

FUNCTIONAL SERVICING REPORT

12 & 26 Park Street East

Project #: 26-1247

Prepared for: 26 Park St. E. Inc.

Date: July 30, 2026

Report Version: 01



July 30, 2026

26 Park St. E. Inc.
77 Bloor Street West
Toronto, Ontario M5S 1M2

Attention: Tong Hahn, President

SUBJECT: FUNCTIONAL SERVICING REPORT, 12 & 26 PARK STREET EAST

EnVision Consultants Ltd. is pleased to present the enclosed Functional Servicing Report in support of the Official Plan Amendment (OPA) / Zoning By-Law Amendment (ZBA) application for the above-noted property. This report provides the conceptual framework for water distribution, sanitary sewage and storm drainage for this development. A Stormwater Management Report outlining the proposed quality and quantity controls for stormwater on this Site has also been prepared by EnVision Consultants Ltd. under separate cover.

We thank you for utilizing EnVision for this assignment. If there are any questions regarding the enclosed report, please do not hesitate to contact us.

Yours sincerely,

Alex Williams, P.Eng.
Director – Land Development
awilliams@envisionconsultants.ca



QUALITY MANAGEMENT

ISSUE	FIRST ISSUE	REVISION 1	REVISION 2
PROJECT NUMBER	26-1247		
PROJECT REFERENCE	Functional Servicing Report, 12 & 26 Park Street East		
VERSION NO.	01		
REMARKS	Final		
PREPARED BY	Dabi Abikoye, P.Eng.		
SIGNATURE			
REVIEWED BY	Alex Williams, P.Eng.		
SIGNATURE			
DATE	July 30, 2026		

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1. EXECUTIVE SUMMARY

EnVision Consultants Ltd. (EnVision) was retained by 26 Park St. E. Inc. (the 'Client') to conduct a functional servicing assessment in support of the Official Plan Amendment (OPA) / Zoning By-Law Amendment (ZBA) application for the property located at 12 & 26 Park Street East (the 'Site').

The Site is a 0.87 ha parcel of land bounded by Park Street East to the south, Metrolinx Lakeshore West railway corridor to the north, Stavebank Road to the west, and an existing residential development (28 Elizabeth Street North) to the east. Under existing conditions, the Site is occupied by an existing 5-storey residential apartment building (12 Park Street East) and an existing 7-storey residential apartment building (26 Park Street East) with associated outdoor amenities and a surface parking lot. The proposed development consists of a 0.53 ha development area with one (1) 26-storey residential building with two (2) levels of underground parking. The existing apartment buildings within the Site are proposed to remain and be maintained in place.

The scope of this review includes site water distribution, sanitary drainage and stormwater drainage for the proposed development. A Stormwater Management Report outlining the proposed quality and quantity controls for stormwater on this Site has been prepared by EnVision under separate cover. EnVision has reviewed the Site Plan provided by Kohn Partnership Architects Inc. dated July 30, 2026, background information provided by the Client, City of Mississauga, Region of Peel, Conservation Authority and other publicly available materials.

Based on the functional servicing review, EnVision presents the following findings.

- The proposed development area will be serviced by the existing Zone 1 300mm watermain on Park Street East. The proposed servicing for the building will include a 150mm domestic watermain and 200mm fire watermain extending from one (1) H-type connection to the existing watermain on Park Street East;
- The existing water service connections to the existing buildings will remain and be maintained in place;
- The result of the hydrant flow test performed by Servinspect Inc. in May 2026 indicates that there is sufficient water supply in the municipal watermain system to meet the demands of the proposed development;
- The proposed sanitary servicing for the proposed building will connect to the existing 250mm sanitary sewer on Park Street East via one (1) 200mm sanitary service connection;
- The existing sanitary service connections to the existing buildings will remain and be maintained in place;
- Based on the findings of the external sanitary sewer capacity analysis, there is surcharging in the downstream sanitary sewer system under both pre- and post-development conditions. Local sanitary sewer upgrades will be required on Helene Street North and discussions are ongoing with Region staff regarding capacity constraints in the downstream sanitary trunk sewer system up to the Elmwood pumping station. EnVision is also aware of proposed major upgrades to the local sanitary sewer system including the sanitary sewers on Helene Street North (Region of Peel Capital Project 24-2115) and the trunk sewer system on Lakeshore Road E (Region of Peel Capital



Project 19-2215) which are understood to currently be in the design stage, as well as the proposed Jack Darling 3 Pumping Station (JD3) and the decommissioning of the Elmwood Pumping Station. Coordination with the Region regarding the planned capacity and timing of the proposed municipal upgrade works is required;

- One (1) 300mm municipal storm service connection is proposed to the existing 300mm storm sewer on Park Street East. An underground stormwater cistern and a Jellyfish quality treatment unit are proposed to meet the quantity control, quality control and water balance requirements for the Site prior to discharging flows to the existing storm sewer on Park Street East.

