FUNCTIONAL SERVICING & STORMWATER MANAGEMENT REPORT

50 HIGH STREET EAST RESIDENTIAL DEVELOPMENT

CITY OF MISSISSAUGA REGION OF PEEL

PREPARED FOR:

MOHAGANY MANAGEMENT

PREPARED BY:

C.F. CROZIER & ASSOCIATES INC.
211 YONGE STREET, SUITE 600
TORONTO, ON M5B 1M4

DECEMBER 2025

CFCA FILE NO. 2880-7436

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CROZIER
CONSULTING ENGINEERS

Revision Number	Date	Comments
Rev.0	August 1, 2025	Issued for First Submission (ZBA)
Rev.1	December 12, 2025	Issued for Second Submission (ZBA)

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1.0 Introduction

1.1 Purpose

C.F. Crozier & Associates Inc. was retained by Mahogany Management (the Client) to prepare a Functional Servicing and Stormwater Management Report in support of the Zoning By-Law Amendment (ZBA) for the property located at 50 High Street East in the City of Mississauga. This report demonstrates the proposed site can be developed in accordance with City of Mississauga and Region of Peel design guidelines from a functional servicing and stormwater management perspective.

2.0 Site Description

2.1 Existing Conditions

The existing property covers an area of 1022.21 m^2 (0.10 ha) and is bound by residential apartment buildings to the north, east and west, and High Street East to the south. The site lies within a residential land use area. The existing site contains a 3-storey residential building with at-grade parking located at the rear of the building. The unit count of the existing 3-storey residential building has been confirmed by the Client via email correspondence, which is included in **Appendix A** for reference. The existing unit count was used to calculate the existing population of the subject site.

Table 1 below summarizes the existing population of the subject site.

Table 1: Existing Population Density

Unit Type	Number of Units	Equivalent Population Density	Population
1 Bedroom	11	1.7 (person/hectare)	19
Total Existing Residential Population			**19**

KRCMAR Surveyor Ltd. was retained by the Client to prepare a topographic survey of the subject site. A copy of the topographic survey is included in **Appendix A** for reference.

Additionally, records drawings obtained from the City of Mississauga and the Region of Peel have been included in **Appendix A** for reference.

2.2 Proposed Development Concept

The proposed residential development includes the construction of an 11-storey residential building. The building is proposed to have an at-grade accessible parking stall within the covered at-grade vehicular access area. The development is proposed to have a total of 96 residential units and vehicular access to the site is provided via High Street East.

The proposed population for the subject site was calculated using the equivalent population density from the Region of Peel Linear Wastewater Standards dated March 29th, 2023, and residential unit information was obtained from the latest site plan and statistics provided by Chamberlain Architect

Services Limited, which is included in **Appendix A** for reference. **Table 2** below summarizes the proposed population for the subject property.

Table 2: Proposed Population Density

Unit Type	Number of Units	Equivalent Population Density	Population
1 Bedroom	60	2.7 (person/unit)	162
2 Bedroom	35		95
3 Bedroom	1		3
Total Proposed Residential Population			**259**

The proposed population equivalent was calculated to be greater than 475 person/hectare. Therefore, the population equivalent used for the design is based on a density of 2.7 person per unit using the equation below:

$$(2.7ppu \times No.Units) \div Area = person/hectare$$

$$(2.7 \times 96) \div 0.1 = 2592\ person/hectare$$

As a result, the total proposed population of the subject site is calculated to be 259 persons.

2.3 Reference Information

The following documents were referred to in preparation of this report, and offer background information regarding the existing infrastructure surrounding the proposed development:

- Region of Peel – Linear Wasterwater Standards, dated March 29th, 2023
- Region of Peel – Public Works Design, Specifications & Procedures Manual, Watermain Design Criteria, dated Revised June 2010
- Region of Peel – Public Works Stormwater Design Criteria and Procedural Manual, dated June 2019 (Version 2.1)
- City of Mississauga – Transportation & Works Department, Development Requirements Manual, Section 8 – Storm Drainage Design Requirements, dated November 2020
- Fire Underwriters' Survey – Water Supply for Public Fire Protection, dated 2020

3.0 Water Servicing

The following section of the report analyses the existing and proposed water servicing demands for the subject site. The Region of Peel – Linear Wastewater Standards (March 29, 2023) and Region of Peel – Public Works Design, Specifications & Procedures Manual, Watermain Design Criteria, dated (Revised June 2010) was referenced to calculate the domestic and fire flow demands for the subject site.

3.1 Existing Water Servicing

According to the as-built records provided by the City of Mississauga and the Region of Peel, the following water services exist in proximity to the subject site:

- 200 mm diameter watermain along High Street East

Based on the Region of Peel record drawing (No. 25842-D), it is determined that the existing residential building has a water service connection to the existing 200 mm diameter watermain along High Street East. The location of the existing water services is shown on the **Servicing Plan – C102**.

As per the Region of Peel Water Pressure Zones Map, the site is located within Pressure Zone 1 (PZ 1). The Water Pressure Zones Map is included in **Appendix B** for reference.

Based on pre-development conditions, a summary of the results is presented in **Table 3**, with detailed calculations provided in **Appendix B**.

Table 3: Existing Domestic Water Demand

Type of Use	**Average Daily Demand** (L/s)	**Maximum Day Demand** (L/s)	**Peak Hourly Demand** (L/s)
Residential	0.06	0.12	0.18

3.2 Proposed Water Servicing

The proposed water servicing strategy for the development consists of one (1) connection to the existing 200 mm diameter watermain along High Street East and will consist of a 100 mm diameter PVC domestic and 150 mm diameter PVC fire line. Each unit will be serviced internally to the building through mechanical design, which will be completed at the time of detailed design by a mechanical engineer.

Considering the height of the building is less than 84 meters, the building will not require to be serviced by two (2) separate watermains adhering to the Ontario Building Code (OBC) Section 3.2.9.7.

The proposed water services will be equipped with a property line valve and box per Region of Peel standards. The proposed water meter, backflow preventer, and internal building water servicing will be installed per the mechanical details and specifications. The site is proposed to be serviced by a private hydrant near the building entrance facing High Street East, which is located 5.72 meters from the proposed siamese connection. Refer to the **Servicing Plan – C102** for further details.

The domestic water demand for the subject site was calculated with reference to the Region of Peel – Linear Wastewater Standards (March 29, 2023) and Region of Peel – Public Works Design, Specifications & Procedures Manual, Watermain Design Criteria, dated (Revised June 2010). An average residential daily water demand of 280 L/capita/day was used in conjunction with the occupancy densities described in **Table 2**.

A summary of the results is presented in **Table 4**, with detailed calculations provided in **Appendix B**.

Table 4: Proposed Domestic Water Demand

Type of Use	Average Daily Demand (L/s)	Maximum Day Demand (L/s)	Peak Hourly Demand (L/s)
Residential	0.84	1.68	2.52

3.3 Fire Flow Demand

The fire flow requirements for the proposed development were calculated based on the methodology identified in the current version of the *Water Supply for Public Fire Protection: A Guide to Recommended Practice in Canada (2020)* prepared by the Fire Underwriters' Survey (FUS).

Fire Flow requirements were calculated based on the following parameters:

- *(Type 1) Fire Resistive Construction* materials with a construction coefficient of 0.6, where all structural elements, walls, columns, arches, floors, and roofs are constructed with a minimum 2-hour fire resistance rating, and all materials used in the construction of the structural elements, walls, columns, arches, floors and roofs are constructed with non-combustible materials.

- For a building classified with a construction coefficient below 1.0, with vertical opening properly protected in accordance with the National Building Code, the Total Effective Area was calculated to be 909.95 m^2, applying 100% of the single largest floor plus 25% of each of the two immediately adjoining floors, based on floors 6, 7 and 8 from the latest site statistics prepared by Chamberlain Architect Services Limited.

- An Occupancy and Contents Adjustment Factor of -15% for Limited Combustible contents, falling under a Group C Residential occupancy (Table 3 of the FUS)

- An automatic fully supervised sprinkler protection system designed and installed in accordance with NFPA 13 (50% reduction factor).

- Exposure charges were included in the calculations to account for various existing residential properties in proximity to the subject site.

As a result, the fire flow demand is calculated to be 50 L/s (3,000 L/min). In accordance with the FUS guidelines, the fire flow for residential areas shall not be less than 80 L/s (4,800 L/min). Therefore, the fire flow demand of the proposed development is increased to 80 L/s (4,800 L/min) in adherence to the FUS guidelines. Detailed calculations are included in **Appendix B**. Additionally, an email from the architect confirming the construction type, occupancy category and the sprinkler system is included in **Appendix B** for reference.

3.4 Hydrant Flow Test

One (1) hydrant flow test was performed by Watermark Solutions on June 11th, 2025, on the existing 200 mm diameter watermain along High Street East. The results indicate that at 20 psi residual pressure, a maximum of 567 L/s (8,983 USGPM) projected flow is available within the existing 200 mm diameter watermain along High Street East.

Based on the estimated maximum day plus fire flow demand of 81.68 L/s and the hydrant test report, the existing municipal water supply can support the proposed development without the need of external upgrades or retrofit. A detailed report of the hydrant flow test is provided in **Appendix B** for reference.

4.0 Sanitary Servicing

The following section of the report analyses the existing and proposed sanitary servicing conditions for the subject site. The Region of Peel – Linear Wastewater Standards (March 29, 2023) was referenced to calculate the existing and proposed sanitary demands for the subject site.

4.1 Existing Sanitary Servicing

According to the as-built records provided by the City of Mississauga and the Region of Peel, the following water services exist in proximity to the subject site:

- 375 mm diameter sewer along High Street East

Based on the Region of Peel record drawing (No. 25842-D), it is determined that the existing residential building has a sanitary service connection to the existing 375 mm diameter sewer along High Street East. The location of the existing sanitary service is shown on the **Servicing Plan – C102**.

The existing sanitary flows were calculated based on the Region of Peel - Linear Wastewater Standards (March 29, 2023) in conjunction with the existing occupancy densities described in **Table 1**. A summary of the results is shown in **Table 5**, with detailed calculations provided in **Appendix C**.

Table 5: Existing Sanitary Design Flows

Type of Use	**Average Flow** (L/s)	**Peaking Factor (M)**	**Peak Flow** (L/s)	**Infiltration Flow** (L/s)	**Total Flow** (L/s)
Residential	0.06	4.00	0.25	0.03	0.28

4.2 Proposed Sanitary Servicing

The subject site is proposed to be serviced by one (1) 150 mm diameter sanitary service connection to the existing 375 mm diameter sanitary sewer along High Street East. The proposed 150 mm diameter sanitary sewer connection includes a control manhole located at the property line fronting High Street East.

Refer to the **Servicing Plan – C102** for further details.

4.3 Sanitary Design Flows

The sanitary design flow for the subject site was calculated with reference to the Region of Peel – Linear Wastewater Standards (March 29, 2023). An average residential wastewater flow of 290 L/capita/day was used in conjunction with the occupancy densities described in **Table 2**. Peaking

factors were applied to the residential sewage flows to obtain thew total estimated design sewage flow.

Table 6 below summarizes the results and **Appendix C** contains detailed calculations of the sanitary flow for the proposed development.

Table 6: Proposed Sanitary Design Flows

Type of Use	Average Flow (L/s)	Peaking Factor (M)	Peak Flow (L/s)	Infiltration Flow (L/s)	Total Peak Flow (L/s)
Residential	0.87	4.00	3.48	0.03	3.51

5.0 Groundwater Drainage Conditions

A Geotechnical Investigation for the subject site was completed by Toronto Inspection Ltd. dated July 28th, 2025, which detailed the site's subsurface and groundwater conditions. The major conclusions of the geotechnical report are summarized in the bullets below:

- The field work for the investigation consisted of drilling four (4) sampled boreholes (25BH-1 to 25BH-4), extending to depths of 3.8m to 5.2m from grade.
- Groundwater observations were made in the open boreholes during and upon the completion of drilling. Boreholes 25BH-1 and 25BH-3 were completed as monitoring wells for the determination of groundwater conditions.

Further investigation is to be completed to determine the short-term and long-term groundwater dewatering rates as well as the quality of the groundwater for discharge purposes. Refer to the Geotechnical Investigation prepared by Toronto Inspection Ltd. under a separate cover for more details.

Note that a site visit was completed by Toronto Inspection Ltd. on November 25th, 2025, to confirm the groundwater level measurements. The results indicate that at boreholes 25BH-1 and 25BH-3, the groundwater levels were recorded at 75.52 masl and 73.43 masl, respectively. It was noted that an additional 1 meter should be added to the recorded groundwater levels to estimate the seasonal high groundwater level at these borehole locations. Email correspondence with Toronto Inspection Ltd. is included in **Appendix D** for reference.

6.0 Drainage Conditions

6.1 Existing Drainage Conditions

According to the as-built records provided by the City of Mississauga and the Region of Peel, the following is existing stormwater infrastructure surrounding the subject site:

- 825 mm diameter sewer along High Street East

Based on the topographical survey, the subject site generally slopes from northwest to southeast draining overland runoff to the High Street East right-of-way, which is then captured by curbside catch basins. The catch basins are connected to the existing 825 mm diameter storm sewer along High Street East. Refer to **Appendix E** for the calculated pre-development catchment area and associated weighted runoff coefficient.

6.2 Proposed Drainage Conditions

Storm flows from the building will be directed to roof drains and an on-site catch basin, which will capture a majority of the overland flows. This flow will then ultimately discharge to an oil and grit separator prior to discharging into the proposed stormwater management tank located downstream.

It is proposed to connect to the existing 825 mm diameter storm sewer along High Street East. The proposed connection includes a control manhole located at the property line within the vehicular access drive aisle.

Due to the existing low point located at the southern corner of the site, it is proposed to have uncontrolled flows draining to the High Street East right-of-way. The uncontrolled release rate to High Street East is calculated to be 3.47 L/s with a weighted runoff coefficient of 0.84 (including a 100-year adjustment factor). More details about the total release rate to the existing 825 mm diameter sewer along High Street East are included in **Section 7.1**.

Refer to **Appendix E** for the calculated post-development catchment areas and associated weighted runoff coefficients.

7.0 Stormwater Management

7.1 Stormwater Quantity Control

Method of Analysis

The Modified Rational Method was used to calculate the runoff rates from all drainage catchments and to quantify the detention storage required for quantity control measures in keeping within the requirements of the City of Mississauga guidelines.

Allowable Release Rate

Using the City of Mississauga's current IDF parameters and referring to Table 1 of Section 8 – Storm Drainage Design Requirements of the City of Mississauga dated November 2020, the allowable release rate from the site to High Street East has been established as 21.96 L/s, with a weighted runoff coefficient of 0.78 (including 10-year adjustment factor). This rate is equal to the runoff generated from a 10-year storm event for the entire existing site area at a time of concentration 15 minutes. Refer to **Appendix E** for detailed stormwater management calculations.

Orifice & Post-Development Release Rates

Stormwater attenuation for the post-development site area, with a calculated runoff coefficient of 0.77 (including 100-year adjustment factor), will be by a 75 mm orifice tube at the downstream invert of the proposed stormwater management tank. The orifice tube has been designed to control flows from a 100-year storm event to a release rate of 15.12 L/s (including a 100-year adjustment factor). Therefore, the total release under a 100-year storm event is determined to be 18.83 L/s, which is less than the 10-year allowable release rate. As a result, this conforms with the City of Mississauga stormwater guidelines.

Proposed Stormwater Management Tank

A stormwater management tank is proposed within the subject site. **Table 7** summarizes the design parameters of the stormwater management tank, detailed calculations can be found in **Appendix E** and on the **Servicing Plan – C102**.

Table 7: Stormwater Management Tank Design Parameters

Tank Elevations	Bottom = 75.36 m Outlet = 75.36 m 100-Year High-Water Level (HWL) = 76.33 m Top = 76.43 m Minimum Freeboard = 0.10 m
Orifice Tube Details (CTRL MH)	Diameter = 75 mm Invert = 75.36 m
Tank Area	21.0 m^2
Tank Active Storage Volumes	Required: 20.3 m^3 Provided: 20.4 m^3 (to HWL)

7.2 Stormwater Quality Control

An enhanced level of stormwater quality treatment of 80% Total Suspended Solids (TSS) removal is to be provided based on 100% of the runoff leaving the subject site for all storm events that occur in an average year. An oil and grit separator unit is proposed upstream of the proposed stormwater management tank, which will be designed to provide greater or equal to 80% TSS removal. Specifications of the oil and grit separator unit will be provided during the detailed design stage.

