAL CENTER
- RETAIL
- AMENITIES
- RESTAURENT
- TERRACE

ISSUANCES

REZONING APPLICATION	11 APRIL 2024
ISSUED	DATE

KEY PLAN



Project North

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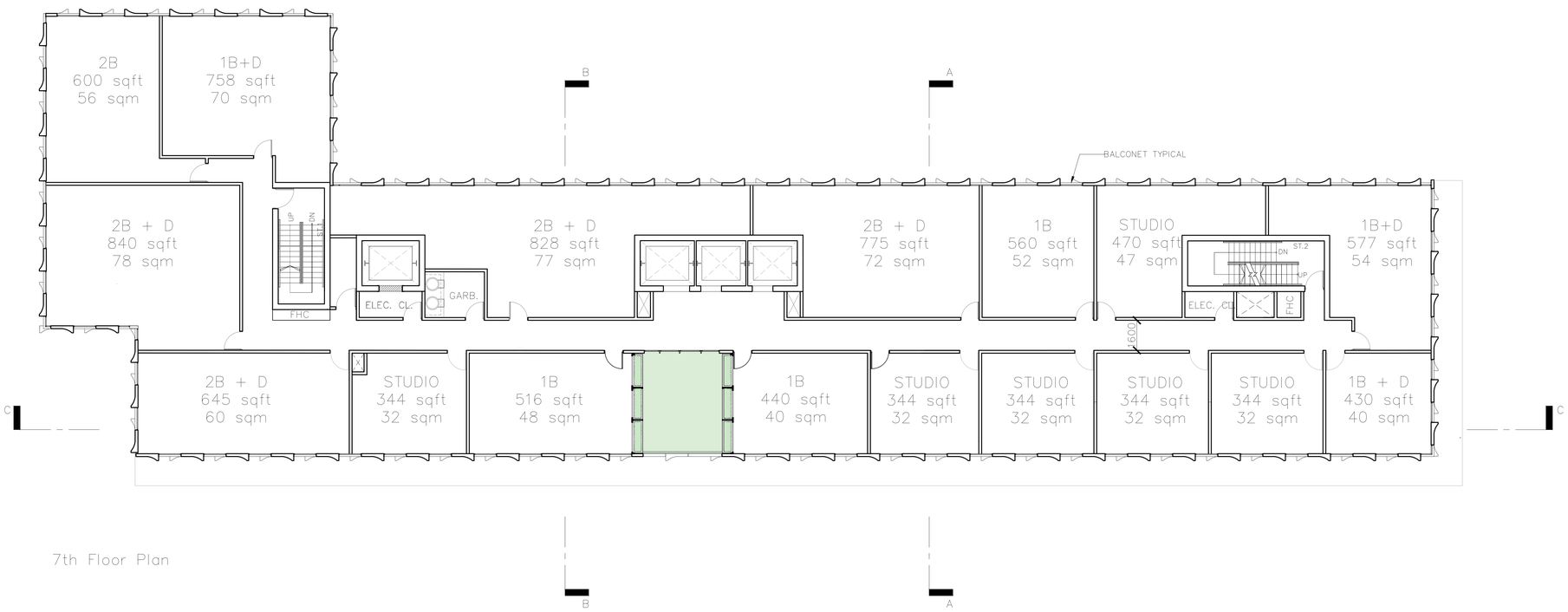
3033 Dundas Street West,
Mississauga, Ontario