2. INTRODUCTION

EnVision Consultants Ltd. (EnVision) was retained by 26 Park St. E. Inc. (the 'Client') to conduct a functional servicing assessment for the property located at 12 & 26 Park Street East (the 'Site'). It is our understanding that this assessment has been requested in support of the Official Plan Amendment (OPA) / Zoning By-Law Amendment (ZBA) application.

2.1. SITE DESCRIPTION

The Site is a 0.87 ha parcel of land bounded by Park Street East to the south, Metrolinx Lakeshore West railway corridor to the north, Stavebank Road to the west, and an existing residential development (28 Elizabeth Street North) to the east. Under existing conditions, the Site is occupied by an existing 5-storey residential apartment building (12 Park Street East) and an existing 7-storey residential apartment building (26 Park Street East) with associated outdoor amenities and a surface parking lot. Refer to **Figure 1** for the Site Location Plan and **Figure 2** for the Pre-Development Plan.

The proposed development will consist of one (1) 26-storey residential building with two (2) levels of underground parking and an outdoor amenity area in a 0.53 ha development area in the northern portion of the Site (the 'Development Area'). The existing apartment buildings within the Site are proposed to remain and be maintained in place. The development statistics are summarized in **Table 2-1**. Refer to **Figure 3** for an illustration of the Proposed Development Plan.

Table 2-1: Development Summary

LAND USE	AREA	BUILDING	NUMBER OF FLOORS	TOTAL GFA	RESIDENTIAL UNITS	U/G PARKING LEVELS
DEVELOPMENT AREA	0.53 ha	B	26	4,764 m ²	288	2
EXISTING DEVELOPMENT AREA	0.34 ha	12 Park St E ('C')	5	4,657 m ²	60	-
		26 Park St E ('A')	7	6,306 m ²	82	

The Site will be serviced by existing local municipal sewers and watermain within the adjoining municipal right-of-way. Any existing service connections to the Site within the municipal road allowance that are not required to be maintained will be decommissioned by the municipality at the Owner's cost. The proposed service connections will be extended to the proposed building and coordinated with the building design team.



2.2. OBJECTIVES, SCOPE AND BACKGROUND MATERIALS

2.2.1. OBJECTIVES

The objectives of the Functional Servicing Report are to:

- Determine the site specific water, sanitary and stormwater servicing requirements to ensure that the development proposal is in conformance with City of Mississauga and Region of Peel guidelines;
- Establish the proposed water and sanitary demands from the development;
- Demonstrate the impact of the proposed development on the capacity of the existing infrastructure in the area and identify necessary improvements to municipal servicing infrastructure if required;
- Develop a water, sanitary and stormwater servicing strategy for the development; and
- Determine the grading approach for the development and identify grading constraints.

2.2.2. SCOPE

The scope of this Functional Servicing Report includes the following components:

- Water Distribution
- Sanitary Drainage
- Stormwater Drainage
- Site Grading

A Stormwater Management (SWM) Report outlining the proposed stormwater quality and quantity controls has been prepared under a separate cover by EnVision Consultants Ltd., dated July 31, 2026.