7.3 Water Balance

Based on the City of Mississauga guidelines, runoff from the 5 mm rainfall event is to be retained on-site through infiltration, evapotranspiration, and/or water reuse measures. Water balance will be achieved through an infiltration gallery along the private driveway, upstream of the proposed stormwater management tank. Based on a required average annual precipitation depth of 5 mm to be retained on-site, the required retention volume is calculated to be 5.1 m^3. Infiltration gallery calculations can be referenced in **Appendix E**.

As per the Geotechnical Investigation prepared by Toronto Inspection Ltd. dated July 28th, 2025, the boreholes revealed that the subsoil, below the topsoil and asphalt pavement, consisted of a layer of

fill, overlaying a native sandy silt till deposit. Probable shale was encountered at the termination depths of the boreholes. However, the depth of the shale will not impede on the infiltration gallery design as it is found to be at a depth of roughly 3.5 m. The native sandy silt till is desirable to promote infiltration.

As described in **Section 5.0**, Toronto Inspection Ltd. recently confirmed the high groundwater level at 25BH-1 and 25BH-3, which they then applied a meter to estimate the seasonal high groundwater level for each borehole location. The infiltration gallery has been designed to be a minimum of 1.0m above the estimated seasonally high groundwater level of 74.43 m to avoid water table encroachment.

The infiltration rate was provided by Toronto Inspection Ltd. via email correspondence and is determined to be 13 mm/hr based on the grain size distribution table appended to the Geotechnical Investigation – refer to **Appendix E** for the email from Toronto Inspection Ltd. A drawdown time of 70 hours was then calculated using the infiltration rate, which the proposed infiltration area can infiltrate a volume of 5.24 m^3. Therefore, the infiltration gallery design does achieve full water balance for the development.

8.0 Conclusions & Recommendations

We recommend the approval of the Zoning By-Law Amendment application for the proposed development from a functional site servicing and stormwater management perspective.

Based on the information contained within this summary report, we offer the following conclusions:

1. Water servicing will be provided via one (1) connection to the existing 200 mm watermain along High Street East. It is determined that the existing watermain has sufficient capacity to service the proposed development's maximum day plus fire flow demand of 81.68 L/s. A private hydrant is proposed near the building entrance facing High Street East.

2. Sanitary servicing will be provided via one (1) connection to the existing 375 mm diameter sanitary sewer along High Street East. Based on post-development conditions, it was determined that sanitary demands would reach a total peak flow rate of 3.51 L/s.

3. Stormwater quantity control for the subject site will be provided via a stormwater management tank. Flows will be controlled by a 75 mm orifice tube downstream of the stormwater management tank.

4. Stormwater quality control for the subject site will be provided through an oil and grit separator unit, which will be sized to remove 80% of the TSS. The oil and grit separator is proposed to be located upstream of the stormwater management tank to promote clean water entering the stormwater management tank.

5. Water balance for the site will be achieved through an infiltration gallery along the private driveway upstream of the proposed stormwater management tank.

Based on the conclusions and recommendations, we suggest the approval of the applications from the perspective of functional servicing and stormwater management.

Respectfully submitted,

C.F. CROZIER & ASSOCIATES INC.

JP Labonte

J.P. Labonte, P.Eng.
Project Engineer

C.F. CROZIER & ASSOCIATES INC.

Julie Scott, P.Eng.
Manager, Land Development

J:\2800\2880 - Mahogany Management (1001107627 Ontario Inc)\7436 - 50 High Street East\Reports\2025.12.12_FSR & SWM Report.docx

APPENDIX A

Background Information

JP Labonte

From: Tim Neeb <tim@mahoganymanagement.com>
Sent: May 26, 2025 1:25 PM
To: JP Labonte
Cc: Julie Scott
Subject: Re: CFC 2880-7436: 50 High Street East, Mississauga - Existing Building Unit Count Statistic Request

Follow Up Flag: Follow up
Flag Status: Flagged

current building has 11 one bedroom units.

planned building has 60 one bedroom, 35 two bedroom and 1 three bedroom total 96 units

On Mon, May 26, 2025 at 12:21 PM JP Labonte <jplabonte@cfcrozier.ca> wrote:

> Thank you for providing the total unit count Tim.
>
> We would also need the type of unit associated to that number (ie 1 bed, 2 bed, etc.)
>
> Best,
>
> **JP Labonte**
> Engineering Intern, Land Development
> Office: 905.876.7158
> Collingwood | Milton | Toronto | Bradford | Guelph
>
> **We've marked another milestone in our vision for growth. Learn how, here.**
>
> CROZIER
>
> This email was sent on behalf of C.F. Crozier & Associates Inc. and may contain confidential and/or privileged information for the sole use of the intended recipient. If you have received this email in error, please contact the sender and delete all copies. Any review or distribution by anyone other than the intended recipient is strictly prohibited.
>
> **From:** Tim Neeb <tim@mahoganymanagement.com>
> **Sent:** May 26, 2025 12:02 PM
> **To:** JP Labonte <jplabonte@cfcrozier.ca>; Christina Borowiec <christina@sajeckiplanning.com>; Tony De Franco <tony@sajeckiplanning.com>; Julie Scott <jscott@cfcrozier.ca>; Adrian Mauro <amauro@chamberlainipd.com>
> **Subject:** Re: CFC 2880-7436: 50 High Street East, Mississauga - Existing Building Unit Count Statistic Request

existing building count is 11 units. new building should be 95 units.

Tim

On Mon, May 26, 2025 at 10:03 AM JP Labonte <jplabonte@cfcrozier.ca> wrote:

Hi Tim,

Hope you had a nice weekend.

I am requesting the existing building unit count for our existing sanitary and water demand calculations for the functional servicing report. The report must touch on the existing demands and how they compare to the proposed demands.

Let me know if you have any questions and/or concerns.

Thanks.

JP Labonte
Engineering Intern, Land Development
Office: 905.876.7158
Collingwood | Milton | Toronto | Bradford | Guelph

We've marked another milestone in our vision for growth. Learn how, here.

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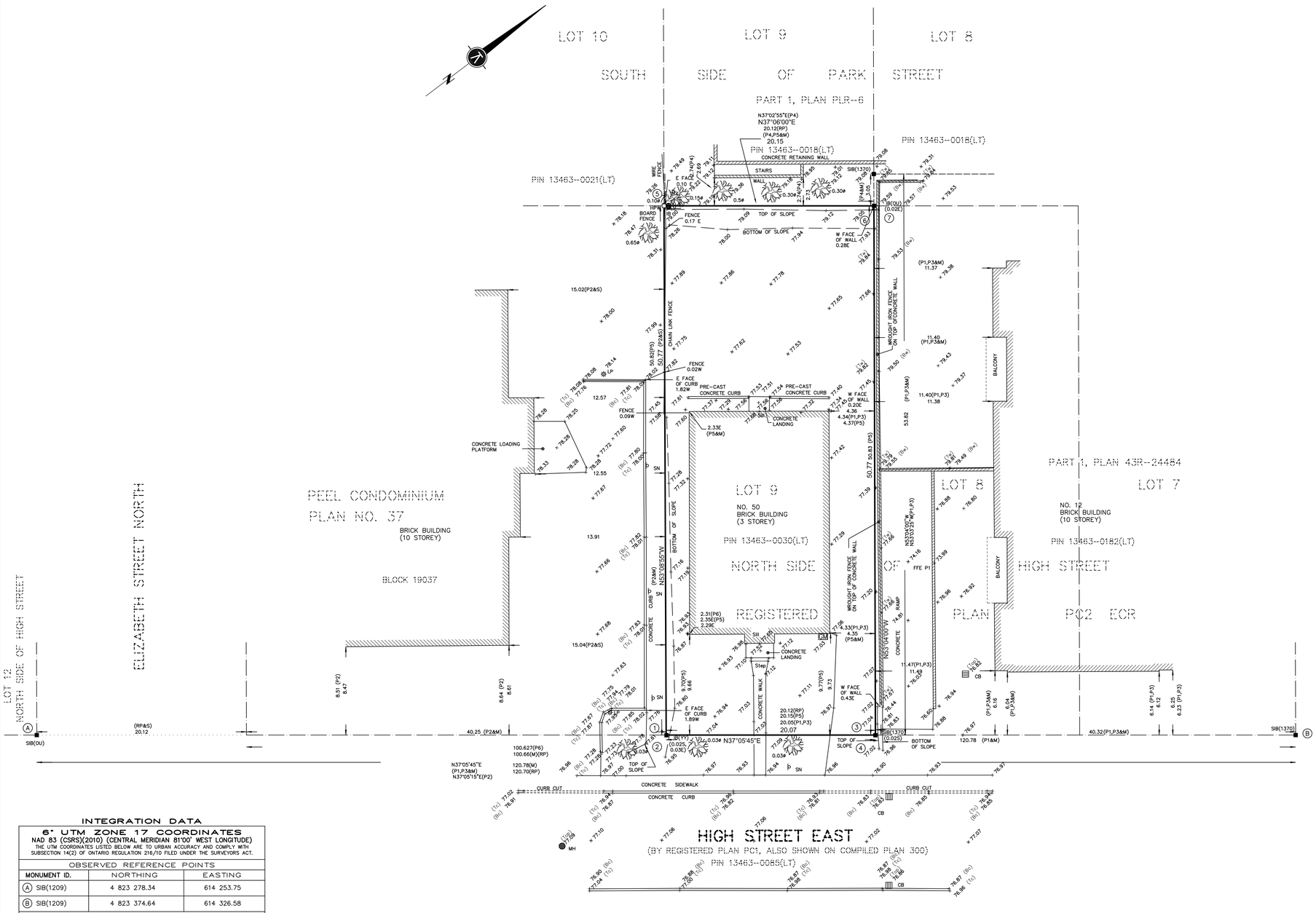

PLAN OF SURVEY
SHOWING TOPOGRAPHICAL INFORMATION OF

LOT 9, NORTH SIDE OF HIGH STREET
REGISTERED PLAN PC2
EAST OF THE CREDIT RIVER
CITY OF MISSISSAUGA

REGIONAL MUNICIPALITY OF PEEL

SCALE 1:200

5 0 5 10 15 20m

KRCMAR SURVEYORS LTD. 2025

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING

BEARINGS SHOWN HEREON ARE GRID DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B' USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 3° MTM COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE.
(3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS)(2010)).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999727.

ELEVATION

ELEVATIONS SHOWN HEREON ARE MISSISSAUGA DATUM AND ARE RELATED TO THE CITY OF MISSISSAUGA BENCHMARK No. 732 HAVING AN ELEVATION OF 78.128 METRES.
(VERTICAL DATUM: CGVD28:PRE78)

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
(M)	DENOTES MEASURED
(S)	DENOTES SET
(OU)	DENOTES ORIGIN UNKNOWN
(RP)	DENOTES REGISTERED PLAN 300E
(P1)	DENOTES PLAN 43R-24484
(P2)	DENOTES PEEL CONDOMINIUM PLAN No. 37
(P3)	DENOTES PLAN BY VLADIMIR KRCMAR LIMITED, O.L.S. – JULY 20, 1999
(P4)	DENOTES PLAN BY YATES & YATES LIMITED, O.L.S. – NOV. 26, 1984
(P5)	DENOTES PLAN BY STARR &TARASICK, O.L.S. – DEC.14, 1982
(P6)	DENOTES PLAN 43R-455
(1370)	DENOTES KRCMAR SURVEYORS LTD. O.L.S.
(YY)	YATES & YATES LTD., O.L.S.
(Tc)	DENOTES TOP OF CURB
(Bc)	DENOTES BOTTOM OF CURB
(Tw)	DENOTES TOP OF WALL
(Bw)	DENOTES BOTTOM OF WALL
SILL	DENOTES DOOR SILL
x123.45	DENOTES EXISTING GRADE ELEVATION
CB	DENOTES CATCH BASIN
0.1ø	DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
	DENOTES DOWN GUY ANCHOR
HPW	DENOTES HYDRO POLE – WOODEN
LP	DENOTES LAMP POST (PRIVATE)
MH	DENOTES MANHOLE
SN	DENOTES SIGN

SURVEY REPORT

1. THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES IS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.
2. THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC., ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.
3. COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.
4. SUBJECT LANDS COMPRISE ALL OF PIN 13463-0030(LT).

TOTAL SITE AREA = 1021.0 m²

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 24th DAY OF APRIL, 2025

DATE April 24 , 2025

STUART M. MOORE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-102836

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MUNICIPAL ADDRESS: No. 50 HIGH STREET, MISSISSAUGA

FIELD:	L.D.	DRAWN:	F.P.B.	CHECKED:	S.M.M.	JOB NO:	98-072
DWG NAME:	98-072BT01	PLOT INFO:	16/April/2025	WORK ORDER NO:	41528		

1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca

PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

KRCMAR

INTEGRATION DATA

6° UTM ZONE 17 COORDINATES
NAD 83 (CSRS)(2010) (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)
THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

OBSERVED REFERENCE POINTS

MONUMENT ID.	NORTHING	EASTING
(A) SIB(1209)	4 823 278.34	614 253.75
(B) SIB(1209)	4 823 374.64	614 326.58

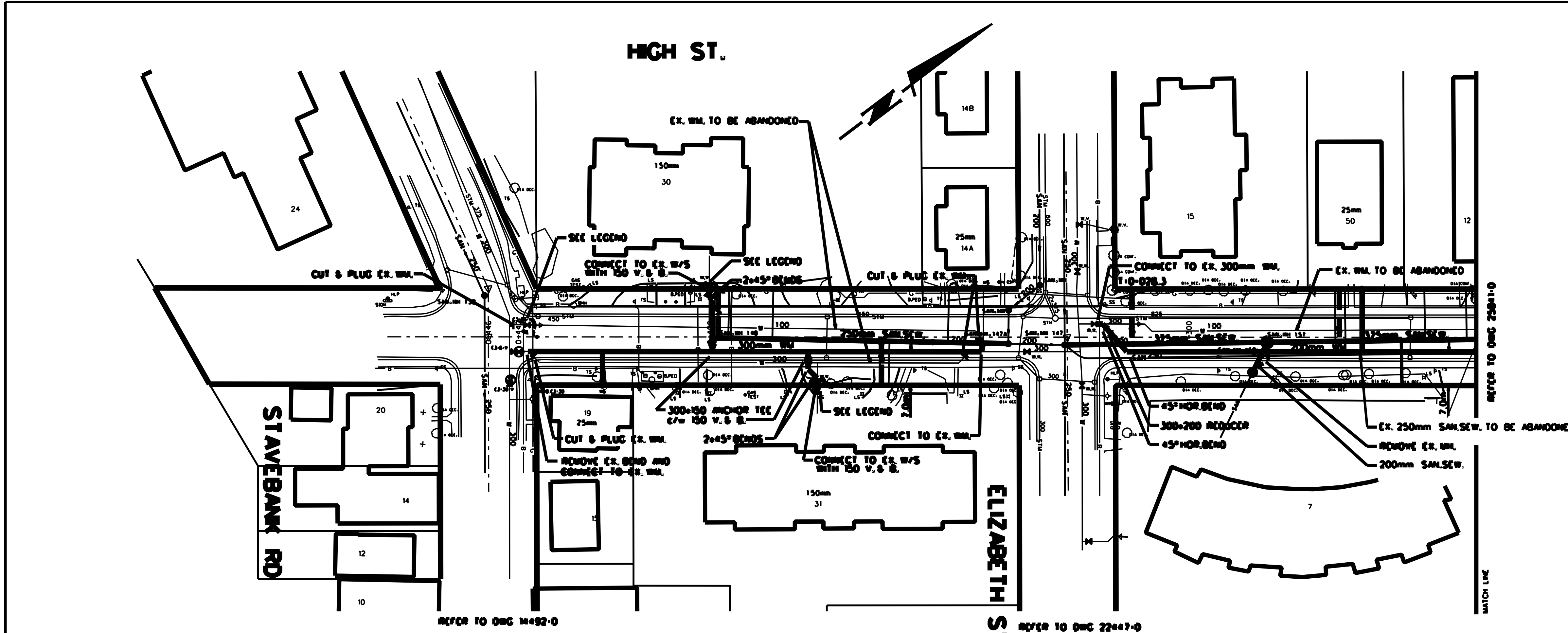
REFERENCE POINTS

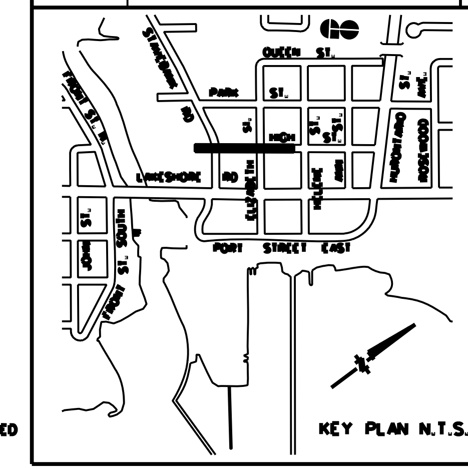
POINT		NORTHING	EASTING
1	SW CORNER OF PROPERTY	4 823 326.51	614 290.18
2	IB(RP)	4 823 326.50	614 290.20
3	SE CORNER OF PROPERTY	4 823 342.49	614 302.27
4	SIB(1137)	4 823 342.48	614 302.28
5	NW CORNER OF PROPERTY	4 823 357.01	614 249.61
6	NE CORNER OF PROPERTY	4 823 372.99	614 261.70
7	IB(OU)	4 823 373.01	614 261.71