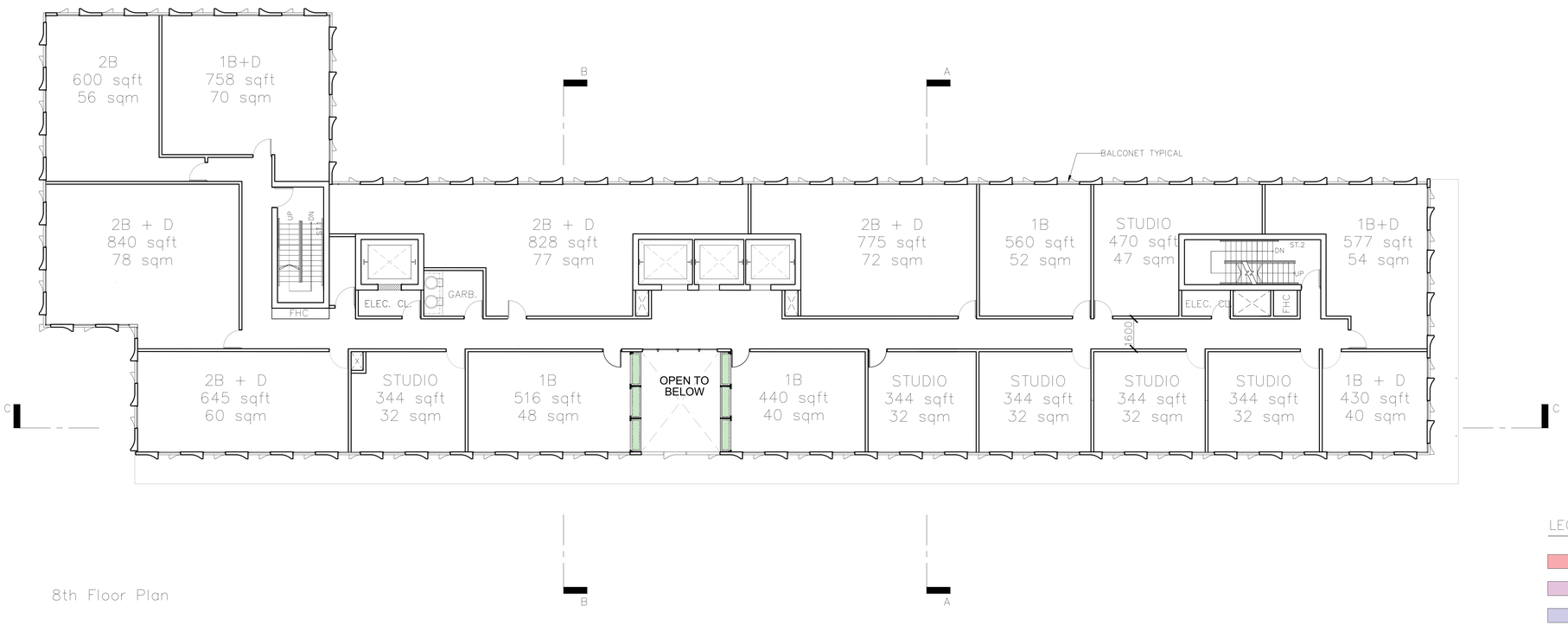
4TH, 5TH & 6TH FLOOR PLAN

SCALE	As Shown
DATE	11 APRIL 2025
PROJECT NO.	00

A017



7th Floor Plan



8th Floor Plan

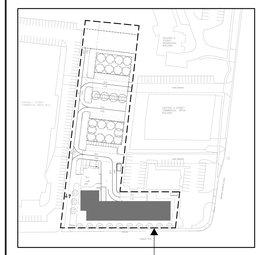
LEGEND

- MEDICAL CENTER
- RETAIL
- AMENITIES
- RESTAURENT
- TERRACE

ISSUANCES

REZONING APPLICATION	11 APRIL 2024
ISSUED	DATE

KEY PLAN



Project North

True North

Project Location
3033 Dundas Street West,
Mississauga, Ontario

HOUTARCHITECTURE

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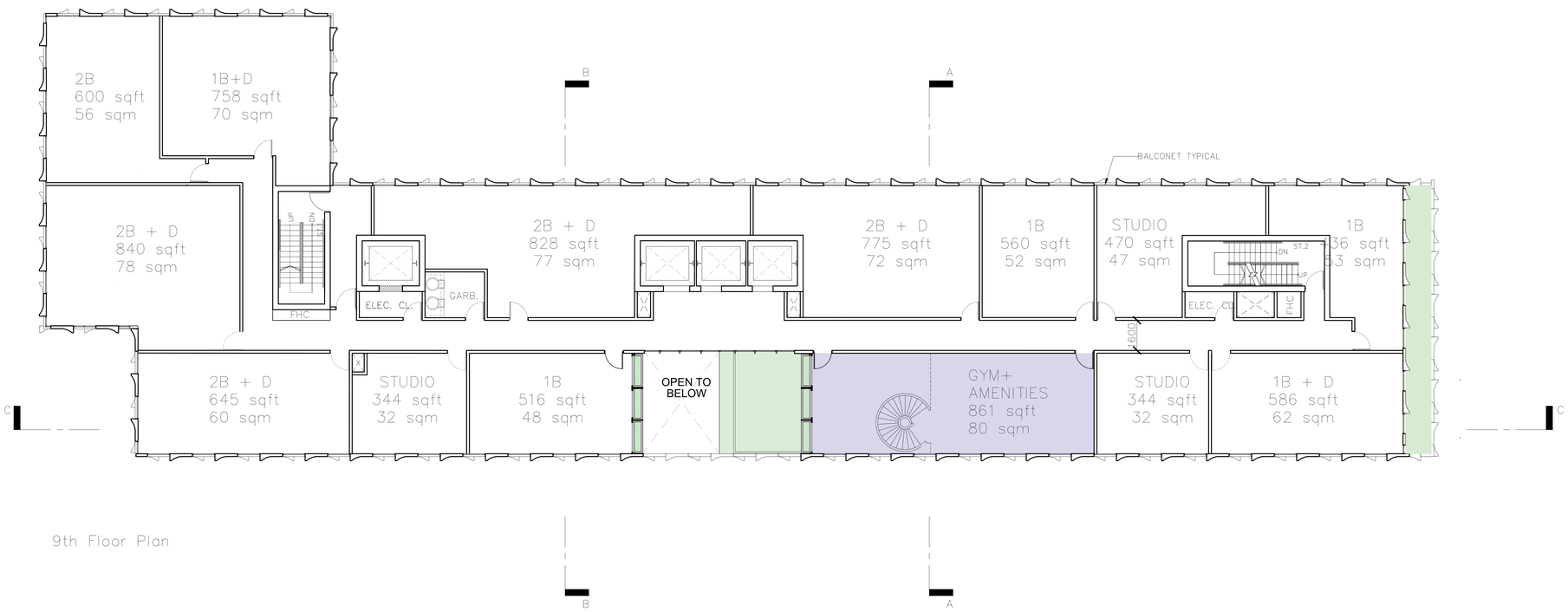
Toronto Ontario, M5S 1S3
www.hout.ca
office@hout.ca