2.2.3. BACKGROUND MATERIALS

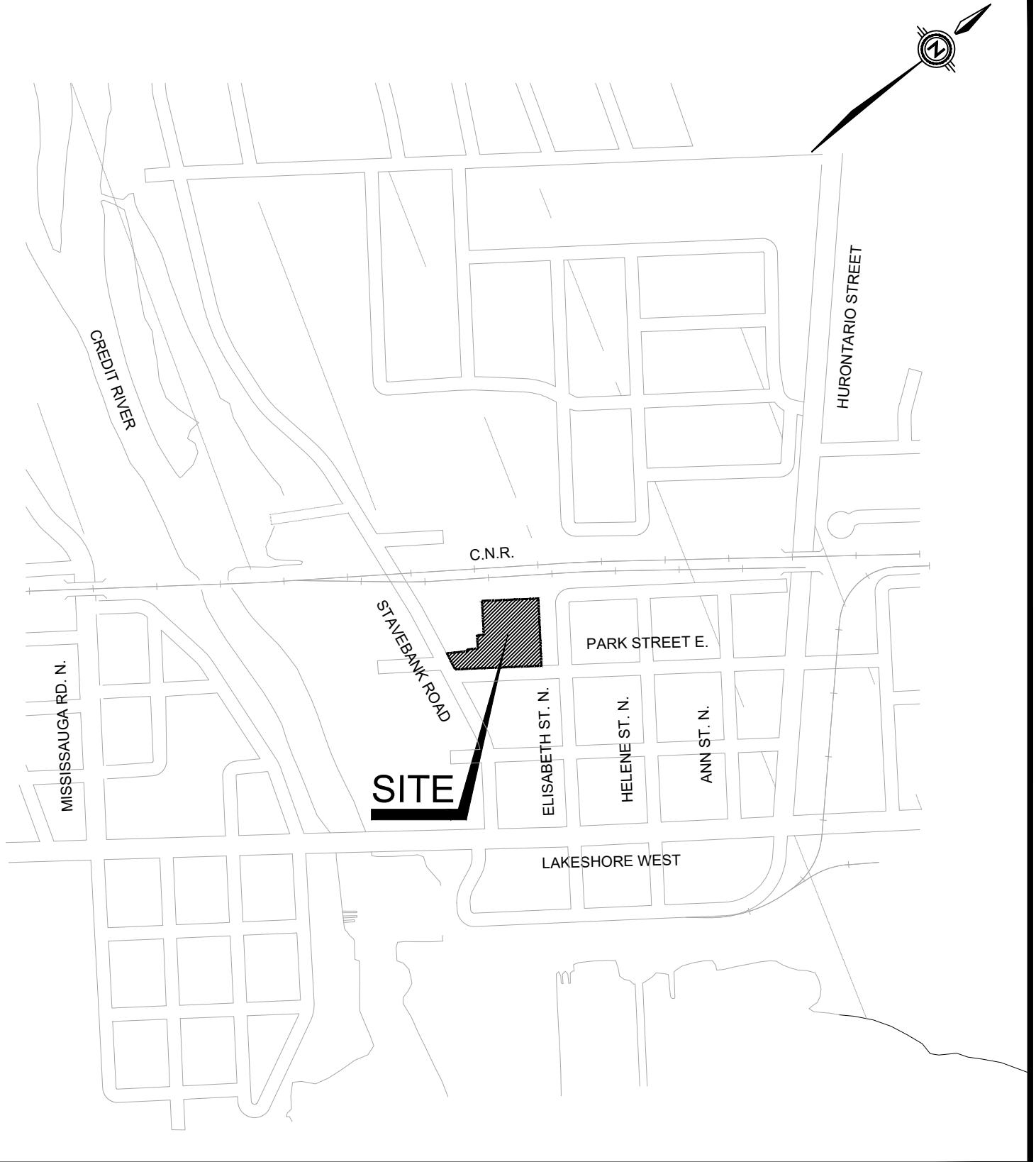
In preparing this report, EnVision used the following information to evaluate the servicing and grading for the Site:

- Topographic Survey prepared by Genesis Land Surveying Inc. dated June 16, 2026;
- Architectural Plan prepared by Kohn Partnership Architects Inc. dated July 30, 2026;
- Sue Investigation Results for 12-26 Park Street, Mississauga prepared by multiVIEW Locates Inc. dated June 8, 2026;
- City of Mississauga Transportation and Works Development Requirements Manual dated August 2020;
- Region of Peel Linear Wastewater Standards dated March 2023;
- Region of Peel Public Works Design, Specifications & Procedures Manual – Watermain Design Criteria dated June 2010;
- Section 8 – City of Mississauga Transportation and Works Development Requirements Manual dated August 12, 2020; and



-
- Stormwater Management Report – 12 & 26 Park Street East prepared by EnVision Consultants Ltd. dated July 30, 2026.