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY.
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

APPLY BEARING ROTATION FOR NAD83 CSRS 2010

PLAN	ORIGINAL BEARING REFERENCE	ROTATION ANGLE
P1,P2,P3,P4	ASTRONOMIC	-00°59'05"





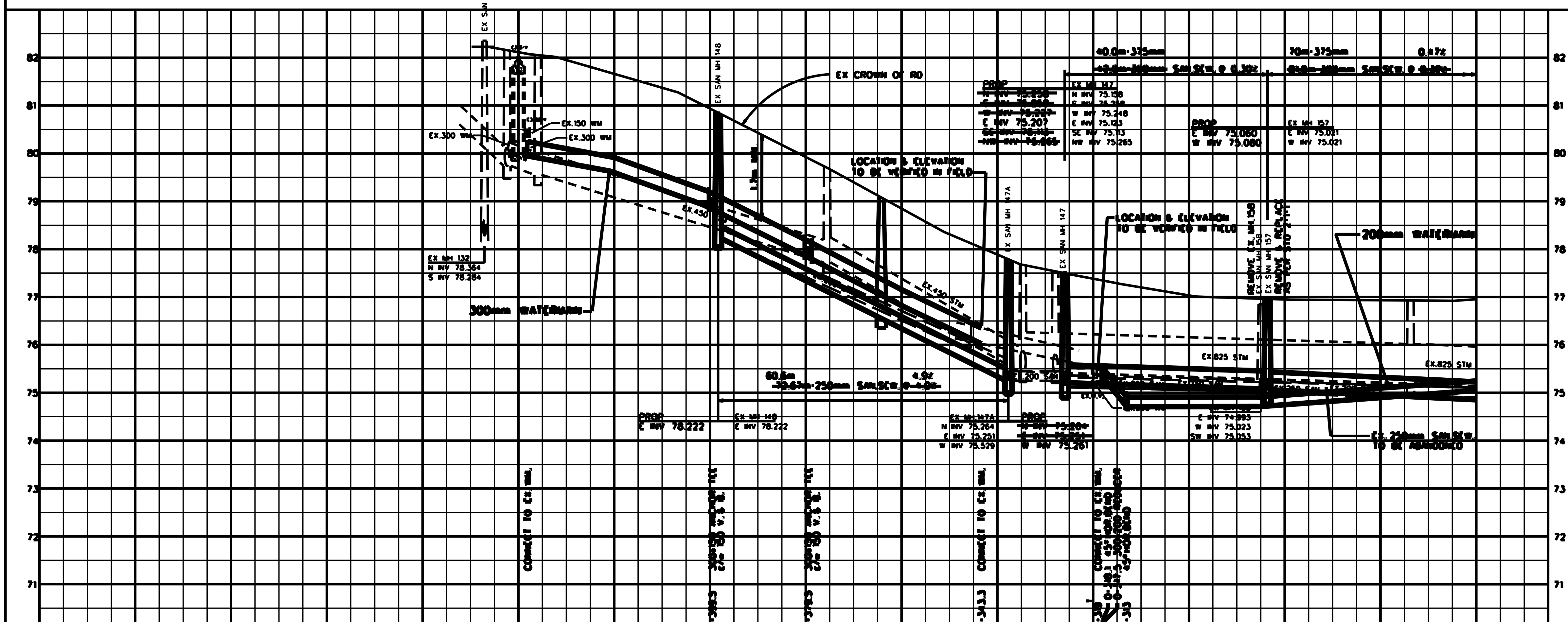
FOR NOTES, LEGEND DETAILS SEE DWG. 25840-D

SERVICE DATA

SERVICE	DATE	INIT.	SERVICE	DATE	INIT.
SAN SEWERS			GAS MAINS		
STORM SEWERS			BELL U/G CABLE		
WATERMAINS			HYDRO U/G CABLE		
TRANSIT			ONT. HYDRO		
PARKS & REC.			CTV		
ONT. CLEAN WATER					

REVISIONS

DATE	DETAILS	INIT.
AUG. 06, 2002	AS CONSTRUCTED	Y.C.



BOT.EL. OF WM.		79.90		78.85	76.80	76.05		75.55	75.05	74.75	74.90	75.05
ROAD CHAINAGE	0+460	0+440	0+420	0+400	0+380	0+360	0+340	0+320	0+300	0+280	0+260	0+240

General Notes

- – ALL DRIVEWAYS ASPHALT UNLESS OTHERWISE NOTED.
- – ALL SERVICE LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED ACCURATELY IN THE FIELD
- DENOTES BUILDING - NOT LOCATED
- DENOTES BUILDING LOCATED
- TYPE 'B' BEDDING UNLESS OTHERWISE NOTED (SAN)

B.M. NO. ELEV.

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DESIGNED BY ___ ___ ___ CHKD. ___

APPROVED BY ___ ___ ___ ___ ___

NOTICE TO CONTRACTOR

48 HOURS PRIOR TO COMMMENCING WORK NOTIFY THE FOLLOWING

THE REGIONAL MUNICIPALITY OF PEEL
CITY OF MISSISSAUGA WORKS DEPT.
CITY OF BRAMPTON WORKS DEPT.
TOWN OF CALEDON WORKS DEPT.
BELL TELEPHONE COMPANY
CONSUMERS GAS COMPANY
MINISTRY OF TRANSPORTATION
ONTARIO CLEAN WATER AGENCY
HYDRO ELECTRIC POWER COMM. OF ONTARIO
HYDRO ELECTRIC COMM. CITY OF MISSISSAUGA
HYDRO ELECTRIC COMM. CITY OF BRAMPTON
CABLE TELEVISION

10m 0 10 20 30m HORIZONTAL SCALE

1m 0 1 2 3m VERTICAL SCALE

Region of Peel
Public Works

HIGH ST.

(FROM STAVEBANK RD TO HURONTARIO ST.)

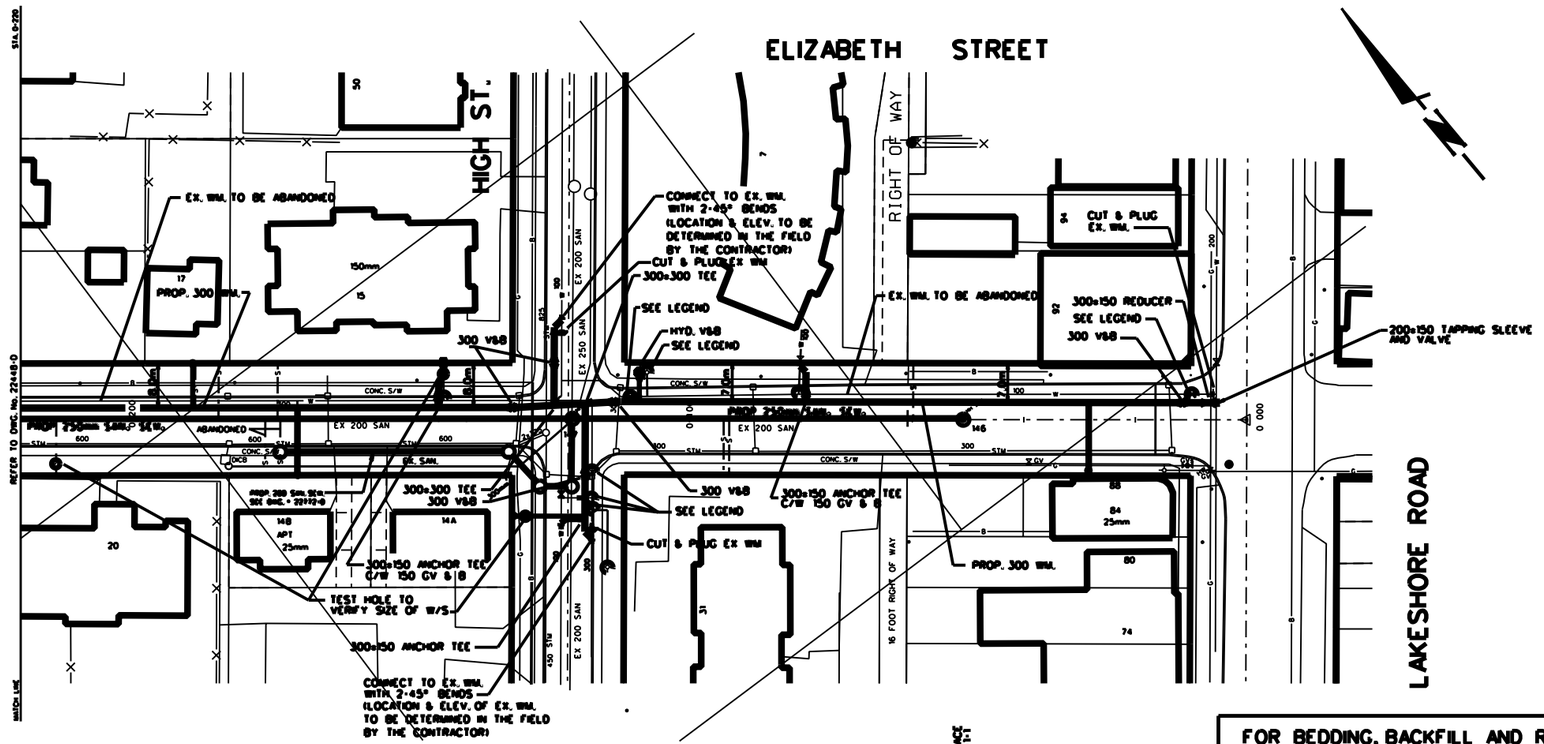
200 & 300mm WATERMAIN
375 & 250 SAN. SEWER REPLACEMENT

Sta. 0-240 To Sta. 0-441.865

LOTS	AREA Z-8	PROJECT NO. 00-2210 00-1310
CHECKED BY	DRAWN BY Ed K.	PLAN NO. 25842-D
DATE MARCH 03, 00	SHEET 2 OF 2	

SERVICE DATA					
SERVICE	DATE	INIT.	SERVICE	DATE	INIT.
SAN. SEWERS	MAY 1996	EWK	GAS MAINS	JUNE 1996	A.S.
STORM SEWERS		EWK	BELL U/G CABLE	JUNE 1996	A.S.
WATERMAINS	MAY 1996	EWK	HYDRO U/G CABLE		
TRANSIT			ONT. HYDRO		A.S.
PARKS & REC.			CTV		A.S.
ONT. CLEAN WATER		A.S.			

REVISIONS		
DATE	DETAILS	INIT.
JULY 98	AS CONSTRUCTED	EWK



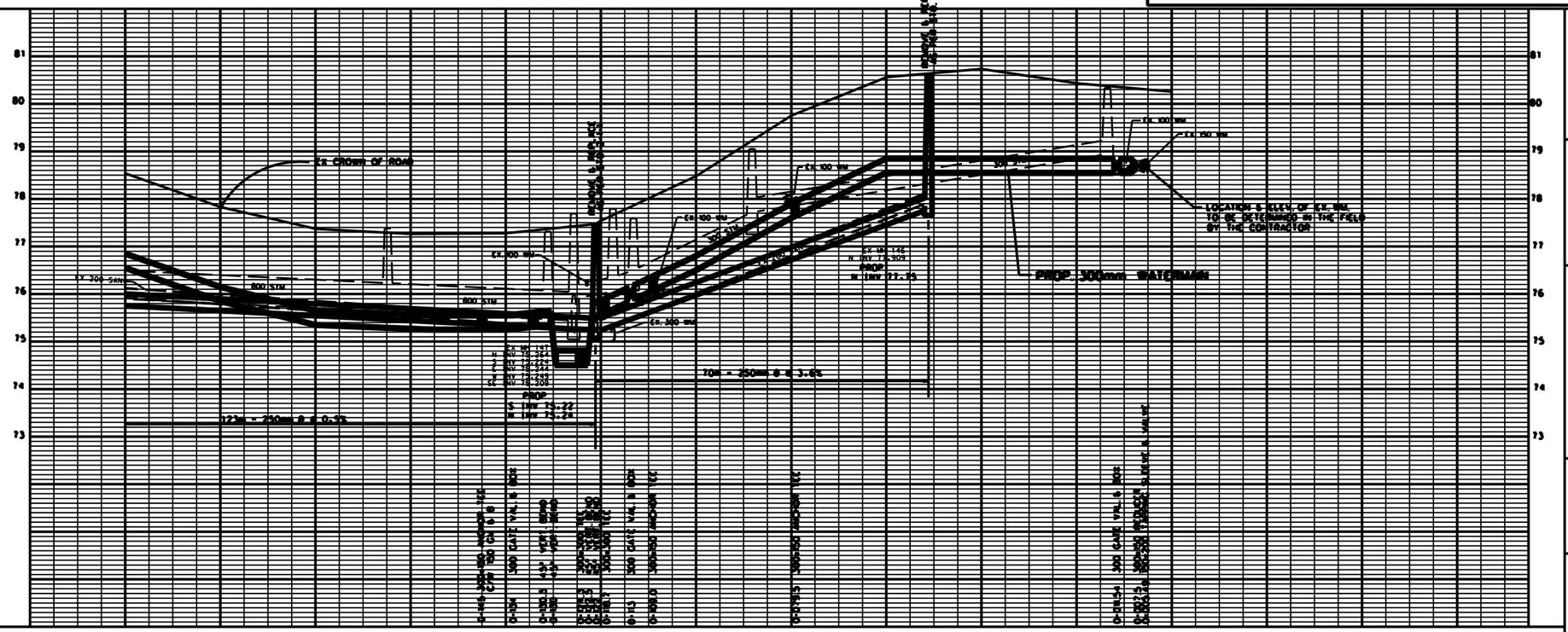
GENERAL NOTES:

1. ALL COPPER (LESS THEN 20mm),GALVANIZED & LEAD WATER SERVICES ARE TO BE REPLACED WITH 20mm TYPE 'K' COPPER FROM THE NEW WM. TO THE STREET LINE COMPLETE WITH A NEW SERVICE BOX AT STREET LINE. ALL W/S'S MUST HAVE A MIN. OF 1.7m COVER IF W/S CONFLICTS WITH SEWERS AND/OR EX. WM. W/S HAS TO BE INSTALLED UNDER SEWER WITH A MIN. OF 300mm CLEARANCE. REMOVE & DISPOSE OF EXISTING WATER SERVICE BOXES.
2. PLUG THE ENDS OF THE ABANDONED WM. WITH CONCRETE.
3. 50mm TEMP.BLOW-OFF AND/OR RISER PIPE FOR SWABBING OF THE WM. IS/ARE TO BE LOCATED IN THE BLVD.
4. NEW HYDRANT OFFSET AT 3.5m OR AS SHOWN ON PLANS.
5. INSTALL TEMP. PLUG & B.O. AT END OF EACH PIPE FOR TEST.
6. INSTALL W/S UNDER PAVEMENT, TREES AND/OR SHRUBS BY BORING.
7. REMOVE AND DISPOSE OF EX. MANHOLES AND REINSTALL NEW 1200mm DIA. PRECAST SANITARY MANHOLE AS PER REGION STD. DWG. 2-1-1, 2-1-4 AND 2-2-2.
8. ALL SANITARY SEWER LATERALS ARE TO BE REPLACED FROM MAIN TO STREET LINE UNLESS DIRECTED OTHERWISE BY THE PROJECT ENGINEER.
9. THE EXACT LOCATION AND ELEVATION OF EX. WATERMAIN HAS TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR.