3033 Dundas Street West,
Mississauga, Ontario

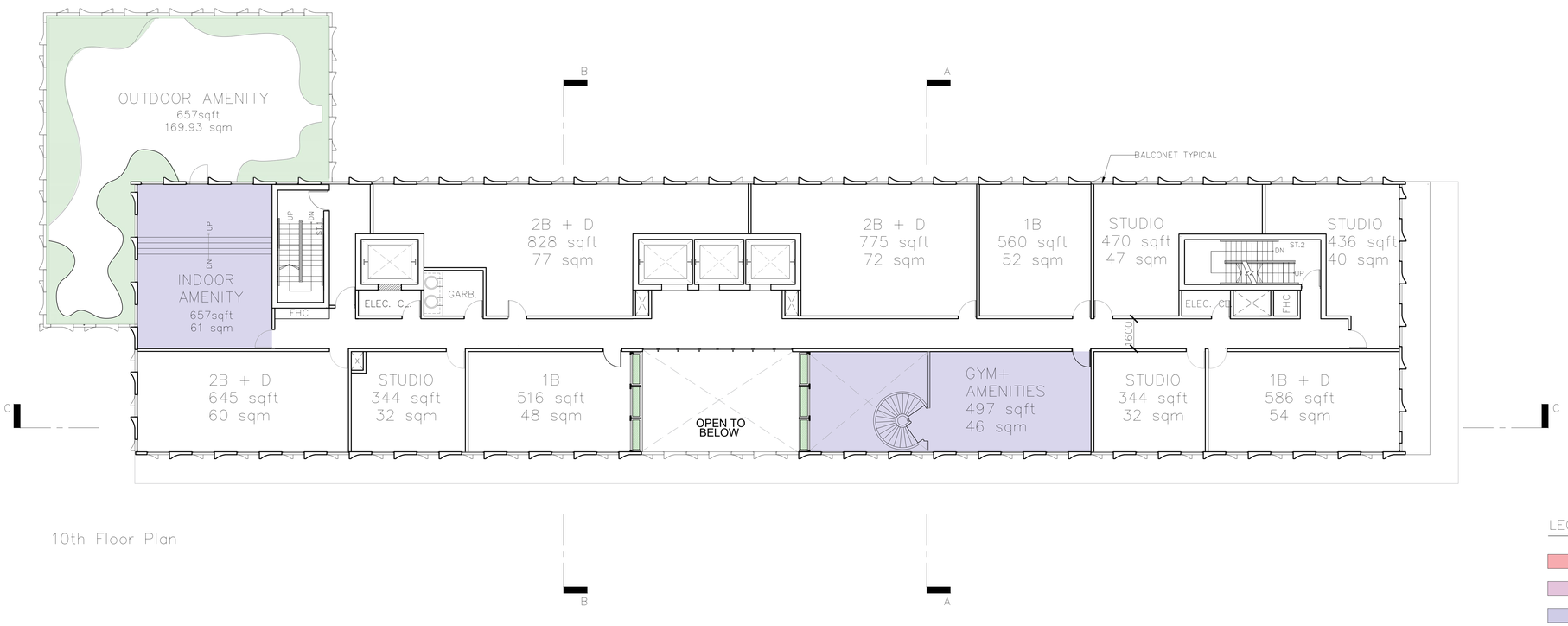
7TH & 8TH FLOOR PLAN

SCALE	As Shown
DATE	11 APRIL 2025
PROJECT NO.	00

A019



9th Floor Plan



10th Floor Plan

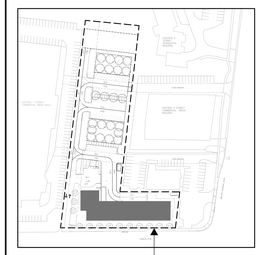
LEGEND

- MEDICAL CENTER
- RETAIL
- AMENITIES
- RESTAURENT
- TERRACE

ISSUANCES

REZONING APPLICATION	11 APRIL 2024
ISSUED	DATE

KEY PLAN



Project North

True North

Project Location
3033 Dundas Street West,
Mississauga, Ontario

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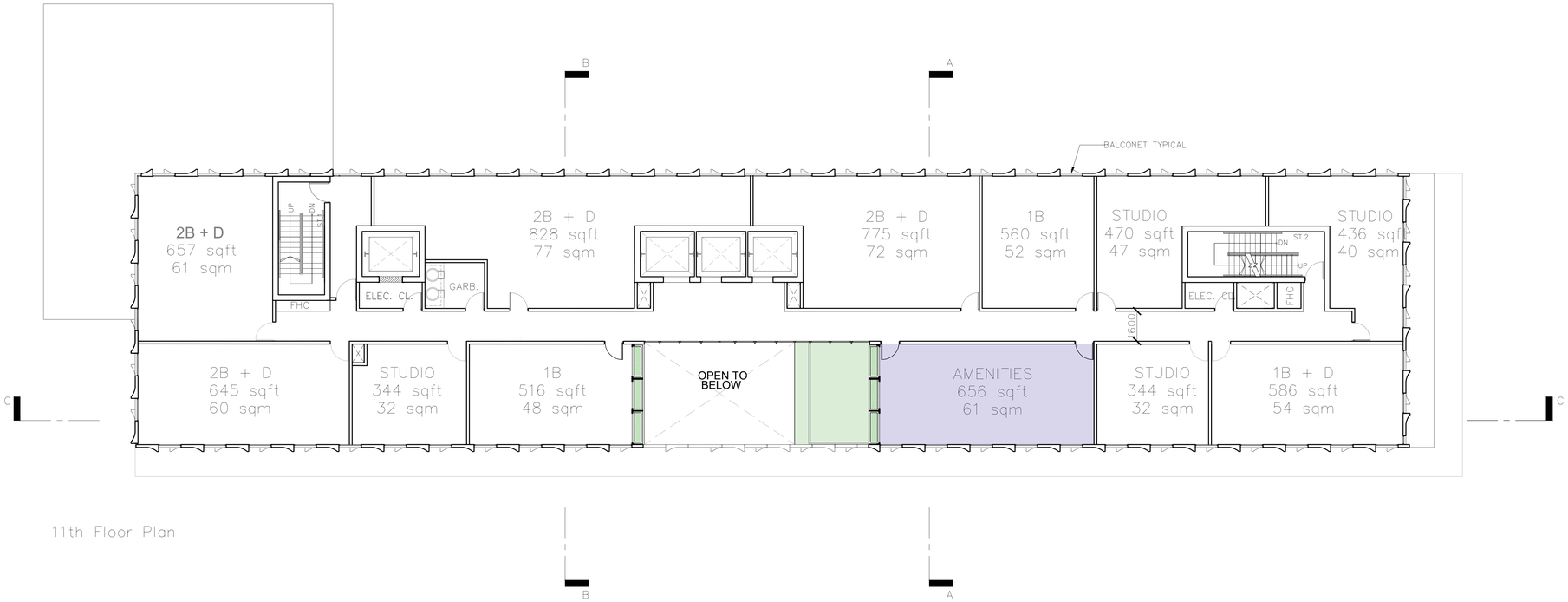
3033 Dundas Street West,
Mississauga, Ontario