LEGEND

- Ex. 25mmØ & LARGER COPPER W/S TO BE CUT AND TRANSFERED OR EXTENDED TO THE NEW WM.
- REPLACE EX. W/S WITH 25mmØ COPPER
- EX. HYD. V. & B. TO BE REMOVED AND HYD. TO BE RETURNED TO REGION YARD AT 3515 WOLFEDALE RD. VALVES TO BE DISPOSED OF OFF SITE.
- S — REPLACE EX. SANITARY LATERALS.

FOR BEDDING, BACKFILL AND REINSTATEMENT DETAIL SEE DWG. No. 22448-D



76.55	75.85	75.35	75.26	75.25	74.50	76.50	77.60	78.55	78.55	78.55					STM. ELEV. OF WM.
0+220	0+200	0+180	0+160	0+140	0+120	0+100	0+080	0+060	0+040	0+020	0+000	•	•	•	CHAINAGE

General Notes

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DESIGNED BY _____ APPROVED BY _____

CHKD. _____

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HYDRO ELECTRIC COMM. CITY OF BRAMPTON
CABLE TELEVISION

10m 0 10 20 30m HORIZONTAL SCALE

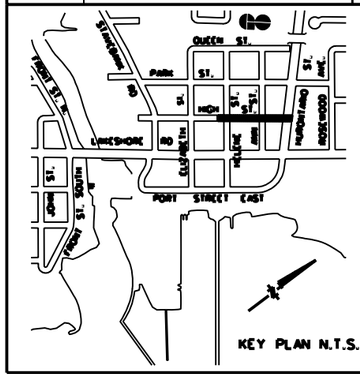
1m 0 1 2 3m VERTICAL SCALE

Region of Peel
Public Works

ELIZABETH STREET

PROP. 300mm WATERMAIN REPLACEMENT
PROP. 250mm SANITARY REPLACEMENT
Sta. 0+000 To Sta. 0+220

LOTS	AREA Z-8	PROJECT NO.	97-1440 97-2220
CHECKED BY	DRAWN BY EWK/MS	PLAN NO.	22447-D
DATE MAY 98	SHEET 1 OF 3		



FOR NOTES, LEGEND DETAILS SEE DWG. 25840-D

SERVICE DATA					
SERVICE	DATE	INIT.	SERVICE	DATE	INIT.
SAN SEWERS			GAS MAINS		
STORM SEWERS			BELL U/G CABLE		
WATERMAINS			HYDRO U/G CABLE		
TRANSIT			ONT. HYDRO		
PARKS & REC.			CTV		
ONT. CLEAN WATER					

REVISIONS		
DATE	DETAILS	INIT.
AUG. 06, 2002	AS CONSTRUCTED	Y.C.

KEY PLAN N.T.S.

General Notes

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DESIGNED BY ____ ____ ____ __CHKD.____

APPROVED BY ____ ____ ____ ____ ____

NOTICE TO CONTRACTOR

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CABLE TELEVISION

10m 0 10 20 30m HORIZONTAL SCALE

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Region of Peel
Public Works

HIGH ST.

(FROM STAVEBANK RD TO HURONTARIO ST.)
200mm WATERMAIN
375 & 250 SAN. SEWER REPLACEMENT
Sta. 0-000 To Sta. 0-240

LOTS	AREA Z-8	PROJECT NO. 00-2210 00-1310
CHECKED BY	DRAWN BY Ed K.	PLAN NO.

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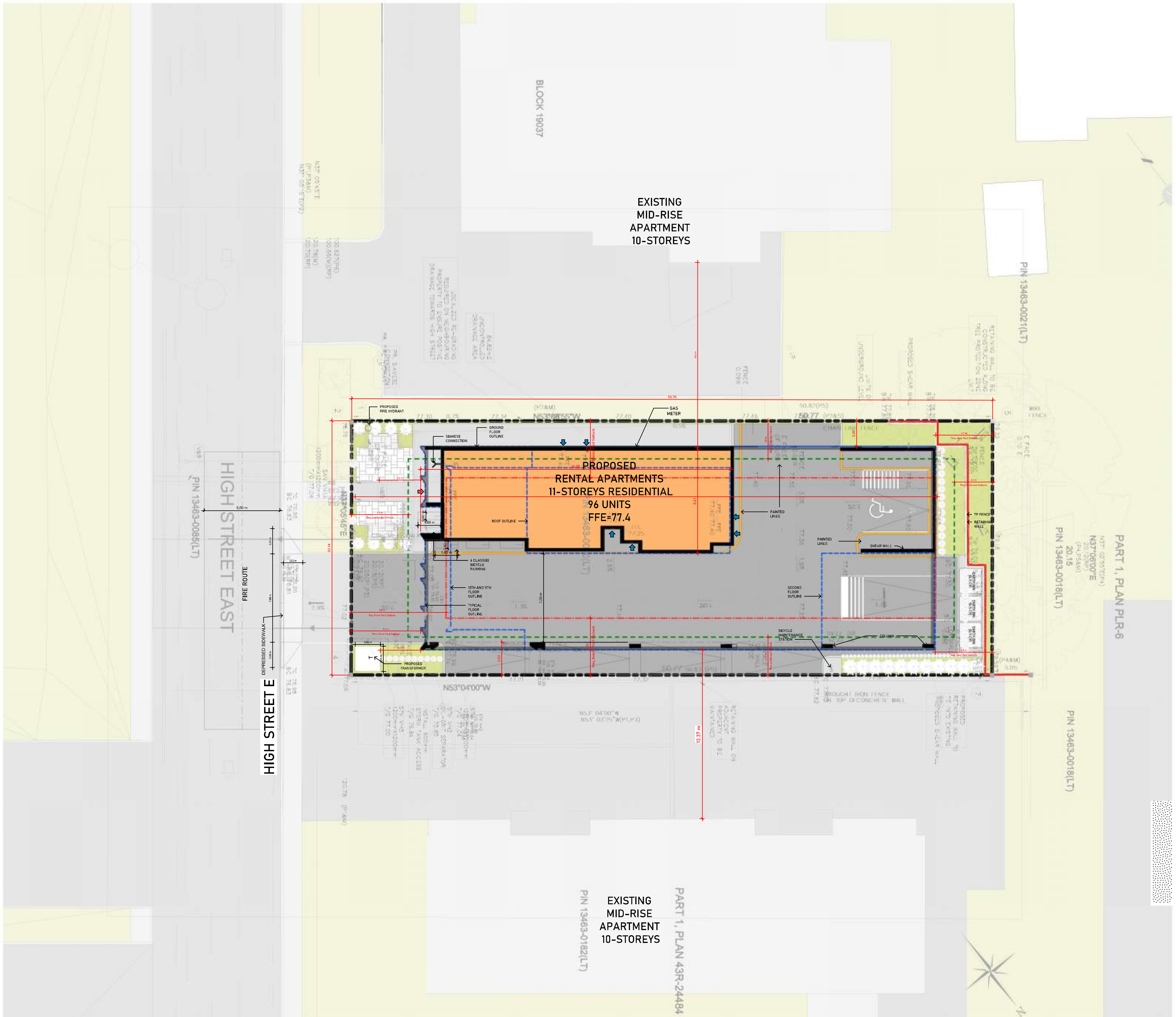


SITE PLAN
1 : 100

CAR PARKING

DIMENSIONS:

STANDARD (90°)	2.60 x 5.20 m
PARALLEL	2.60 x 6.7 m
BARRIER FREE TYPE (A)	3.40 x 5.20 m
BARRIER FREE TYPE (B)	2.40 x 5.20 m

WIDTH OF DRIVEWAYS:

ONE-WAY AISLE	5.50 m
TWO-WAY AISLE	7.00 m

REQUIRED PARKING SPACES:

Refer to the WSP transportation study for parking rationale.

PROPOSED PARKING SPACES:

PROVIDED PARKING SPACES		
TYPE	DESCRIPTION	COUNT
ACCESSIBLE PARKING	5.20m X 3.40m	1
LOADING SPACE	9.00m x 3.50 m	1
VISITOR PARKING	6.7m X 2.6m	4
Grand total		6

LOADING SPACES:

One loading space per apartment building containing a minimum of 30 dwelling units

Required loading spaces shall have an unobstructed rectangular area with a minimum width of 3.5 m and a minimum length of 9.0 m.

REQUIRED LOADING SPACES:
BUILDING CONTAINS 96 DWELLING UNITS

REQUIRED LOADING SPACES = 1

SITE STATISTICS

SITE STATISTICS OVERALL				
DESCRIPTION	AREA (m²)	AREA (ft²)	AREA (HA)	PERCENTAGE (%)
OVERALL SITE	1022.21 m²	11003 ft²	0.102 hectare	100.0%

SITE STATISTICS			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDINGS			
PROPOSED BUILDING	183.14 m²	1,971 ft²	17.92%
	183.14 m²	1,971 ft²	17.92%
HARD LANDSCAPE			
ASPHALT	589.14 m²	6,341 ft²	57.64%
CURB	7.64 m²	82 ft²	0.75%
PAVER	24.30 m²	262 ft²	2.38%
SIDEWALK	91.63 m²	986 ft²	8.96%
	712.71 m²	7,672 ft²	69.73%
SOFT LANDSCAPE			
LANDSCAPE	126.32 m²	1,360 ft²	12.36%
	126.32 m²	1,360 ft²	12.36%
	1,022.16 m²	11,002 ft²	100%

GFA & FSI

GFA / FSI			
Level	Area (m²)	Area (ft²)	FSI
Not Placed	0.00 m²	0.0 ft²	0
BASEMENT	0.00 m²	0.0 ft²	0
LVL 1	0.00 m²	0.0 ft²	0
LVL 2	492.51 m²	5301.4 ft²	0.481811
LVL 3	567.49 m²	6108.4 ft²	0.555159
LVL 4	606.63 m²	6529.7 ft²	0.593449
LVL 5	603.88 m²	6500.1 ft²	0.590758
LVL 6	606.63 m²	6529.7 ft²	0.593449
LVL 7	606.63 m²	6529.7 ft²	0.593449
LVL 8	606.63 m²	6529.7 ft²	0.593449
LVL 9	567.49 m²	6108.4 ft²	0.555159
LVL 10	431.03 m²	4639.5 ft²	0.421659
LVL 11	548.95 m²	5908.8 ft²	0.537019
T/O ROOF DECK	0.00 m²	0.0 ft²	0
Grand total	5637.88 m²	60685.6 ft²	5.515362

BICYCLE PARKING

0.6 SPACES PER UNIT FOR CLASS (A)

THE GREATER OF 0.05 SPACES PER UNIT OR 6.0 SPACES FOR CLASS (B)

PROVIDED BICYCLE PARKING	
DESCRIPTION	COUNT
BIKE PARKING - CLASS (A)	58
BIKE PARKING - CLASS (B)	6
Grand total	64

REQUIRED LOADING SPACES:
BUILDING CONTAINS 96 UNITS

CLASS (A) = 0.6 * 96 UNITS= 58 SPACES

CLASS (B) = 0.05 * 96 UNITS = 5 SPACES

GROSS FLOOR AREA(APARTMENT ZONE)
THE SUM OF THE AREAS OF EACH STOREY OF A BUILDING ABOVE OR BELOW
ESTABLISHED GRADE, MEASURED FROM THE EXTERIOR OF OUTSIDE WALLS OF THE BUILDING INCLUDING FLOOR AREA OCCUPIED BY INTERIOR WALLS BUT EXCLUDING ANY PART OF THE BUILDING USED FOR MECHANICAL FLOOR AREA, STAIRWELLS, ELEVATORS, MOTOR VEHICLE PARKING, BICYCLE PARKING, STORAGE LOCKERS, BELOW-GRADE STORAGE, ANY ENCLOSED AREA USED FOR THE COLLECTION OR STORAGE OF DISPOSABLE OR RECYCLABLE WASTE GENERATED WITHIN THE BUILDING, COMMON FACILITIES FOR THE USE OF THE RESIDENTS OF THE BUILDING, A DAY CARE AND AMENITY AREA. (0174-2017)

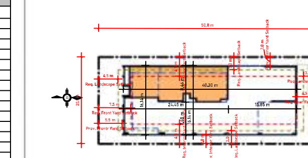
ZONING INFO

CITY : City of Missisauga
PROPERTY ADDRESS: 50 High Street E, Mississauga
LOT AREA : 1,022.21 m²
ZONE CODE : RA1-6
ZONE DESCRIPTION : Apartment, Long-Term Care, Retirement Buildings
ZONE CATEGORY : Residential
BY-LAW : 0225-2007
DESIGNATION: Residential High Density
Z-Area: Z08

	REQUIRED	PROPOSED
LOT AREA (MIN.)	-	1,022.21 m²
LOT FRONTAGE (MIN.)	30.00 m	20.14 m
LOT COVERAGE (MAX)	-	18.00 %
** BUILDING HEIGHT		
• MINIMUM	-	40.80m - 11 Storeys
• MAXIMUM	13.00 m - 4 Storeys	
** LANDSCAPE BUFFER		
LANDSCAPING BUFFER ABUTING A STREET	4.50 m	4.80 m
LANDSCAPING BUFFER ABUTING LOT LINE	3.00 m	0.00 m
MINIMUM LANDSCAPED AREA	40% OF LOT AREA	32.74%
** REQUIRED YARDS (MIN.)		
• FRONT YARD SETBACK (MIN.)	7.50 m	5.50 m
• REAR YARD SETBACK (MIN.)	4.50 m	4.50 m
• INTERIOR SIDE YARD SETBACK (MIN.)	4.50 m	2.00 m
• EXTERIOR SIDE YARD SETBACK (MIN.)	7.50 m	-
• EXTERIOR SIDE YARD SETBACK(MAX.)	-	
** AMENITY SPACES		
• TOTAL AMENITY SPACES AREA	The greater of 5.6m2 per dwelling unit or 10% of the site area = 476 m2	580.86 m2
• AMENITY OUTDOOR AREA	Min. 55 m2	73.9 m2

KEY PLAN

SETBACK PLAN



SETBACK PLAN
1 : 500

KEY LEGEND

SITE PLAN LEGEND

- ENTRANCE / EXIT
- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- EASEMENT AREA
- PROPOSED BUILDING
- EXISTING BUILDING
- ASPHALT
- LANDSCAPE / SOD AREA
- CONCRETE SIDEWALK c/w SIDEWALK
- PEDESTRIAN CROSSWALK
- MH MANHOLE
- CB CATCHBASIN
- DESIGNATED BARRIER-FREE PARKING SPACE
- 6m WIDE FIRE ROUTE WITH HEAVY DUTY ASPHALT
- SIAMESE CONNECTION
- FH PROPOSED FIRE HYDRANT
- LIGHT STANDARD
- T PROPOSED PAD MOUNTED TRANSFORMER (REFER TO ELECTRICAL DRAWINGS)
- DEPRESSED CURB
- 3 PARKING COUNT

Autodesk Docs://Highstreet Affordable/125021 - 50 High Street Affordable - Current Site_2025-11-03_detached.rvt
2025-12-05 10:56:26 AM

Chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

www.chamberlainIPD.com

NO.	ISSUED	DATE

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CLIENT
Owner

SEAL

CONSTRUCTION NORTH | TRUE NORTH

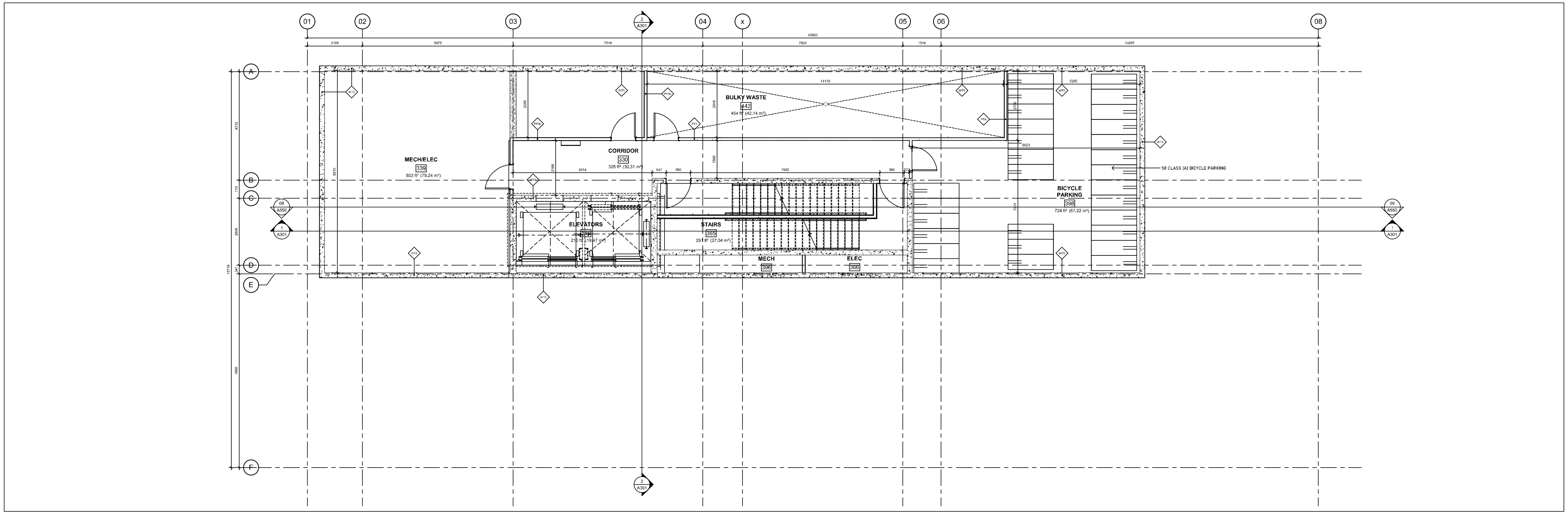
PROJECT
50 High Street Affordable

50 High Street E, Mississauga

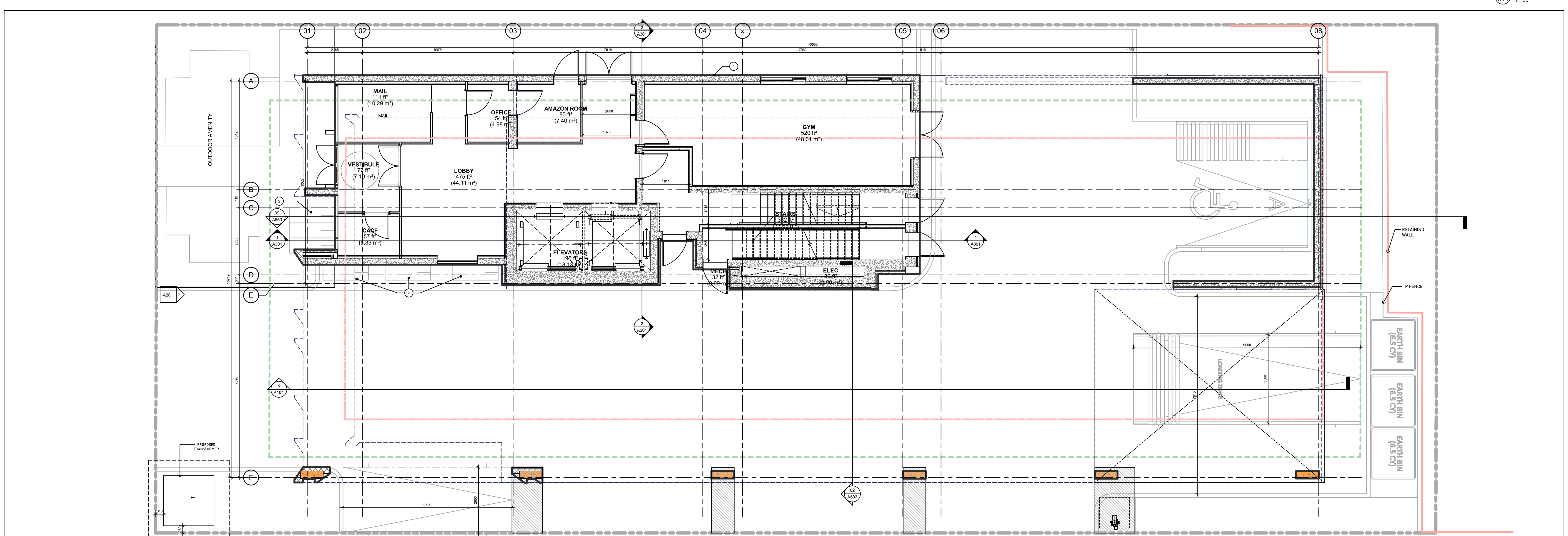
SHEET NAME
SITE PLAN

START DATE	April 2025
DRAWN BY	MK
CHECKED BY	SM
SCALE	As indicated
PROJECT NO.	125021

DRAWING
A.001



4 BASEMENT
1 : 50



1 GROUND FLOOR PLAN
1 : 50

KEYNOTES

UNIT MIX - PER FLOOR			
NAME	AVERAGE AREA	COUNT	% BY COUNT
LVL 2			
1-BR	43 m² ... 49 m²	6	6%
2-BR	68 m² ... 70 m²	2	2%
2-BR - ACC	70 m²	1	1%
LVL 3			
1-BR	48 m² ... 49 m²	5	5%
1-BR - ACC	48 m²	1	1%
2-BR	68 m² ... 70 m²	3	3%
2-BR - ACC	70 m²	1	1%
LVL 4			
1-BR	48 m² ... 49 m²	5	5%
1-BR - ACC	48 m²	1	1%
2-BR	68 m² ... 70 m²	3	3%
2-BR - ACC	70 m²	1	1%
LVL 5			
1-BR	48 m² ... 49 m²	5	5%
1-BR - ACC	48 m²	1	1%
2-BR	67 m² ... 70 m²	3	3%
2-BR - ACC	70 m²	1	1%
LVL 6			
1-BR	48 m² ... 49 m²	5	5%
1-BR - ACC	48 m²	1	1%
2-BR	68 m² ... 70 m²	3	3%
2-BR - ACC	70 m²	1	1%
LVL 7			
1-BR	48 m² ... 49 m²	5	5%
1-BR - ACC	48 m²	1	1%
2-BR	68 m² ... 70 m²	3	3%
2-BR - ACC	70 m²	1	1%
LVL 8			
1-BR	48 m² ... 49 m²	5	5%
1-BR - ACC	48 m²	1	1%
2-BR	68 m² ... 70 m²	3	3%
2-BR - ACC	70 m²	1	1%
LVL 9			
1-BR	48 m² ... 49 m²	5	5%
1-BR - ACC	48 m²	1	1%
2-BR	68 m² ... 70 m²	3	3%
2-BR - ACC	70 m²	1	1%
LVL 10			
1-BR	47 m² ... 50 m²	5	5%
1-BR - ACC	48 m²	1	1%
2-BR	70 m² ... 70 m²	2	2%
LVL 11			
1-BR	47 m² ... 49 m²	6	6%
2-BR	67 m² ... 73 m²	2	2%
3-BR - ACC	83 m²	1	1%
		96	100%

UNIT MIX			
NAME	AVERAGE AREA	COUNT	% BY COUNT
1-BR	43 m² ... 50 m²	52	54%
1-BR - ACC	48 m²	8	8%
2-BR	67 m² ... 73 m²	27	28%
2-BR - ACC	70 m² ... 70 m²	8	8%
3-BR - ACC	83 m²	1	1%
		96	100%

Chamberlain Architects Constructors Managers

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Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

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NO.	ISSUED	DATE

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CLIENT
Owner

SEAL
ONTARIO ASSOCIATION OF ARCHITECTS

CONSTRUCTION NORTH
TRUE NORTH

PROJECT
50 High Street Affordable

50 High Street E, Mississauga

SHEET NAME
OVERALL FLOOR PLANS I

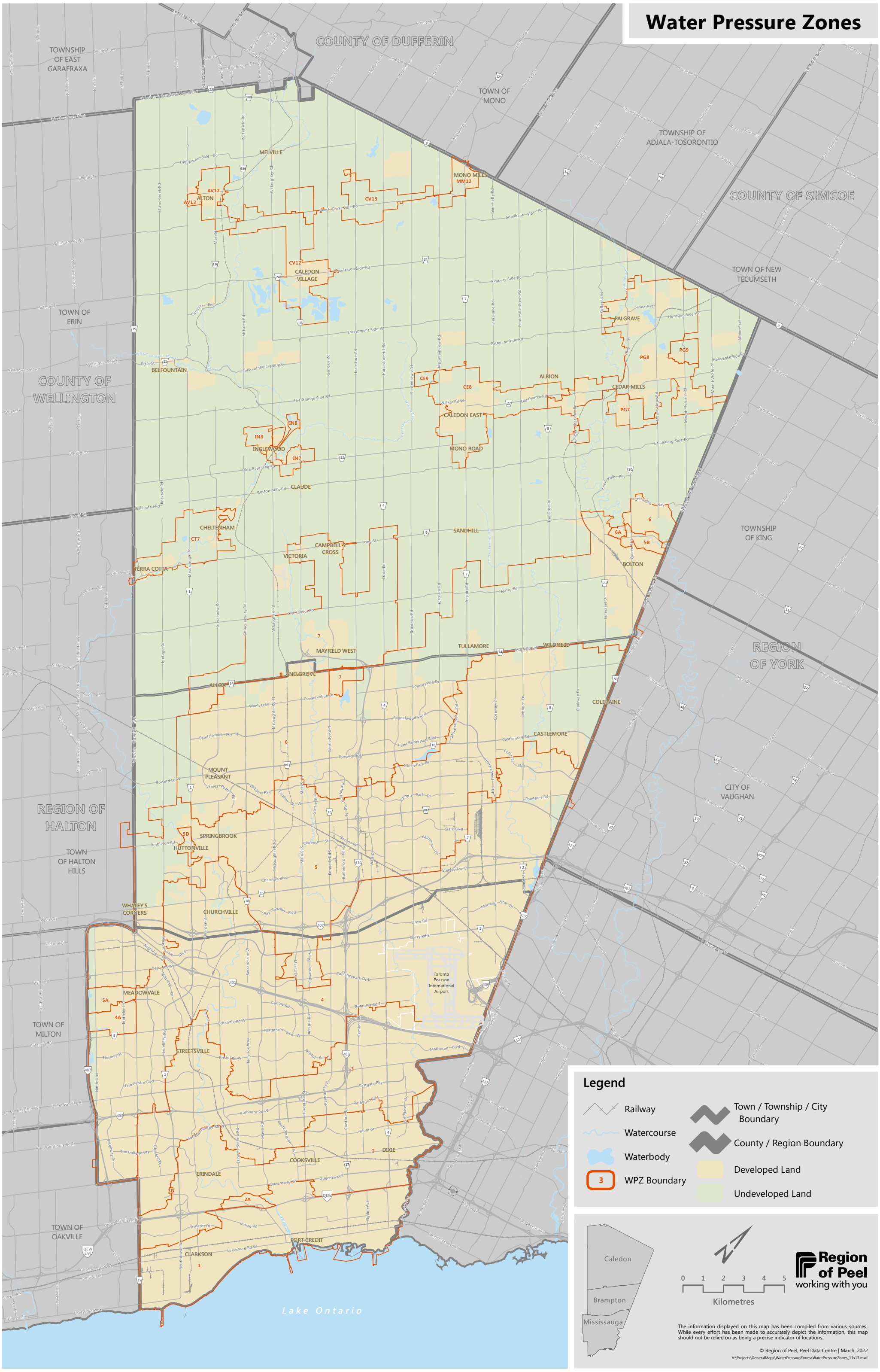
START DATE April 2025
DRAWN BY MA
CHECKED BY Checker
SCALE 1 : 50
PROJECT NO. 125025
DRAWING
A100

Autodesk Docs://Highstreet Affordable/125021 - 50 High Street Affordable - Building_2025-11-25.rvt
2025-12-05 11:05:49 AM

APPENDIX B

Water Servicing Calculations

Water Pressure Zones



Legend

- Railway
- Watercourse
- Waterbody
- 3 — WPZ Boundary
- Town / Township / City Boundary
- County / Region Boundary
- Developed Land
- Undeveloped Land

0 1 2 3 4 5

Kilometres

Region of Peel
working with you

The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.

© Region of Peel, Peel Data Centre | March, 2022

V:\Projects\GeneralMaps\WaterPressureZones\WaterPressureZones_11x17.mxd

CROZIER CONSULTING ENGINEERS

Project: 50 High Street East
Project No.: 2880-7436
Created By: JPL
Checked By: JS
Date: 2025-08-01

Existing Water Demand

Site Area (m^2) : 1022.21
Site Area (ha): 0.10

Notes & References

Residential

Residential: Small Apartments			
Housing Type	No. of Units	Population Density	Population
1 Bedroom	11	1.7	19

Region of Peel - Linear Wastewater Standards, Chapter 2 - (R 1.0, 2023/03/29)

Check:

If the proposed population equivalent for apartments is greater than 475 person/hectare, then the population equivalent used for design shall be calculated based on a density of 2.7 persons per unit using the equation below:

Region of Peel - Linear Wastewater Standards, Chapter 2 - (R 1.0, 2023/03/29)

$$\frac{2.7ppu \times No.Units}{Area} = persons/hectare$$

$$\frac{2.7 \times 11}{0.1} = 297 \text{ persons/hectare}$$

Therefore, use a proposed population equivalence of 1.7 persons/unit.

Design Parameters

Region of Peel - Linear Infrastructure - Watermain Design Criteria - (Rev. June 2010)

Residential Average Demand (L/capita/d)
280

Average Daily Demand = 5236.00 L/day
Average Daily Demand = 0.06 L/s

Peaking Factors

Max. Day = 2.00
Peak Hour = 3.00

Type of Use	Average Daily Water Demand (L/s)	Maximum Day Demand (L/s)	Peak Hourly Demand (L/s)
Residential	0.06	0.12	0.18
Total	**0.06**	**0.12**	**0.18**

CROZIER CONSULTING ENGINEERS

Project: 50 High Street East
Project No.: 2880-7436
Created By: JPL
Checked By: JS
Date: 2025-08-01

Proposed Water Demand

Site Area (m^2) : 1022.21
Site Area (ha): 0.10

Notes & References

Residential

Residential			
Housing Type	No. of Units	Population Density	Population
1 Bedroom	60	2.7	162
2 Bedroom	35	2.7	95
3 Bedroom	1	2.7	3
Total	**96**		**259**

Region of Peel - Linear Wastewater Standards, Chapter 2 - (R 1.0, 2023/03/29)

Check:

If the proposed population equivalent for apartments is greater than 475 person/hectare, then the population equivalent used for design shall be calculated based on a density of 2.7 persons per unit using the equation below:

Region of Peel - Linear Wastewater Standards, Chapter 2 - (R 1.0, 2023/03/29)

$$\frac{2.7ppu \times No.Units}{Area} = persons/hectare$$

$$\frac{2.7 \times 96}{0.1} = 2592 \text{ persons/hectare}$$

Therefore, use a proposed population equivalence of 2.7 persons per unit.

Design Parameters

Region of Peel - Linear Infrastructure - Watermain Design Criteria - (Rev. June 2010)

Residential Average Demand (L/capita/d)
280

Average Daily Demand = 72576.00 L/day
Average Daily Demand = 0.84 L/s

Peaking Factors

Max. Day = 2.00
Peak Hour = 3.00

Type of Use	Average Daily Water Demand (L/s)	Maximum Day Demand (L/s)	Peak Hour Demand (L/s)
Residential	0.84	1.68	2.52
Total	**0.84**	**1.68**	**2.52**

CROZIER & ASSOCIATES
Consulting Engineers

Project: 50 High Street East
Project No.: 2880-7436
Created By: JPL
Checked By: JS
Date: 2025-12-10

Water Supply for Public Fire Protection - 2020
Fire Underwriters' Survey
Part II - Guide for Determination of Required Fire Flow

1. An estimate of fire flow required for a given area may be determined by the formula:

F = 220 * C * sqrt A

where

F = the required fire flow in litres per minute

C = coefficient related to the type of construction:

=	1.5	for wood frame construction (structure essentially all combustible)
=	1.0	for ordinary construction (brick or other masonry walls, combustible floor and interior)
=	0.8	for non-combustible construction (unprotected metal structural components)
=	0.6	for fire-resistive construction (fully protected frame, floors, roof)

A = The total floor area in square metres (including all storeys, but excluding basements at least 50 percent below grade) in the building considered.

Proposed Buildings

SIXTH FLOOR	606.63	sq.m
SEVENTH FLOOR	606.63	sq.m
EIGTH FLOOR	606.63	sq.m

Area = 909.95 sq.m — Area of the largest floor plus 25% of each of the two immediately adjoining floors.

C = 0.6

Therefore F = 3,982 L/min
Rounded to nearest 1000 L/min: 4,000 L/min

2. Values obtained in No. 1 may be reduced by as much as 25% for occupancies having low contents fire hazard or may be increased by up to 25% surcharge for occupancies having a high fire hazard.

Credits		Charges	
Non-Combustible	-25%	Free Burning	15%
Limited Combustible	-15%	Rapid Burning	25%
Combustible	0%		

Occupancy Category: -15%

-600 L/min Reduction

3,400 L/min

Note: Fire flow shall not be less than 2,000 L/min

3. Sprinklers - The value obtained in No. 2 above maybe reduced by up to 50% for complete automatic sprinkler protection. The credit for the system will be a maximum of 30% for an adequately designed system conforming to NFPA 13 and other NFPA sprinkler standards.

Automatic Sprinkler Protection:	50%	(Credit)
NFPA 13 or Equivalent:	30%	(Credit)
No sprinkler protection	0%	(Null)

-1,700 L/min Reduction

4. Exposure - To the value obtained in No. 2, a percentage should be added for structures exposed within 45 metres by the fire area under consideration. The percentage shall depend upon the height, area, and construction of the building(s) being exposed, the separation, openings in the exposed building(s), the length and height of exposure, the provision of automatic sprinklers and/or outside sprinklers in the building(s) exposed, the occupancy of the exposed building(s) and the effect of hillside locations on the possible spread of fire.

Separation	Charge
0 to 3 m	25%
3.1 to 10 m	20%
10.1 to 20 m	15%
20.1 to 30 m	10%
Greater than 30 m	0%

Direction	Distance (m)	Charge (%)	Surcharge (L/s)
E	11.5	15%	510
W	14.5	15%	510
N	>30	0%	-
S	>30	0%	-

1,020 L/min surcharge

Determine the required fire flow for the proposed development:

No. 1	3,982	
No. 2	-600	reduction
No. 3	-1,700	reduction
No. 4	1,020	surcharge

Required Fire Flow: 2,702 L/min
Rounded to nearest 1000 L/min: 3,000 L/min
Minimum Required Fire Flow: 4,800 L/min
Convert to L/s: 80.0 L/s

JP Labonte

From: Hosam Asem <hasem@chamberlainipd.com>
Sent: July 31, 2025 2:47 PM
To: JP Labonte
Cc: Menna Ali; Steve Mauro; Adrian Mauro; Tony De Franco; Christina Borowiec; Tim Neeb; Julie Scott
Subject: Re: CFC 2880-7436: 50 High Street East - FUS Confirmation Letter

Hi Labonte,
Please find below the requested information for the FUS categories :

- **Construction Type:** Fire-Resistive Construction (a)

  A building design where all structural elements, walls, arches, floors, and roofs are constructed with a minimum 2-hour fire resistance rating, and all materials used in the construction of the structural elements are non-combustible.

- **Occupancy Category:** Limited Combustible Content
- **Sprinkler Type:** Fully Supervised Automatic Sprinkler System

Please let me know if you need any additional details

Kind regards,
Hossam Asem,
Designer

CHAMBERLAIN ARCHITECT SERVICES LIMITED
shaping your world

✉: hasem@chamberlainipd.com
💻:www.chamberlainIPD.com

From: Menna Ali <mali@chamberlainipd.com>
Sent: July 30, 2025 10:13 AM
To: Hosam Asem <hasem@chamberlainipd.com>
Subject: Fw: CFC 2880-7436: 50 High Street East - FUS Confirmation Letter

Menna Ali,

Designer

CHAMBERLAIN ARCHITECT SERVICES LIMITED
shaping your world

✉: mali@chamberlainipd.com
💻:www.chamberlainIPD.com

From: JP Labonte <jplabonte@cfcrozier.ca>
Sent: Wednesday, July 30, 2025 9:58 AM
To: Adrian Mauro <amauro@chamberlainIPD.com>; Steve Mauro <SMauro@chamberlainipd.com>; Menna Ali <mali@chamberlainipd.com>
Cc: Tony De Franco <tony@sajeckiplanning.com>; Christina Borowiec <christina@sajeckiplanning.com>; Tim Neeb <tim@mahoganymanagement.com>; Julie Scott <jscott@cfcrozier.ca>
Subject: CFC 2880-7436: 50 High Street East - FUS Confirmation Letter

Hi all,

Can you please provide us a letter confirming the FUS categories used for the design of the building? Please see below for what we'll require on the letter:

1. Confirm the construction type of the building: Fire-Resistive Construction (a) or Non-Combustible Construction (b)
    a. A building design where all structural elements, walls, arches, floors, and roofs are constructed with a min. 2-hr fire resistance rating, and all materials used in the construction of the structural elements etc. are constructed with non-combustible materials.
    b. A building design where all structural elements, walls, arches, floors, and roofs are constructed with a min. 1-hr fire resistance rating and are constructed with non-combustible materials.
2. Confirm the occupancy category: Non-Combustible Content or Limited Combustible Content
3. Confirm the sprinkler type: Fully Supervised Automatic Sprinkler System, NFPA 13 or equivalent, or no sprinkler system

Please note that we'll need this letter asap before the expected submission date for this Friday to include in our FSSWM report.

Let me know if you have any questions and/or concerns with the above.

Thank you!
JP Labonte
Engineering Intern, Land Development
Office: 905.876.7158
Collingwood | Milton | Toronto | Bradford | Guelph

Learn how we've strengthened our position as a total build partner.

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Hydrant Flow Test Report

Residual Hydrant Number _____

Operator: Colin Powell

Date: 11-Jun-25 Time: 10:15 AM

Witness: Region of Peel

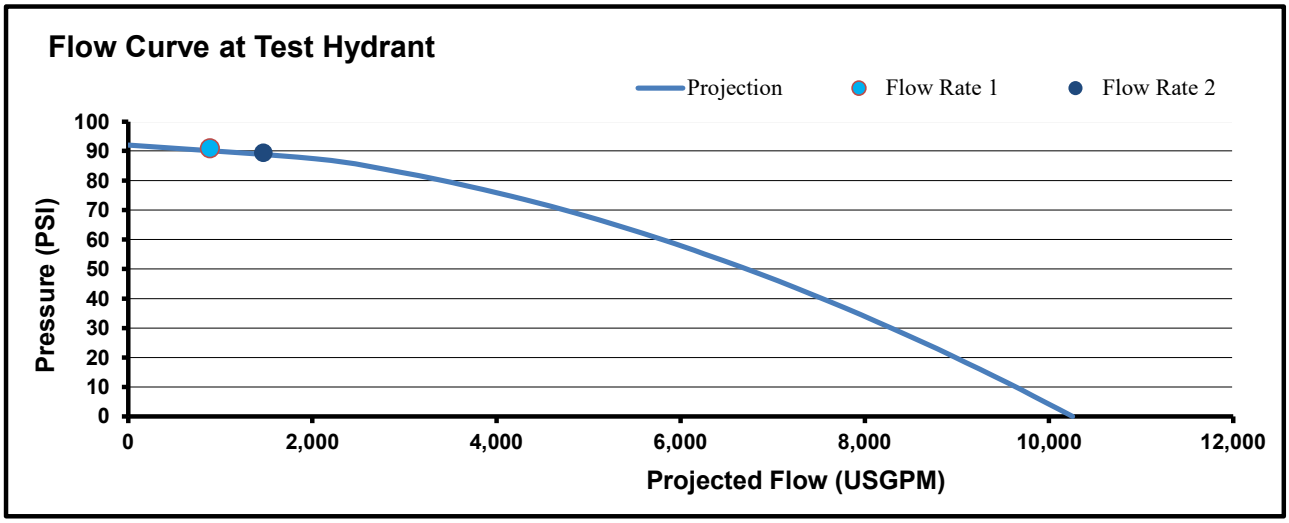
Residual Test Hydrant:	7 Helene Street North (at High St E)		
Hydrant Number:		NFPA Colour Code:	**CLASS AA - BLUE**
Owner:	Region of Peel		

STATIC PRESSURE:	92 psi	634 kPa	Pressure Drop
RESIDUAL PRESSURE 1:	91 psi	627 kPa	1.1%
RESIDUAL PRESSURE 2:	89.5 psi	617 kPa	2.7%

			Hydrant Number
Flow Hydrants:	A	80 High Street East (on Ann Street)	
	B		
	C		

Hydrant No.	Flow Device	Outlet Dia. (in.)	Flow Rate 1 Reading (psi)	Flow Rate 1 (USGPM)	Flow Rate 2 Reading (psi)	Flow Rate 2 (USGPM)
A	Pitot	2.5	32	882	22	732
A	Pitot	2.5		0	22	732
A	HoseMonster	4"		0		
Total Flow (USGPM)			882		1463	
Total Flow (L/second)			56		92	
Available Flow At Test Hydrant at 20 ps			8,885	USGPM	8,983	USGPM
			561	L/second	567	L/second

Average Projection at 20 PSI	8,934	USGPM



Comments/Discrepencies/Diagram:

Watermark Solutions Limited
(705) 250-0368 www.watermark.ca

APPENDIX C

Sanitary Servicing Calculations

CROZIER CONSULTING ENGINEERS

Project: 50 High Street East
Project No.: 2880-7436
Created By: JPL
Checked By: JS
Date: 2025-08-01

Existing Sanitary Design Flow

Site Area (m^2) : 1022.21
Site Area (ha): 0.10

Notes & References

Residential

Region of Peel - Linear Wastewater Standards, Chapter 2 - (R 1.0, 2023/03/29)

Residential: Small Apartments			
Housing Type	No. of Units	Population Density	Population
1 Bedroom	11	1.7	19

Check:

Region of Peel - Linear Wastewater Standards, Chapter 2 - (R 1.0, 2023/03/29)

If the proposed population equivalent for apartments is greater than 475 person/hectare, then the population equivalent used for design shall be calculated based on a density of 2.7 persons per unit using the equation below:

$$\frac{2.7ppu \times No.Units}{Area} = persons/hectare$$

$$\frac{2.7 \; x \; 11}{0.1} = 297 \text{ persons/hectare}$$

Therefore, use a proposed population equivalence of 1.7 persons/unit.

Design Parameters

Region of Peel - Linear Wastewater Standards, Chapter 2 - (R 1.0, 2023/03/29)

Average Residential Flow (L/capita/d)
290

Infiltration Flow (L/ha/s): 0.26

Type of Use	Average Daily Flow (L/s)	Harmon Peaking Factor	Peak Flow (L/s)	Infiltration Flow (L/s)	Total Peak Flow (L/s)
Residential	0.06	4.00	0.25	0.03	0.28
Total					**0.28**

Equations:

Harmon Peaking Factor
$M = 1 + (14 / (4 + (P/1000)^{0.5}))$, Min=2, Max=4

CROZIER CONSULTING ENGINEERS

Project: 50 High Street East
Project No.: 2880-7436
Created By: JPL
Checked By: JS
Date: 2025-08-01

Proposed Sanitary Design Flow

Site Area (m^2) : 1022.21
Site Area (ha): 0.10

Notes & References

Residential

Residential			
Housing Type	No. of Units	Population Density	Population
1 Bedroom	60	2.7	162
2 Bedroom	35	2.7	95
3 Bedroom	1	2.7	3
Total	**96**		**259**

Region of Peel - Linear Wastewater Standards, Chapter 2 - (R 1.0, 2023/03/29)

Check:

If the proposed population equivalent for apartments is greater than 475 person/hectare, then the population equivalent used for design shall be calculated based on a density of 2.7 persons per unit using the equation below:

Region of Peel - Linear Wastewater Standards, Chapter 2 - (R 1.0, 2023/03/29)

$$\frac{2.7ppu \times No.Units}{Area} = persons/hectare$$

$$\frac{2.7\ x\ 96}{0.1} = 2592 \text{ persons/hectare}$$

Therefore, use a proposed population equivalence of 2.7 persons per unit.

Design Parameters

Region of Peel - Linear Wastewater Standards, Chapter 2 - (R 1.0, 2023/03/29)

Average Residential Flow (L/capita/d)
290

Infiltration Flow (L/ha/s): 0.26

Type of Use	Average Daily Flow (L/s)	Harmon Peaking Factor	Peak Flow (L/s)	Infiltration Flow (L/s)	Total Peak Flow (L/s)
Residential	0.87	4.00	3.48	0.03	3.51
Total					**3.51**

Equations:

Harmon Peaking Factor
$M = 1 + (14 / (4 + (P/1000)^{0.5}))$, Min=2, Max=4

APPENDIX D

Groundwater Drainage Conditions

J.P. Labonte

From: Yourong Li (Toronto Inspection Ltd.) <yourong@torontoinspection.com>
Sent: November 26, 2025 2:36 PM
To: J.P. Labonte
Cc: Julie Scott; Isabelle Forsyth; Matt Coleridge
Subject: Re: PN6857 - 50 High St E, Mississauga, LTM November 2025

Hi J.P.,

That sounds like a reasonable assumption for now. We just need to confirm this with long-term monitoring.

Many thanks,

Yourong Li M.Eng., G.I.T., E.P.t.
Project Manager, Hydrogeology and Environmental Services

110 Konrad Crescent, Unit 16
Markham, Ontario, L3R 9X2
T: 905-940-8509 ext.230
F: 905-940-8192
W: torontoinspection.com

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On Wednesday, November 26, 2025 at 02:33:08 PM EST, J.P. Labonte <jplabonte@cfcrozier.ca> wrote:

Hi Yourong,

After discussing internally, we would like to move the infiltration gallery to the back of the building where the results showed a lower HWL at BH-3.

Can you please confirm the use of a HWL elevation of **74.43m** (73.43m + 1.0m) is feasible at the back of the site?

Thank you.

J.P. Labonte, P.Eng.
Project Engineer, Land Development
Office: 905.876.7158
Collingwood | Milton | Toronto | Bradford | Guelph

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From: J.P. Labonte <jplabonte@cfcrozier.ca>
Sent: November 26, 2025 12:11 PM
To: Yourong Li (Toronto Inspection Ltd.) <yourong@torontoinspection.com>
Cc: Julie Scott <jscott@cfcrozier.ca>; Isabelle Forsyth <iforsyth@cfcrozier.ca>; Matt Coleridge <mcoleridge@cfcrozier.ca>
Subject: RE: PN6857 - 50 High St E, Mississauga, LTM November 2025

Hi Yourong,

Thank you for providing this information to us.

We will take this back internally and reach out if we have any questions.

Kind regards,

J.P. Labonte, P.Eng.
Project Engineer, Land Development
Office: 905.876.7158
Collingwood | Milton | Toronto | Bradford | Guelph

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From: Yourong Li (Toronto Inspection Ltd.) <yourong@torontoinspection.com>
Sent: November 26, 2025 10:55 AM
To: J.P. Labonte <jplabonte@cfcrozier.ca>
Cc: Julie Scott <jscott@cfcrozier.ca>
Subject: Fw: PN6857 - 50 High St E, Mississauga, LTM November 2025

Hello JP,

Please kindly see below.

As of the moment, I would use 76.52 as the seasonal high GWL for design purpose. This estimation may chance as we carry out our long term GWL monitoring.

Many thanks,

Yourong Li M.Eng., G.I.T., E.P.t.

Project Manager, Hydrogeology and Environmental Services

110 Konrad Crescent, Unit 16

Markham, Ontario, L3R 9X2

T: 905-940-8509 ext.230

F: 905-940-8192

W: torontoinspection.com

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----- Forwarded Message -----

From: Kevin Nankisore (Toronto Inspection Ltd.) <kevin@torontoinspection.com>

To: Yourong Li (Toronto Inspection Ltd.) <yourong@torontoinspection.com>

Sent: Wednesday, November 26, 2025 at 10:46:16 AM EST

Subject: PN6857 - 50 High St E, Mississauga, LTM November 2025

Hi Yourong,

A site visit for long-term monitoring at 50 High St E, Mississauga, was completed on November 25, 2025. Please see the table below for the recorded groundwater level measurements (in mbgs and masl).

Water Level Measurements November 25, 2025

Well ID	mbgs	masl
25BH-1 (MW)	1.35	75.52
25BH-3 (MW)	4.39	73.43

Please note that, as these measurements were taken in late November (typically a lower groundwater period), an additional metre should be added to estimate the potential seasonal high groundwater level at this site. This estimate may be refined as the long-term monitoring period progresses and additional data becomes available.