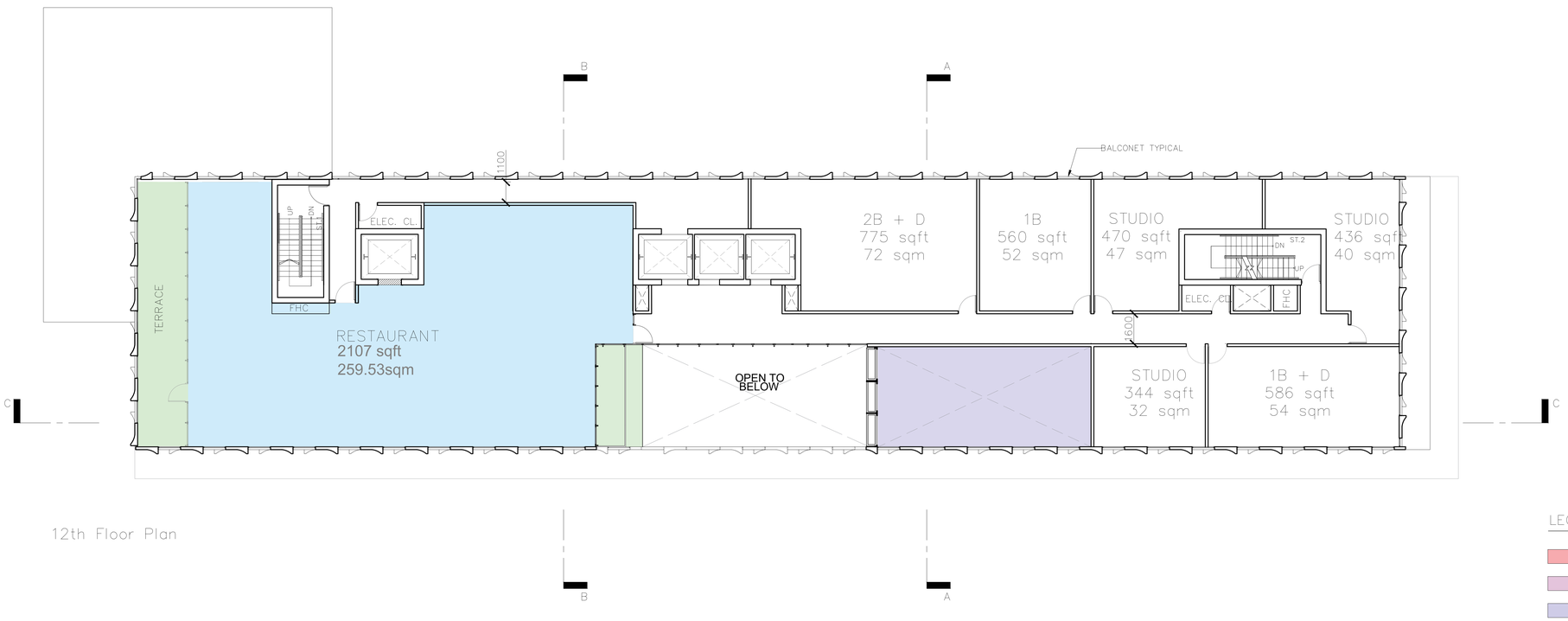
9TH & 10TH FLOOR PLAN

SCALE	As Shown
DATE	11 APRIL 2025
PROJECT NO.	00

A020



11th Floor Plan



12th Floor Plan

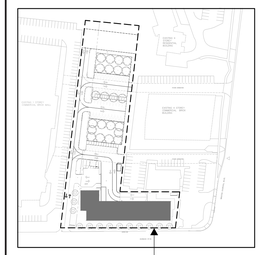
LEGEND

- MEDICAL CENTER
- RETAIL
- AMENITIES
- RESTAURENT
- TERRACE

ISSUANCES

REZONING APPLICATION	11 APRIL 2024
ISSUED	DATE

KEY PLAN



Project North

True North

Project Location
3033 Dundas Street West,
Mississauga, Ontario

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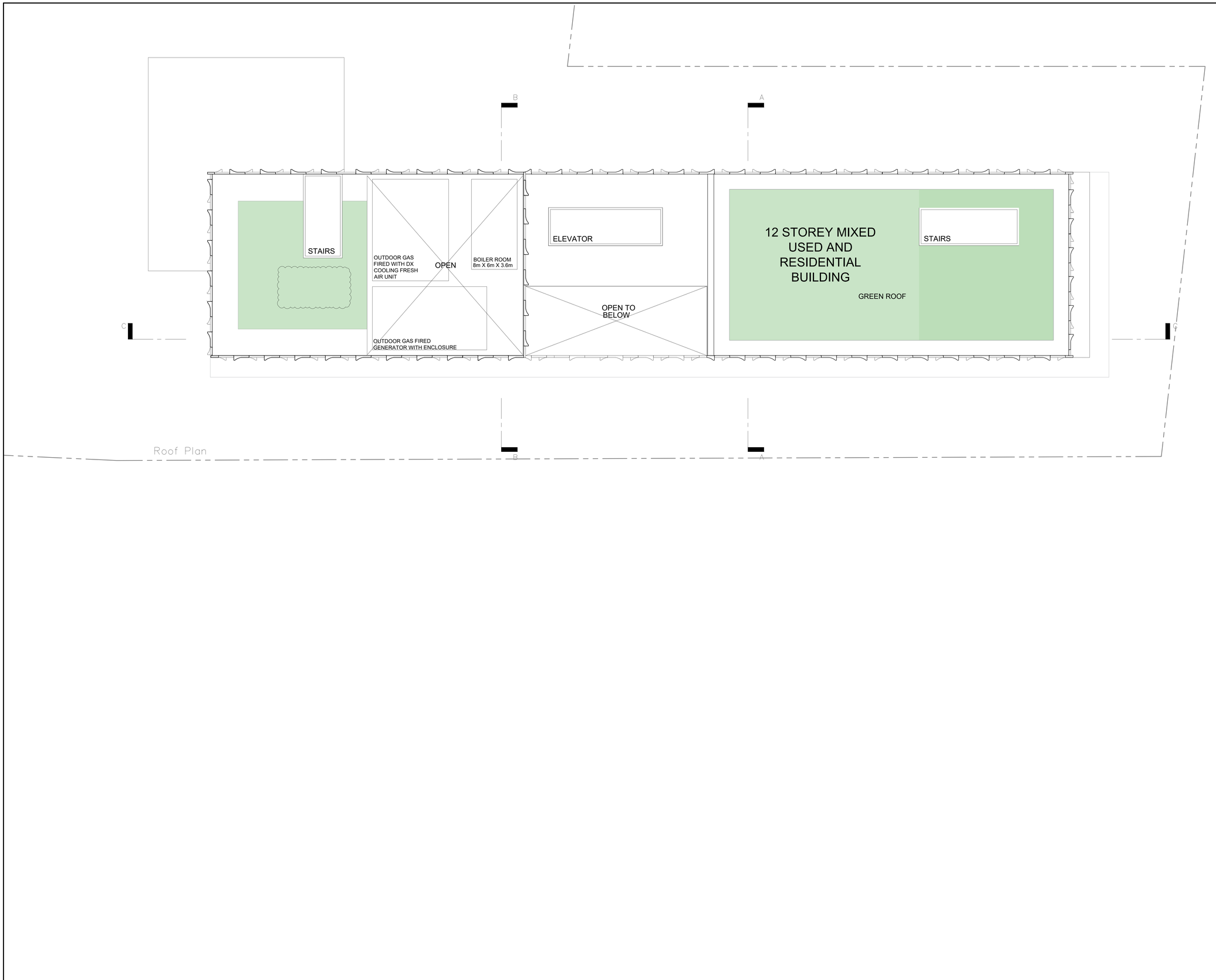
11TH & 12TH FLOOR PLAN

SCALE	As Shown
DATE	11 APRIL 2025
PROJECT NO.	00

A021

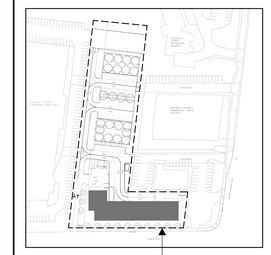


Roof Plan

ISSUANCES

REZONING APPLICATION	11 APRIL 2024
ISSUED	DATE

KEY PLAN



Project North

True North

Project Location
3033 Dundas Street West,
Mississauga, Ontario

HOUTARCHITECTURE

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Toronto Ontario, M5S 1S3
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office@hout.ca

3033 Dundas Street West,
Mississauga, Ontario

ROOF PLAN

SCALE	As Shown
DATE	11 APRIL 2025
PROJECT NO.	00

A022

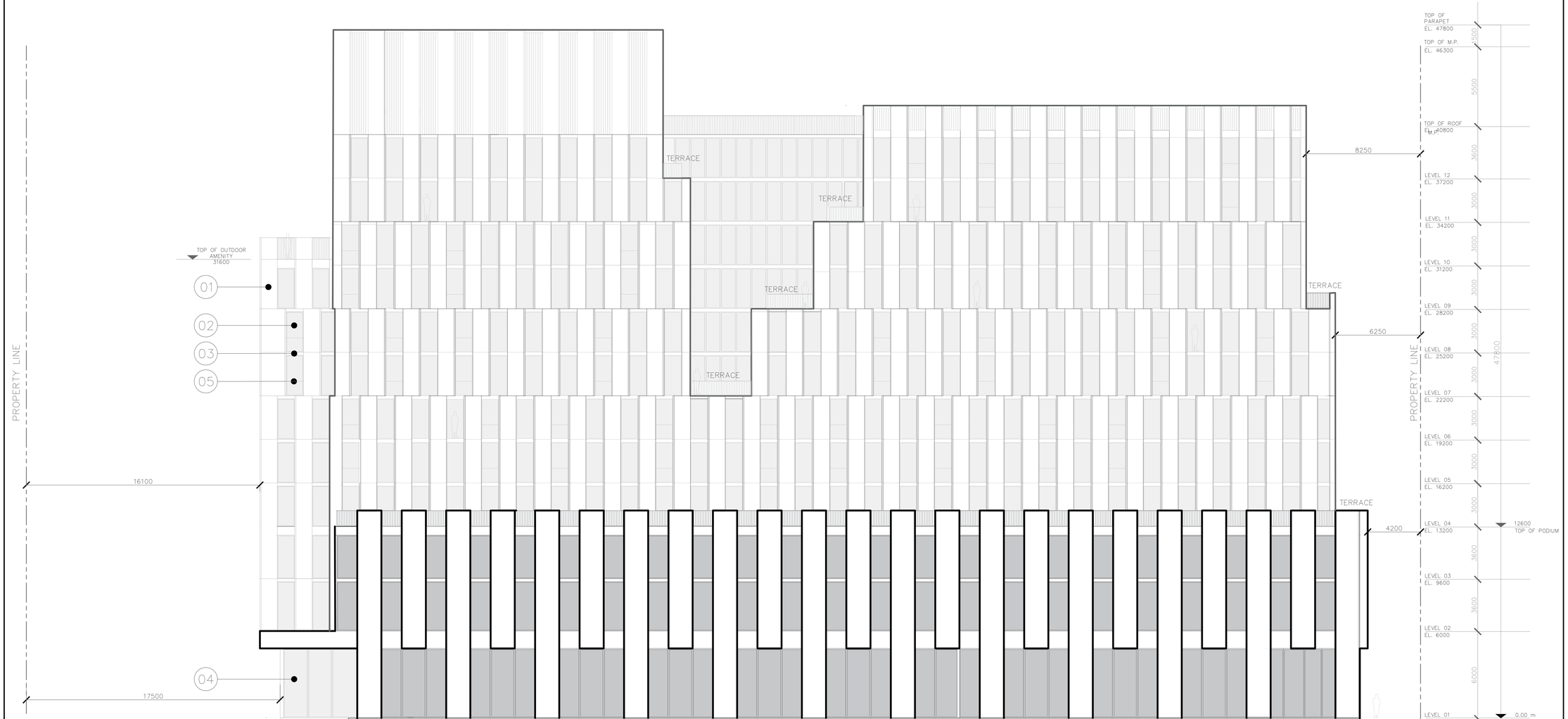
01 PRECAST CONCRETE AND INSULATION PANEL

02 WINDOW WALL

03 INSULATED METAL SLAB EDGE

04 CURTAIN WALL AND BIRD FRIENDLY GLASS

05 BALCONETTE



SOUTH ELEVATION

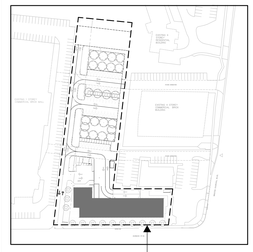
OUTLINE OF UNDERGROUND PARKING

A 20

ISSUANCES

ISSUED	DATE
REZONING APPLICATION	11 APRIL 2024

KEY PLAN



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Toronto Ontario, M5S 1S3
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3033 Dundas Street West,
Mississauga, Ontario

SOUTH ELEVATION

SCALE	As Shown
DATE	11 APRIL 2025
PROJECT NO.	00

A023

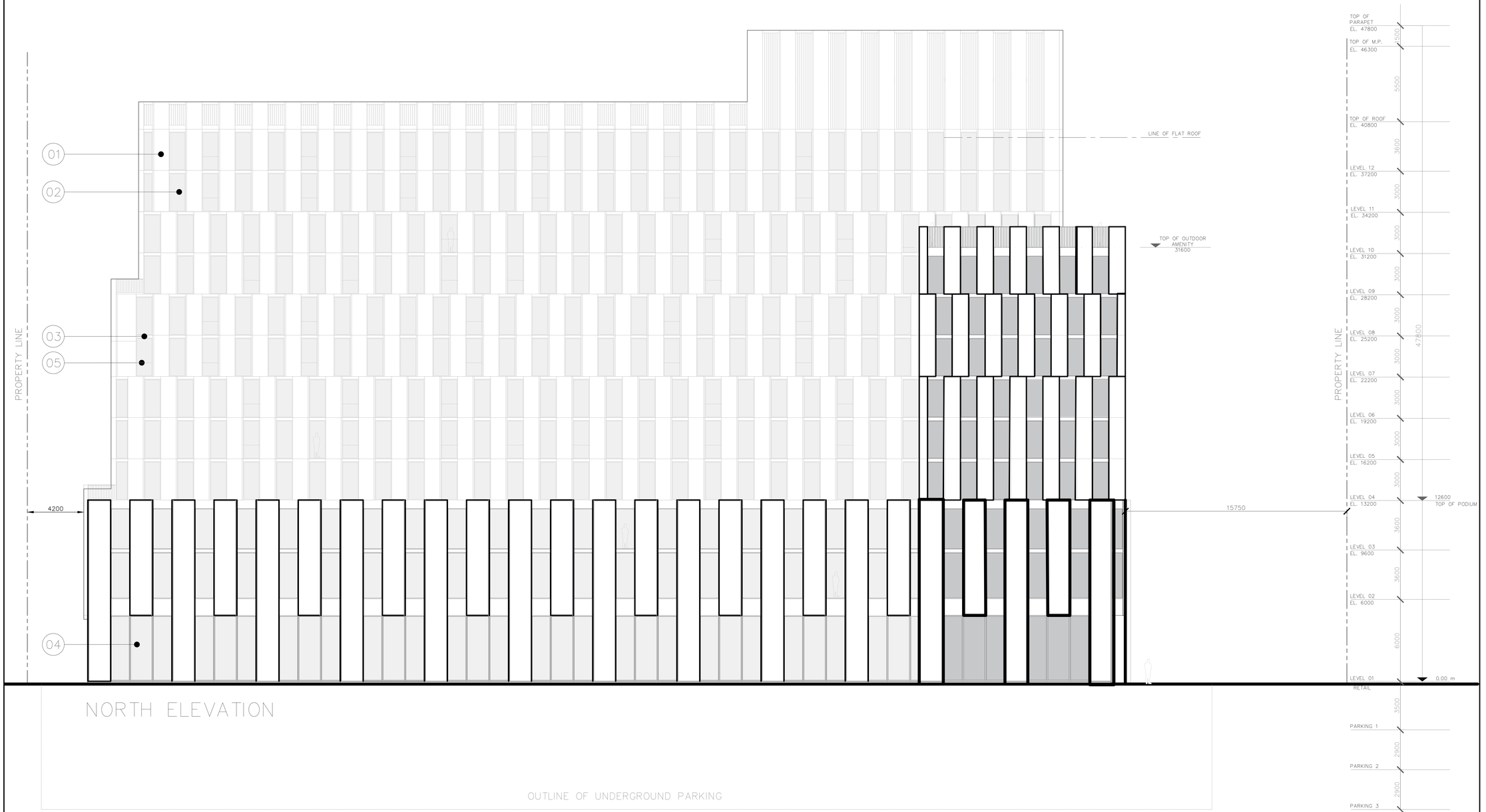
01 PRECAST CONCRETE AND INSULATION PANEL

02 WINDOW WALL

03 INSULATED METAL SLAB EDGE

04 CURTAIN WALL AND BIRD FRIENDLY GLASS

05 BALCONETTE

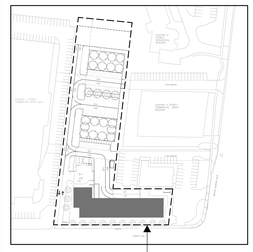


NORTH ELEVATION

ISSUANCES

REZONING APPLICATION	11 APRIL 2024
ISSUED	DATE

KEY PLAN



HOUTARCHITECTURE

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Toronto Ontario, M5S 1S3
www.hout.ca
office@hout.ca

3033 Dundas Street West,
Mississauga, Ontario

NORTH ELEVATION

SCALE	As Shown
DATE	11 APRIL 2025
PROJECT NO.	00

A024

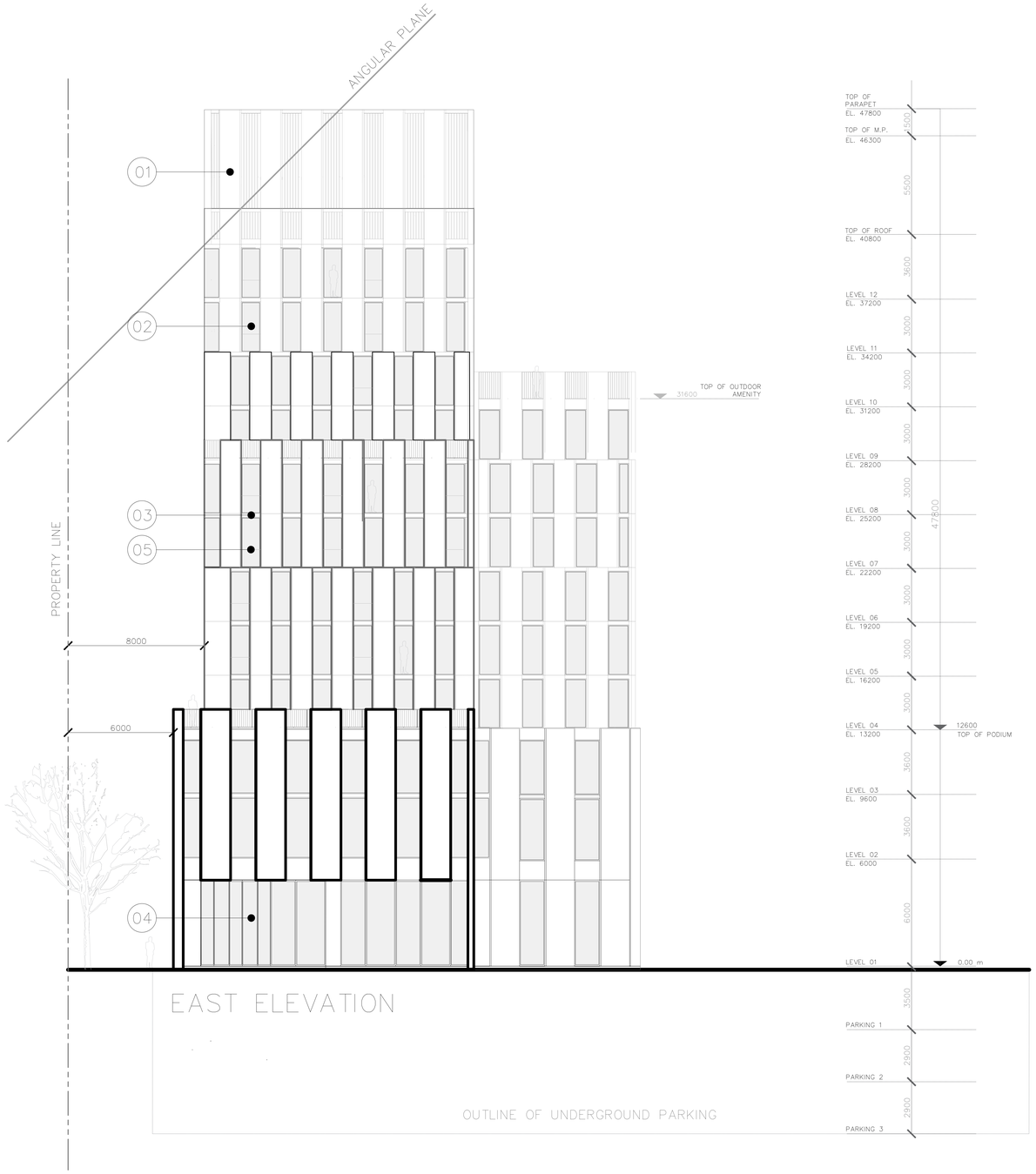
01 PRECAST CONCRETE AND INSULATION PANEL