Best regards,

Kevin Nankisore M.Eng., G.I.T., E.P.t.

Project Coordinator, Hydrogeological Services

110 Konrad Crescent, Unit 16

Markham, Ontario, L3R 9X2

T: 905-940-8509

F: 905-940-8192

W: torontoinspection.com

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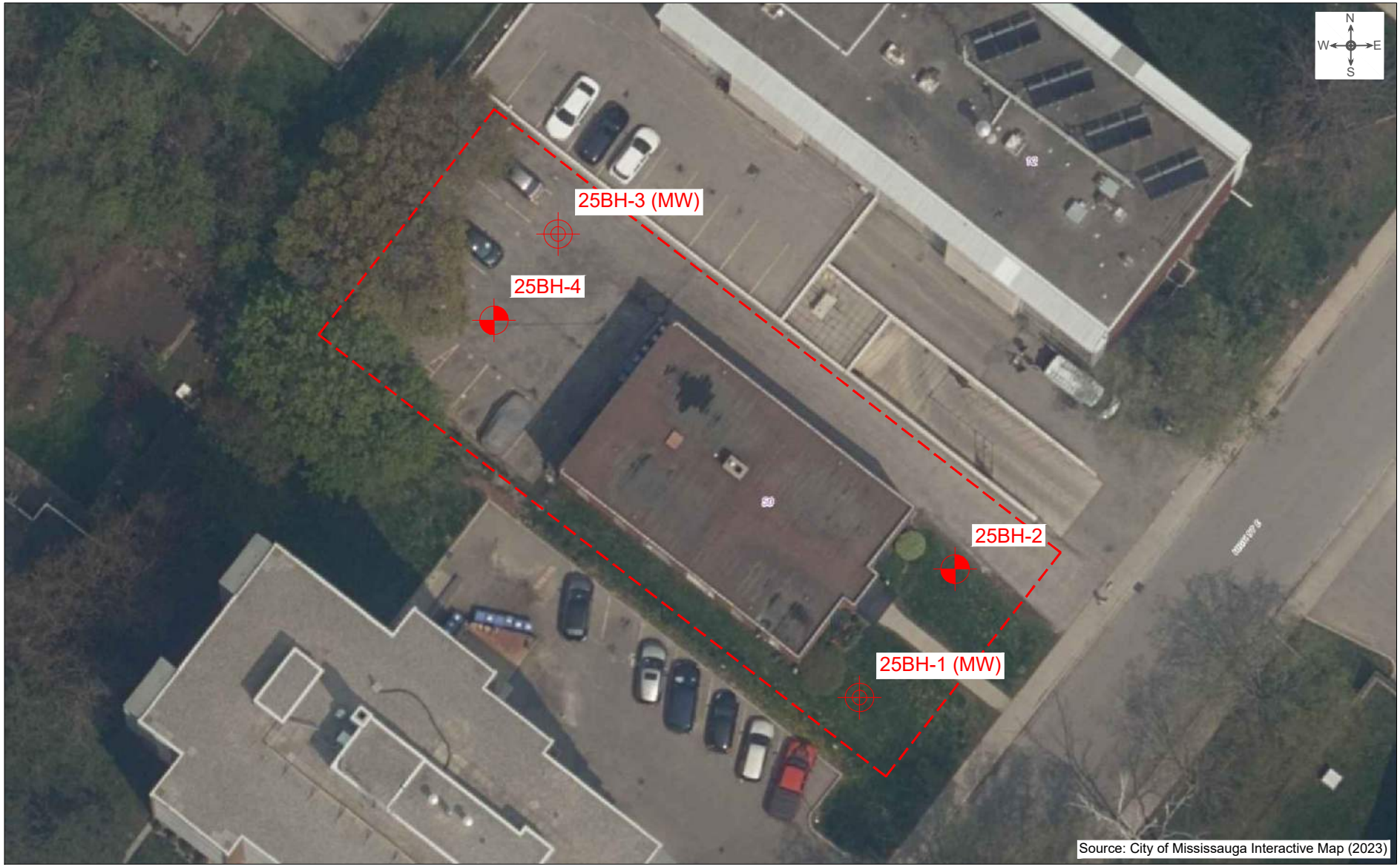

LEGEND:

Borehole and Monitoring Well Location

Site Boundary

NOT TO SCALE

TorontoInspection LTD.
GEO-ENVIRONMENTAL CONSULTANTS
110 Konrad Crescent,
Unit 16
Markham, Ontario
L3R 9X2
Tel: 905-940 8509 Fax: 905-940 8192 Email : TIL@torontoinspection.com

TITLE:	Borehole and Monitoring Well Location Plan
LOCATION:	50 High Street East, Mississauga, Ontario

PROJECT NO.	DATE :	DRAWING NO.
6857-25-GB	April 2025	1

APPENDIX E

Stormwater Management Calculations

CROZIER CONSULTING ENGINEERS

Project: 50 High Street East
Project No.: 2880-7436
Created By: JPL
Checked By: JS
Date: 2025-12-12

Modified Rational Calculations - Input Parameters

Time of Concentration: T_c = **15.00** **mins**

Storm Data: City of Mississauga

Return Period	A	B	C	I (mm/hr)
10-Yr	1010.0	4.6	0.780	99.166
100-Yr	1450.0	4.9	0.780	140.690

Pre-Development Conditions

Land Type	Area (ha)	Area (m^2)	C	Weighted Average C
Catchment 100 to Storm Sewer along High Street East				
Pervious	0.02	190.00	**0.25**	**0.05**
Impervious	0.05	542.21	**0.90**	**0.48**
Roof	0.03	290.00	**0.90**	**0.26**
Total Subcatchment	**0.10**	**1022.21**	**-**	**0.78**
Total Site	**0.10**	**1022.21**		

Post-Development Conditions

Land Type	Area (ha)	Area (m^2)	C	Weighted Average C
Catchment 200 to Stormwater Management Tank - Controlled to High Street East				
Pervious	0.01	101.40	**0.25**	**0.03**
Roof Pervious	0.01	86.70	**0.25**	**0.02**
Impervious	0.07	747.71	**0.90**	**0.72**
Total Subcatchment	**0.09**	**935.81**	**-**	**0.77**

Land Type	Area (ha)	Area (m^2)	C	Weighted Average C
Catchment 201 - Uncontrolled to High Street East				
Pervious	0.00	7.00	**0.25**	**0.02**
Impervious	0.01	79.40	**0.90**	**0.83**
Total Subcatchment	**0.01**	**86.40**	**-**	**0.85**

Total Site	**0.10**	**1022.21**

Equations:

Intensity	Peak Flow
I = A/(Tc+B)^C	**Q = 0.0028 • C • I • A**

CROZIER CONSULTING ENGINEERS

Project: 50 High Street East
Project No.: 2880-7436
Created By: JPL
Checked By: JS
Date: 2025-12-12

Modified Rational Method Calculations - Release Rates

Pre-Development

Catchment 100 to Storm Sewer along High Street East						
Storm Event	**C**	**I (mm/hr)**	**A (ha)**	**Adjustment Factor**	**Q_{pre100} (m^3/s)**	**Q_{pre100} (L/s)**
10-Yr	0.78	99.166	0.102	1.0	0.02	21.96

Allowable Release Rate to High Street East - 10 Year (L/s) = 21.96

Post-Development

Catchment 200 to Stormwater Management Tank - Controlled to High Street East						
Storm Event	**C**	**I (mm/hr)**	**A (ha)**	**Adjustment Factor**	**$Q_{post200}$ (m^3/s)**	**$Q_{post200}$ (L/s)**
100-Yr	0.77	140.690	0.094	1.25	0.04	35.20

Catchment 201 - Uncontrolled to High Street East						
Storm Event	**C**	**I (mm/hr)**	**A (ha)**	**Adjustment Factor**	**$Q_{post201}$ (m^3/s)**	**$Q_{post201}$ (L/s)**
100-Yr	0.85	140.690	0.009	1.25	0.004	3.58

Storm Event	**Peak Flows (L/s)**					
	Pre-Development to High Street East	**Post-Development to High Street East**				
	Q_{pre100}	**Q_{target} (10-Yr)**	**$Q_{post200}$ (100-Yr)**	**$Q_{post201}$ (100-Yr)**	**$Q_{c.post}$**	**Q_{total} (100-Yr)**
10-Yr	21.96	21.96	35.20	3.58	15.12	18.70

Equations:

Total Post-Development Flow (100-Year)
$Q_{total} = Q_{post200} + Q_{post201}$

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Project: 50 High Street East
Project No.: 2880-7436
Created By: JPL
Checked By: JS
Date: 2025-12-12

Modified Rational Method Calculations - Control Orifice

Orifice Type	=	tube	
Invert Elevation	=	75.36	m
Diameter of Orifice	=	75	mm
Area of Orifice (A)	=	0.0044	sq.m
Orifice Coefficient (Cd)	=	0.80	

Calculation of Head

Centroid Elevation	=	75.40	m
Water Elevation	=	76.33	m
Upstream Head*, (h)	=	0.93	m

Controlled Discharge, $Q_{c.post}$	**=**	**(Cd)(A)(2gh)^0.5**	
	=	0.01512	m^3
	=	**15.12**	**L/s**

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Project: 50 High Street East
Project No.: 2880-7436
Created By: JPL
Checked By: JS
Date: 2025-12-12

Modified Rational Method Calculations - 100-Year Detention Volume

Rainfall IDF Coefficients		100-Year	
	A =	1450.0	
	B =	4.90	
	C =	0.78	
Rational Method Calculation			
Area =		0.09	ha
Runoff Coefficient, C =		0.77	
C*A =		0.07	
Adjustment Factor		1.25	
Time of Concentration, t_c =		15.0	min
Storm Duration Increment =		10.0	min
Constant Inflow (Infiltrated Stormwater) =		0.00	L/s
Uncontrolled Outflow =		0.00	L/s
Release Rate =		15.12	L/s

Storm Duration (min)	**Rainfall Intensity** (mm/hr)	**Max. Runoff Flow** (L/s)	**Runoff Volume** (m^3)	**Released Volume** (m^3)	**Storage Volume** (m^3)	**Max. Storage Volume Required** (m^3)
15.0	140.690	35.17	31.65	13.61	18.05	
25.0	102.410	25.60	38.40	18.14	20.26	20.3
35.0	81.773	20.44	42.93	22.68	20.25	
45.0	68.683	17.17	46.36	27.21	19.15	
55.0	59.563	14.89	49.14	31.75	17.39	
65.0	52.805	13.20	51.48	36.28	15.20	
75.0	47.575	11.89	53.52	40.82	12.70	
85.0	43.395	10.85	55.33	45.35	9.97	
95.0	39.967	9.99	56.95	49.89	7.06	
105.0	37.101	9.27	58.43	54.42	4.01	
115.0	34.665	8.67	59.79	58.96	0.84	
125.0	32.565	8.14	61.06	63.49	0.00	
135.0	30.735	7.68	62.23	68.03	0.00	
145.0	29.123	7.28	63.34	72.56	0.00	
155.0	27.693	6.92	64.38	77.10	0.00	

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Project: 50 High Street East
Project No: 2880-7436
Created By: JPL
Checked By: JS
Date: 2025-12-12

(100-Year) Tank Sizing

Tank Sizing

Required Active Detention Storage	20.3	m^3
Top of Tank Elevation	76.43	masl
Tank Outlet Elevation	75.36	masl
Bottom of Tank Elevation	75.36	masl
100-Year HWL Elevation	76.33	masl
100-Year HWL Depth	0.97	m

SWM Tank Dimensions

Tank Area	21.0	m^2
Provided 100-Year Detention Storage	20.4	m^3

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Project: 50 High Street East
Project No.: 2880-7436
Created By: JPL
Checked By: JS
Date: 2025-12-12

Water Quality Calculation - TSS Removal

Catchment 200 - Upstream of Stormwater Management Tank

Land Type	**Area** (m²)	**Water Quality Target** (%)	**% of Total Development Area**	**TSS Removal Credit** (%)	**Total TSS Removal** (%)
Pervious	101.40	80.0%	9.9%	80.0%	7.9%
Roof Pervious	86.70		8.5%	80.0%	6.8%
Impervious - treated by OGS	747.71		73.1%	80.0%	58.5%
Sub-Total	**935.81**	**-**	**91.5%**	**-**	**73.2%**

Catchment 201 - Uncontrolled to High Street East

Land Type	**Area** (m²)	**Water Quality Target** (%)	**% of Total Development Area**	**TSS Removal Credit** (%)	**Total TSS Removal** (%)
Pervious	7.00	80.0%	0.7%	80.0%	0.5%
Impervious	79.40		7.8%	80.0%	6.2%
Sub-Total	**86.40**	**-**	**8.5%**	**-**	**6.8%**
Total	**1,022.21**	-	**100.0%**	**-**	**80.0%**

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Project: 50 High Street East
Project No.: 2880-7436
Created By: JPL
Checked By: JS
Date: 2025-12-12

Water Balance Calculation

Site Area =	1,022.21	m^2
Required Average Annual Rainfall Depth =	5	mm
Total Required 5mm Retention Volume =	5.1	m^3

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Project: 50 High Street East
Project No.: 2880-7436
Created By: JPL
Checked By: JS
Date: 2025-12-12

INFILTRATION GALLERY

Type:	Clearstone Wrapped in Geotextile Fabric		
Bed Size:	28.0	m^2	
Total Active Retention Volume:	5.1	m^3	Note: Total active retention volume represents the retention volume from bottom to top of gallery elevation
Infiltration Gallery Profile			
Top of Grade:	77.1		
Bottom Elevation of Pavement Structure:	76.69	masl	dated 2025.06.04
System Obvert Elevation:	75.72	masl	
System Invert Elevation:	75.43	masl	
Bottom Elevation of Clearstone:	75.43	masl	
High Groundwater Table Elevation:	74.43	masl	Note: Groundwater elevation at 25BH-3 (73.43 masl + 1.0m)

Runoff Volume:	5.1	m^3	
Infiltration Rate:	13	mm/hr	As per Toronto Inspection Ltd. via email correspondence - refer to **Appendix E** in the FSSWM Report.
Safety Factor:	2	-	
Effective Infiltration Rate	6.5	mm/hr	
Void Ratio:	0.4	m^3/m^3	Note: Clearstone assumed to have a void space of 0.4
Infiltration Area:	28.00	m^2	
Drawdown Time:	70	hr	
Infiltrated Volume in 72 hrs:	**5.24**	m^3	

Equations:

Drawdown Time (hr)

$$DD_{TIME} = 1000 \bullet \text{Runoff Volume} / \text{Infiltration Rate} \bullet \text{Void Ratio} \bullet \text{Infiltration Area}$$

J.P. Labonte

From: Yourong Li (Toronto Inspection Ltd.) <yourong@torontoinspection.com>
Sent: December 9, 2025 1:16 PM
To: Julie Scott
Cc: J.P. Labonte; Shan Goel
Subject: Re: PN6857 - 50 High St E, Mississauga, LTM November 2025
Attachments: Hydrometer Analysis.pdf

Hi Julie,

As discussed, please kindly see attached for our grain size analysis from 2.3 mbgs at 25BH-2. Unfortunately, when we drilled this spring, we did not run any hydrometer samples from the back of the site.

Based on one grain size sample from the front of the site, K value is estimated as 9.3 x 10^-9 m/sec, which is equivalent to an unfactored infiltration rate of 13 mm/hr. Please note this rate estimation was generated using one single sample from a different part of the site. Although currently there is no reason to believe the rest of the site will be significantly different, in-situ infiltration test should be carried out to verify the infiltration rate at the proposed LID location.