02 WINDOW WALL

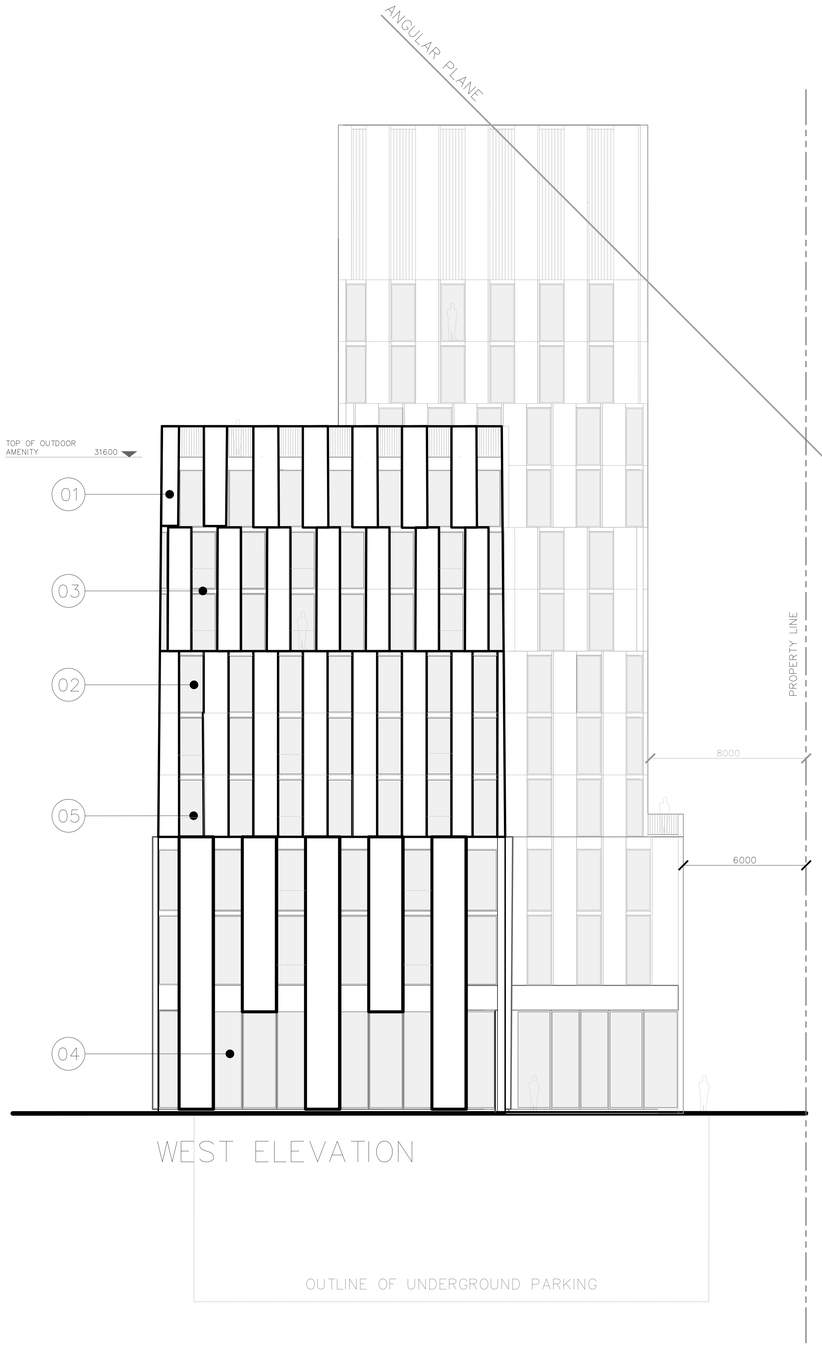
03 INSULATED METAL SLAB EDGE

04 CURTAIN WALL AND BIRD FRIENDLY GLASS

05 BALCONETTE



EAST ELEVATION

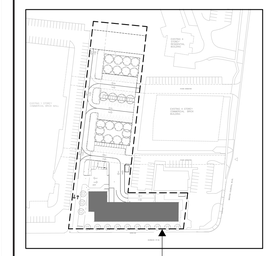


WEST ELEVATION

ISSUANCES

REZONING APPLICATION	11 APRIL 2024
ISSUED	DATE

KEY PLAN



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Toronto Ontario, M5S 1S3
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office@hout.ca

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Mississauga, Ontario

EAST AND WEST ELEVATION

SCALE	As Shown
DATE	11 APRIL 2025
PROJECT NO.	00

A025

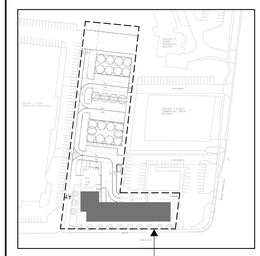
SECTION AA

SECTION BB

ISSUANCES

REZONING APPLICATION	11 APRIL 2024
ISSUED	DATE

KEY PLAN



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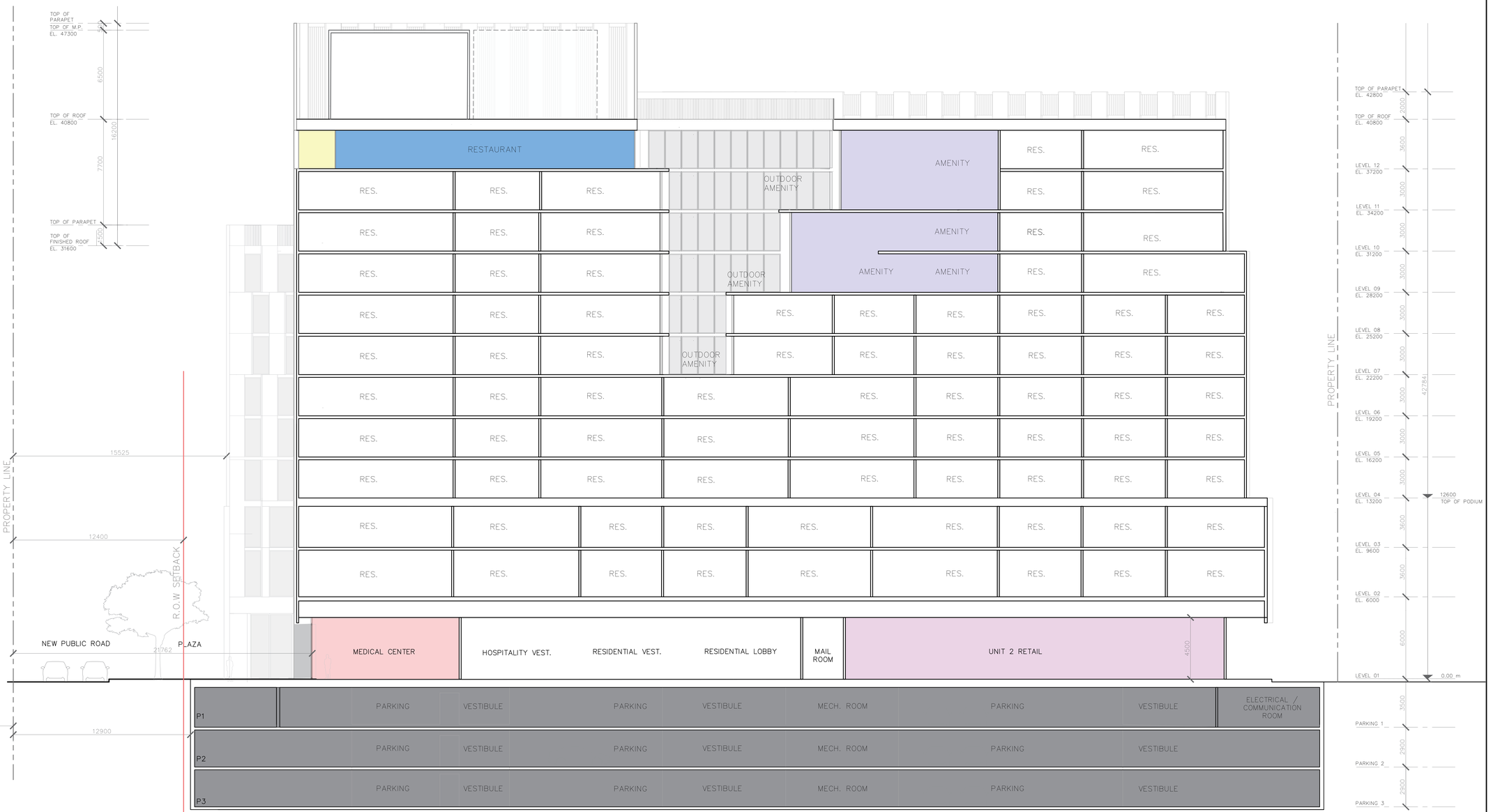
Mississauga, Ontario

SECTION AA & BB

SCALE	As Shown
DATE	11 APRIL 2025
PROJECT NO.	00

A026

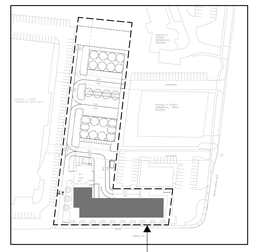


SECTION CC

ISSUANCES

REZONING APPLICATION	11 APRIL 2024
ISSUED	DATE

KEY PLAN



HOUTARCHITECTURE

131 Bloor Street West,
Toronto Ontario, M5S 1S3
www.hout.ca
office@hout.ca

3033 Dundas Street West,
Mississauga, Ontario

SECTION CC

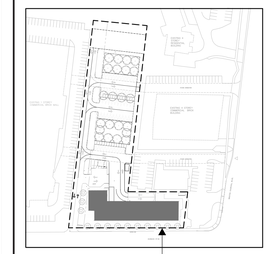
SCALE	As Shown
DATE	11 APRIL 2025
PROJECT NO.	00

A027

ISSUANCES

REZONING APPLICATION	11 APRIL 2024
ISSUED	DATE

KEY PLAN



HOUTARCHITECTURE

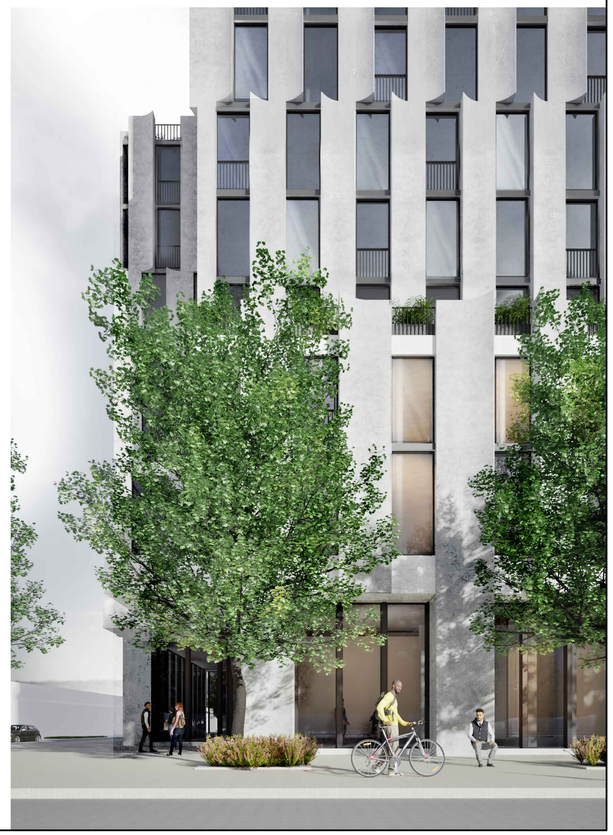
131 Bloor Street West,
Toronto Ontario, M5S 1S3
www.hout.ca
office@hout.ca

3033 Dundas Street West,
Mississauga, Ontario

IMAGES 1

SCALE	As Shown
DATE	11 APRIL 2025
PROJECT NO.	00

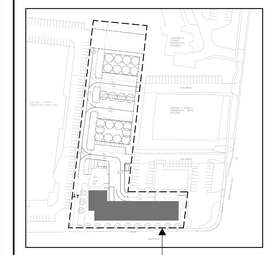
A028



ISSUANCES

ISSUED	DATE
REZONING APPLICATION	11 APRIL 2024

KEY PLAN



HOUTARCHITECTURE

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Toronto Ontario, M5S 1S3
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office@hout.ca

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Mississauga, Ontario

IMAGES 2

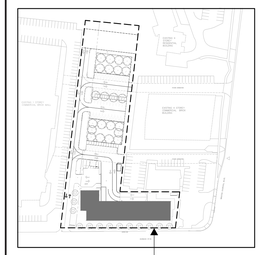
SCALE	As Shown
DATE	11 APRIL 2025
PROJECT NO.	00

A029

ISSUANCES

REZONING APPLICATION	11 APRIL 2024
ISSUED	DATE

KEY PLAN



HOUTARCHITECTURE

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Mississauga, Ontario

IMAGES 3

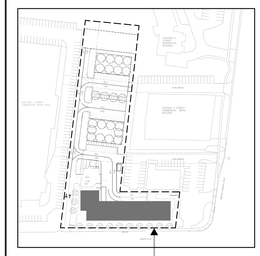
SCALE	As Shown
DATE	11 APRIL 2025
PROJECT NO.	00

A030

ISSUANCES

REZONING APPLICATION	11 APRIL 2024
ISSUED	DATE

KEY PLAN



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Toronto Ontario, M5S 1S3
www.hout.ca
office@hout.ca

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Mississauga, Ontario

IMAGES 4

SCALE	As Shown
DATE	11 APRIL 2025
PROJECT NO.	00

A031

Appendix C

Appendix C – Sanitary Drainage System

TABLE 1 - POST-DEVELOPMENT PEAK DESIGN FLOW

SANITARY SEWER DESIGN SHEET
PROPOSED

Project: **3303 Dundas Street West, Mississauga ON**

ARCADIS
Arcadis Professional Services (Canada) Inc.
8133 Warden Avenue, Unit 300
Markham, Ontario L6G 1B3
Canada
Phone: 905 763 2322
www.arcadis.com

MISSISSAUGA DESIGN CRITERIA: EQUIVALENT POPULATIONS			
Type 1:	Residential - Small Apartment	1.60	(person/unit)
Type 2:	Residential - Large Apartment	3.00	(person/unit)
Type 3:	Commercial	50.00	(person/hectare)
Type 4:			
Type 5:			

Manning's "n"	0.013
Infiltration (l/sec/Ha)	0.200
MH Infiltration (l/sec/MH)	0.280
Peaking Factor as per Harmon formula.	
Average Water Consumption (l/p/day)	302.8