Many thanks,

Yourong Li M.Eng., G.I.T., E.P.t.
Project Manager, Hydrogeology and Environmental Services
110 Konrad Crescent, Unit 16
Markham, Ontario, L3R 9X2
T: 905-940-8509 ext.230
F: 905-940-8192
W: torontoinspection.com

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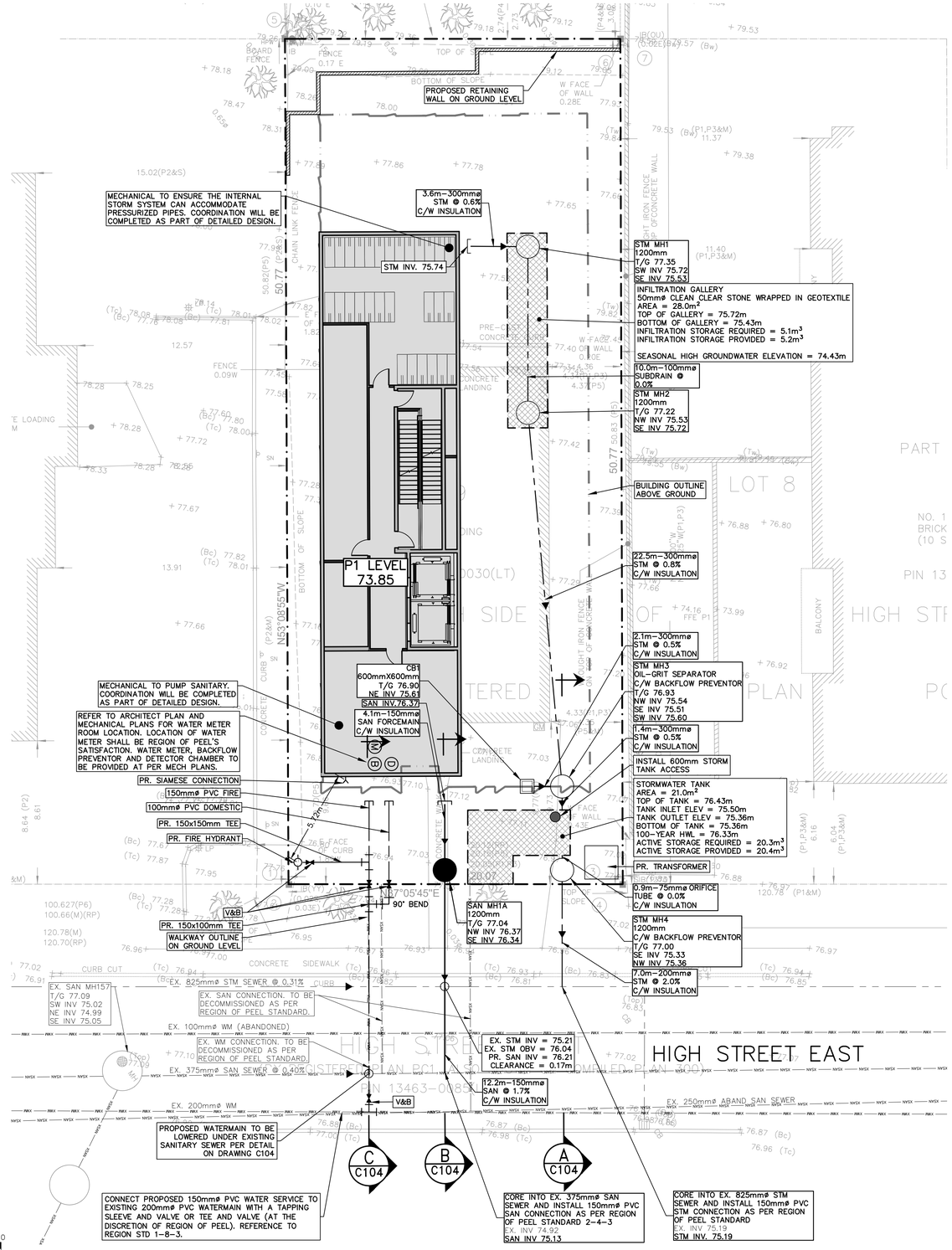
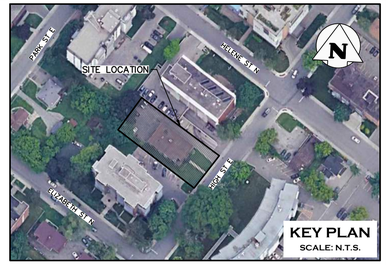
DRAWINGS





LEGEND

- PROPERTY LINE
- EXTENT OF UNDERGROUND
- EXISTING GAS MAIN
- EXISTING WATERMAIN
- EXISTING STORM SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED WATER CONNECTION
- PROPOSED STM MANHOLE
- PROPOSED SAN MANHOLE
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTOR
- PROPOSED DETECTOR CHECK VALVE
- EXISTING FIRE HYDRANT & GATE VALVE
- PROPOSED STORM TANK/INFILTRATION GALLERY
- PROPOSED SINGLE CATCHBASIN
- PROPOSED SIAMESE CONNECTION
- PROPOSED FIRE HYDRANT & GATE VALVE

REGION OF PEEL NOTES:

1. ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
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 CONSTRUCTED 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 MUST 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. 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 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.

NOTE: ALL PROPOSED SANITARY AND STORM INFRASTRUCTURE IS TO BE INSULATED

No.	ISSUE / REVISION	YYYY/MMM/DD
1	ISSUED FOR SECOND ZBA SUBMISSION	2025/DEC/12
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ELEVATION NOTE:

ELEVATIONS SHOWN HEREON ARE MISSISSAUGA DATUM AND ARE RELATED TO THE CITY OF MISSISSAUGA BENCHMARK No. 732, HAVING AN ELEVATION OF 78.128 METRES. (VERTICAL DATUM: CGVD28:PRE78).

BEARING NOTE:

BEARINGS SHOWN HEREON ARE GRID DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B' USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 3° MTM COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE. (3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS)(2010)).

SURVEY NOTES:

SURVEY COMPLETED BY KRCMAR SURVEYORS LIMITED.
DATED 2025/APR/24.
JOB No: 98_072
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999727.

SITE PLAN NOTES:

DESIGN ELEMENTS ARE BASED ON SITE PLAN BY CHAMBERLAIN ARCHITECT SERVICES LIMITED. PROJECT No.:125021 (2025/APRIL)

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ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

Project

50 HIGH STREET EAST CITY OF MISSISSAUGA

Drawing

SERVICING PLAN

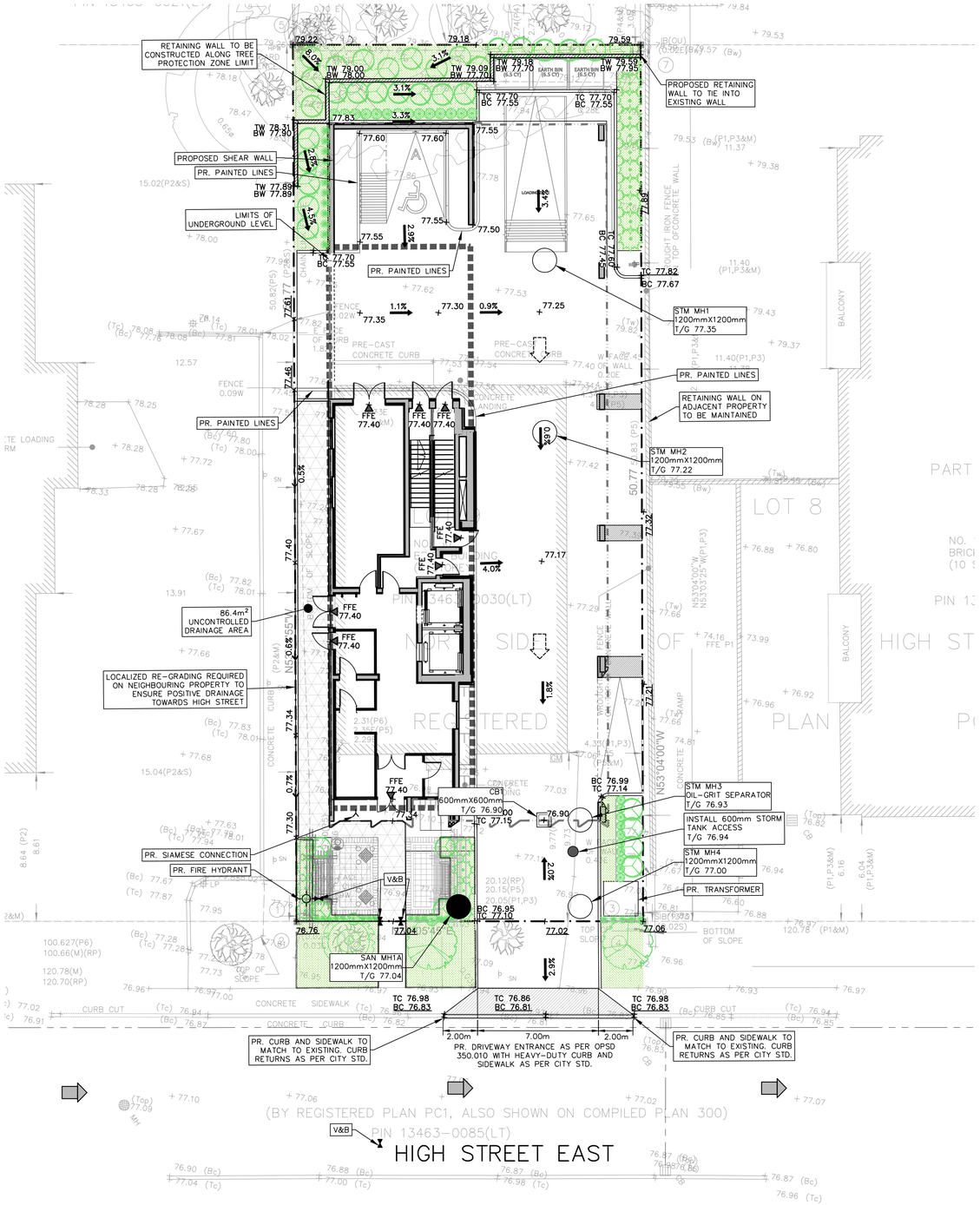
Stamp

Stamp

LICENSED PROFESSIONAL ENGINEER
J. M. SCOTT
100214964
DEC 12 2025
PROVINCE OF ONTARIO

CROZIER CONSULTING ENGINEERS
211 YONGE STREET
SUITE 600
TORONTO, ON, M5B 1M4
416-477-3392 T
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

Drawn	Design	Project No.	
A.A.	J.P.L.		2880–7436
Check	Check	Scale	Dwg.
J.S.	J.S.	1:150	C 102



5 0m 5 10
SCALE: 1:150

LEGEND

- PROPERTY LINE
- EXTENT OF UNDERGROUND
- 0.5% PROPOSED SWALE SLOPE
- EXTENT OF ABOVE GROUND
- TREE PROTECTION FENCE
- ×115.00 EXISTING GRADE
- ×115.00 PROPOSED GRADE
- ×115.00 PROPOSED GRADE (TO MATCH EXISTING)
- 2.0% PROPOSED MINOR FLOW DIRECTION
- EXISTING FIRE HYDRANT & GATE VALVE
- EXISTING SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING SINGLE / DOUBLE CATCHBASIN
- BUILDING ENTRANCE (PERSONNEL DOOR)
- PROPOSED OVERLAND FLOW DIRECTION
- EXISTING OVERLAND FLOW DIRECTION
- PROPOSED SINGLE CATCHBASIN
- PROPOSED FIRE HYDRANT & GATE VALVE
- UNCONTROLLED DRAINAGE AREA

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Project

50 HIGH STREET EAST
CITY OF MISSISSAUGA

Drawing

GRADING PLAN

Stamp

Stamp

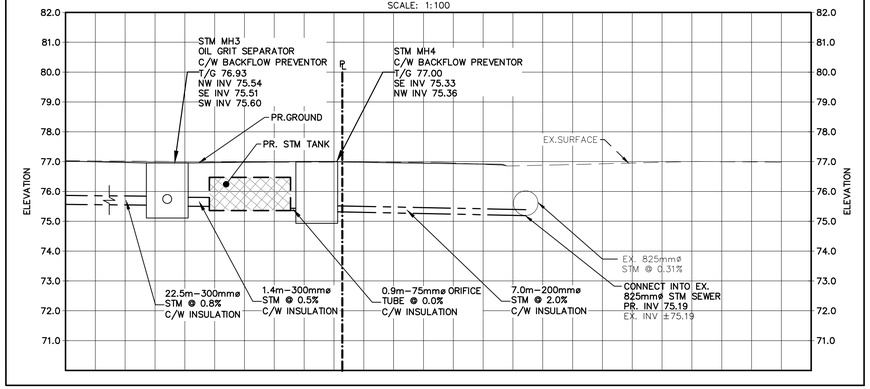
LICENSED PROFESSIONAL ENGINEER
J. M. SCOTT
100214964
DEC 12 2025
2880-7436
PROVINCE OF ONTARIO

CROZIER CONSULTING ENGINEERS
211 YONGE STREET
SUITE 600
TORONTO, ON, M5B 1M4
416-477-3392 T
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

Drawn	A.A.	Design	J.P.L.	Project No.	2880-7436
Check	J.S.	Check	J.S.	Scale	1:150
				Dwg.	C 103

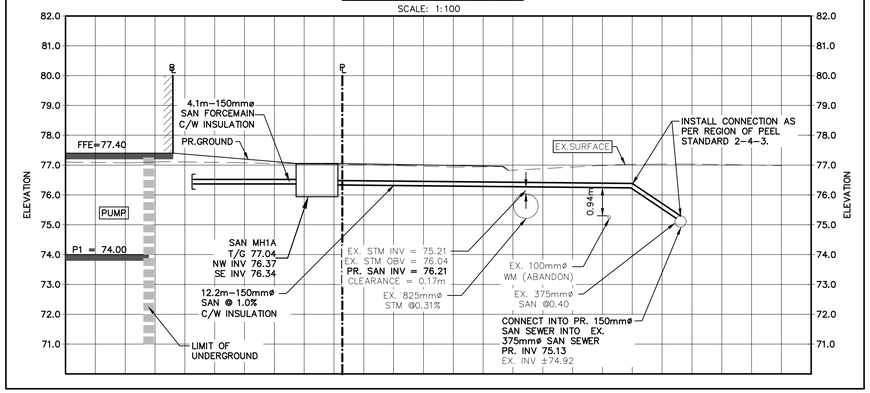
SECTION A–A
STORM SERVICE DETAIL

SCALE: 1:100



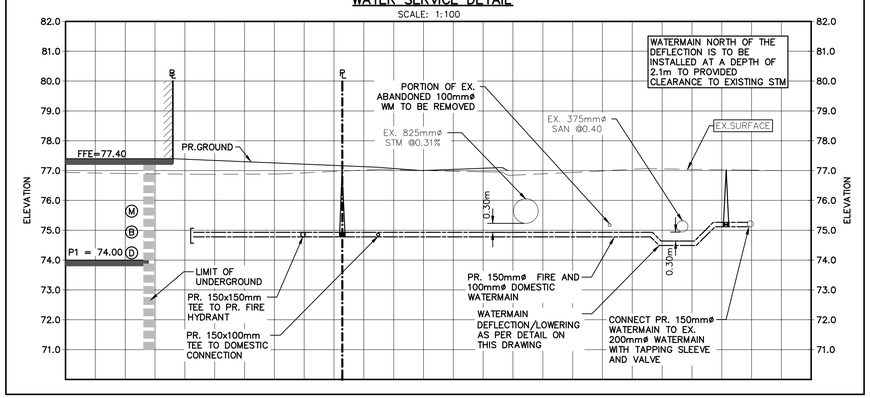
SECTION B–B
SANITARY SERVICE DETAIL

SCALE: 1:100



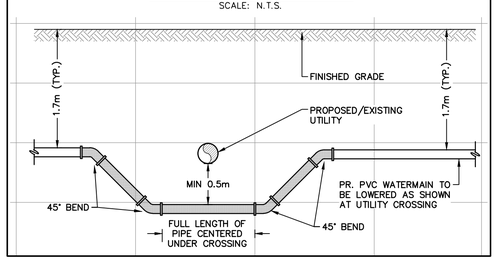
SECTION C–C
WATER SERVICE DETAIL

SCALE: 1:100



WATERMAIN LOWERING DETAIL

SCALE: N.T.S.



2 0m 2 4 6 8
SCALE: 1:100

No.	ISSUE / REVISION	YYYY/MMM/DD
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SURVEY NOTES:

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SITE PLAN NOTES:

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Project

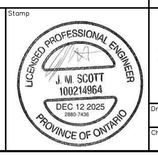
50 HIGH STREET EAST
CITY OF MISSISSAUGA

Drawing

SECTIONS PLAN

Stamp

Stamp



CROZIER
CONSULTING ENGINEERS
211 YONGE STREET
SUITE 600
TORONTO, ON, M5B 1M4
416-477-3392 T
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

Drawn	Design	Project No.	
A.A.	J.P.L.	2880–7436	
Check	Check	Scale	Dwg.
J.S.	J.S.	1:100	C 104