FROM MH	TO MH	# MH	L (m)	AREA (Ha)	PROPOSED DEVELOPMENT Type 1 No. of units	Type 2 No. of units	Type 3 No. of units	Type 4 No. of units	Type 5 Tot. GFA (m2)	Sum Pop. (persons)	Res. Peak Factor (Harmon's)	Peak San. Flow (L/s)	SUM OF AREA (Ha)	Infil-tration (L/s)	MH Infil-tration (L/s)	PROPOSED SEWER DESIGN Design Flow (L/s)	Pipe Dia. (mm)	Pipe Slope (m/m)	Pipe Capacity (L/s)	Full Flow Velocity (m/s)	Actual Velocity (m/s)	DESCRIPTION
SITE	MH#2	1	4.64	0.13	110	46	0.1065	—	—	319	4.07	4.6	0.13	0.026	0.3	4.9	200	1.83%	44.4	1.41	0.0	
MH#2	MH#1	1	10.3		—	—	—	—	—	319	4.07	4.6	0.13	0.026	0.6	5.1	200	2.00%	46.4	1.48		
MH#1	EX SAN	1	56.5		—	—	—	—	—	319	4.07	4.6	0.13	0.026	0.8	5.4	250	1.00%	59.5	1.21	0.9	
CHECK:				0.130	110	46	0	0	0	319			0.13									

J:\136987_3303Dundas\7.0_Production\7.03_Design\04_Civil\Content\FSR\SAN\[SAN-2025-03-31.xlsx]TABLE2

Appendix D

Appendix D – Storm Drainage System

Date: June 5, 2024

Calculated By: _____

Checked By: _____

TABLE 2 - STORM WATER DESIGN SHEET

Proposed - Sewer
As Constructed - Sewer
Separation between fields.
New field beginning with implied decimal.
Position of Implied decimal.

AREA CODE _____ TT _____ UNIT _____ SWMM _____

From: EXIST. MH To: EXIST. MH

From M.H.	To M.H.	CITY USE ONLY From	To	BC	SEWER Area	Co	Length	Size	Grade	Time	LEG. AC.	Accum. AC.	I	Q	CAP.	VEL.	TIME	TOTAL TIME	Q/CAP. %
PROPOSED																			
INITIAL TIME OF CONCENTRATION																		15.00	
CB1	CBMH1				0.11	0.90	33 00	250	1 00		0.0955	0.0955	139.85	0.0371	0.0595	1.21	0.45	15.45	62.36
CBMH1	MH1				0.17	0.61	26 05	375	0 50		0.1043	0.1998	137.74	0.0764	0.1240	1.12	0.39	15.85	61.66
MH1	CBMH2				0.00	0.00	21 00	375	0 50		0.0000	0.1998	136.13	0.0755	0.1240	1.12	0.31	16.16	60.93
CB2	BLDG				0.03	0.55	1 28	150	1 00		0.0146	0.0146	141.95	0.0057	0.0152	0.86	0.07	15.07	37.68
CB3	BLDG				0.08	0.48	5 87	200	1 00		0.0408	0.0408	141.14	0.0160	0.0328	1.04	0.22	15.22	48.76
AD1	BLDG				0.14	0.77					0.1093	0.1093							
TRENCH DRAIN	BLDG				0.02	0.8					0.0163	0.0163							
AD2	BLDG				0.02	0.59					0.0094	0.0094							
AD3	BLDG				0.02	0.45					0.0092	0.0092							
BLDG	CBMH3				0.00	0.00	35 50	375	0 50		0.0000	0.1996	139.09	0.0771	0.1240	1.12	0.59	15.59	62.20
CBMH3	CBMH2				0.16	0.57	35 50	375	0 50		0.0927	0.2923	135.98	0.1104	0.1240	1.12	0.59	16.19	89.07
CBMH2	EF012				0.10	0.78	6 50	525	0 50		0.0747	0.5668	135.46	0.2133	0.3041	1.40	0.13	16.29	70.14
EF012	TANK				0.00	0.00	2 50	525	0 50		0.0000	0.5668	135.04	0.2126	0.3041	1.40	0.08	16.37	69.92
TANK	MH2				0.00	0.00	9 00	375	0 50		0.0000	0.0000	134.38	0.1050*	0.1240	1.12	0.13	16.51	84.69
MH2	MH3				0.00	0.00	50 00	375	0 50		0.0000	0.0000	227.88	0.1050*	0.1240	1.12	0.74	17.25	84.69
MH3	MH4				0.00	0.00	49 50	375	0 50		0.0000	0.0000	227.68	0.1050*	0.1240	1.12	0.80	18.05	84.69
MH4	EX STM				0.00	0.00	2 38	375	1 50		0.0000	0.0000	227.45	0.1050*	0.2147	1.94	0.05	18.10	48.90

Notes:

-

Appendix E

Appendix E – Water Supply System

IBI GROUP
7th Floor – 55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0644
ibigroup.com

TABLE 3

Estimated Average Day, Maximum Day and Maximum Hour Domestic Water Demand

J:\136987_3303Dundas\7.0_Production\7.03_Design\04_Civil\Content\FSR\Water\[Waterdemands_2025-04-03.xlsx]FUS Est Fire Flow

3033 Dundas Street East
Mississauga, Ontario

BLOCK ID	BLOCK USE	***RESIDENTIAL*** Density (persons/unit)	Unit	***COMMERCIAL*** Density (persons/ha)	GFA (ha)	Population (persons)	Average Day Water Consumption Rate (L/c/day)	Total Average Day Water Consumption in L/day (L/day)	Total Average Day Water Consumption in L/sec (Total Cons. L/day) / 86400 (L/sec)	Maximum Day Consumption in L/sec 2.00 Peaking Factor (Region peaking factor)	Maximum Hour (Peak Rate) Consumption in L/sec 3.00 Peaking Factor (Region peaking factor)
	Commercial			50	0.107	5	300	1598	0.018	0.037	0.055
	Future Residential	3.7	156			577	280	161616	1.871	3.741	5.612
	Total		***156***		***0.107***	***583***		***163214***	***1.889***	***3.778***	***5.667***
								Conversion to L/min =	***113.3***	***226.7***	***340.0***
								Conversion to USGPM =	***29.9***	***59.9***	***89.8***

IBI GROUP
7th Floor – 55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0644
ibigroup.com

TABLE 4

Preliminary Fire Flow Estimate

Based on Fire Underwriters Survey Method, Insurance Advisory Organization

Item **3033 Dundas Street East**

1 **Fire Flow given by:** **F = 220 x C x A^ 0.5**

GFA Population

Where:
F = the required fire flow in Litres per minute (L/min)
C = Coefficient related to the type of construction C= 0.6
1) 1.5 For wood fram construction
2) 1.0 for ordinary construction
3) 0.8 for noncombustible constuction
4) 0.6 for fire-resistive construction (two largest successive floors, plus 50% of each of any floors immediately above them up to 8, if vertical openings are inadequately protected)

5) 0.6 for fire-resistive construction (largest floor, plus 25% each of 2 adjoining floors, if vertical openings are adequately protected (1-hour rating).

A = the total floor area in the building being considered (in m2)

Building A	INPUT		
Ground floor	329	m^2 (25%)	
2nd floor	1,338	m^2	
3rd floor	82	m^2 (25%)	
Total building floor area (m2)	1750	m^2 A=	1,750 m^2
		F =	**5,521 Litres/minute**
Round to nearest 1000 Litres/min		**F =**	**6,000 Litres/minute**

	Increases or Reductions	INPUT	
2	Low/high fire hazard occupancy for dwellings	-15%	(900)
3a	Automatic sprinkler protection credit (conforming to NFPA standards)		-
3b	If sprinkler system, an additional 10% credit if water supply is standard for both system and fire department hose lines.	-10%	(600)
3c	If sprinkler system, an additional 10% credit if fully supervised (water flow and control valve alarm system).	-10%	(600)
4	Exposure		-
	North (1.6m)	25%	1,500
	East (>45m)	0%	-
	South (>45m)	0%	-
	West (~40m)	5%	300

Note: Fire flow shall not exceed 45,000L/min nor be less than 2,000L/min. **F =** **5,700 Litres/minute**

Round to nearest 1000 Litres/min **FINAL F =** **6,000 Litres/minute**

Conversion 1 US Gallon = 3.785 L **conversion** **1,585 USGPM**
Conversion 1 Imperial Gallon = 4.546 L **conversion** **1,320 IGPM**

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