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PLOTDATE: Jul 28, 2026 - 11:15am, AndreRocha



CLIENT

26 PARK STREET E. INC.

TITLE

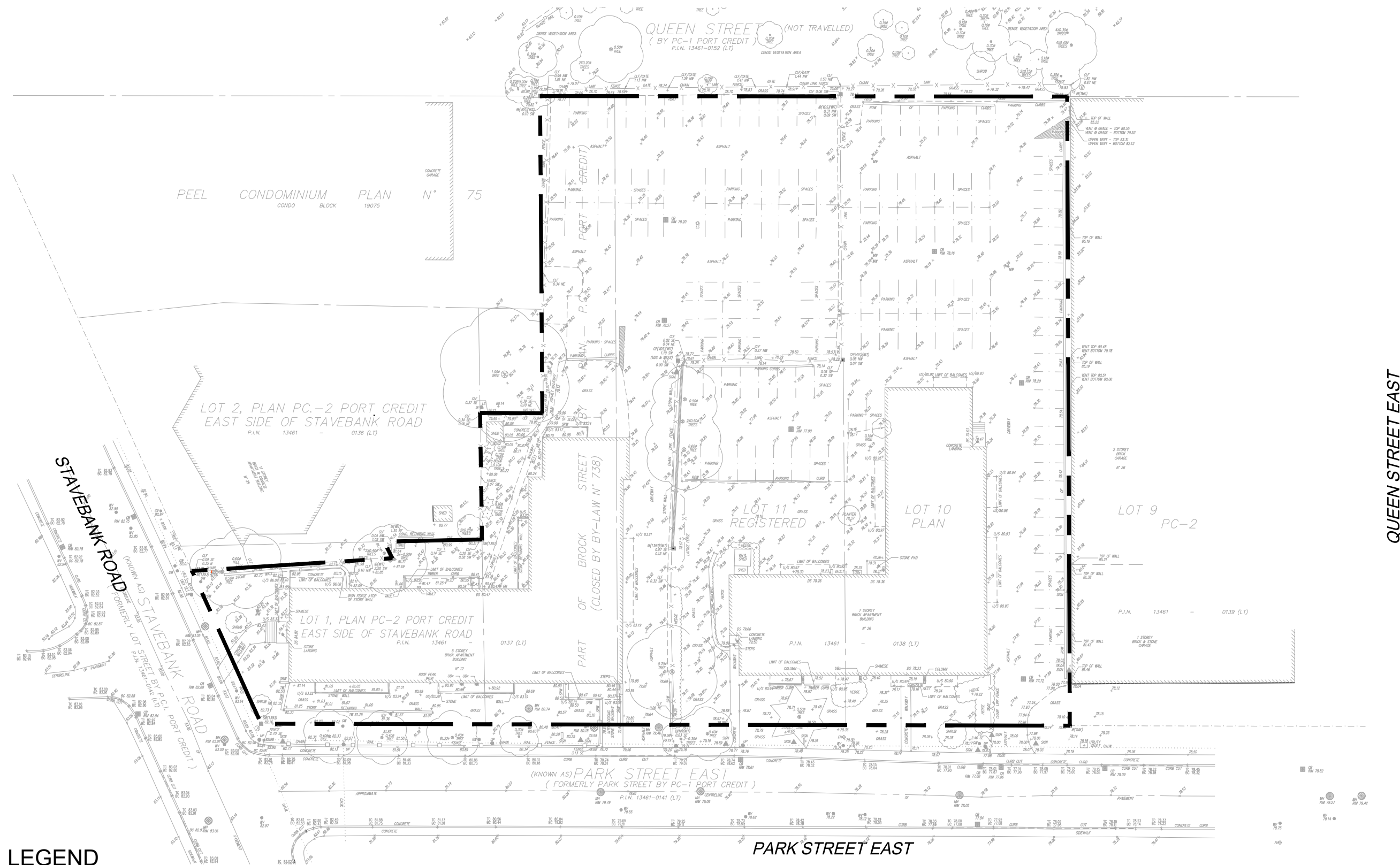
12 & 26 PARK STREET EAST

LOCATION PLAN

ENVISION

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Date	JUNE 2026	Proj. No.	26-1247
Scale	NTS	Figure No.	1



QUEEN STREET EAST

LEGEND

— LIMIT OF PROPERTY

CLIENT

26 PARK STREET E. INC.

TITLE

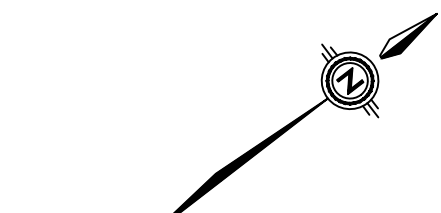
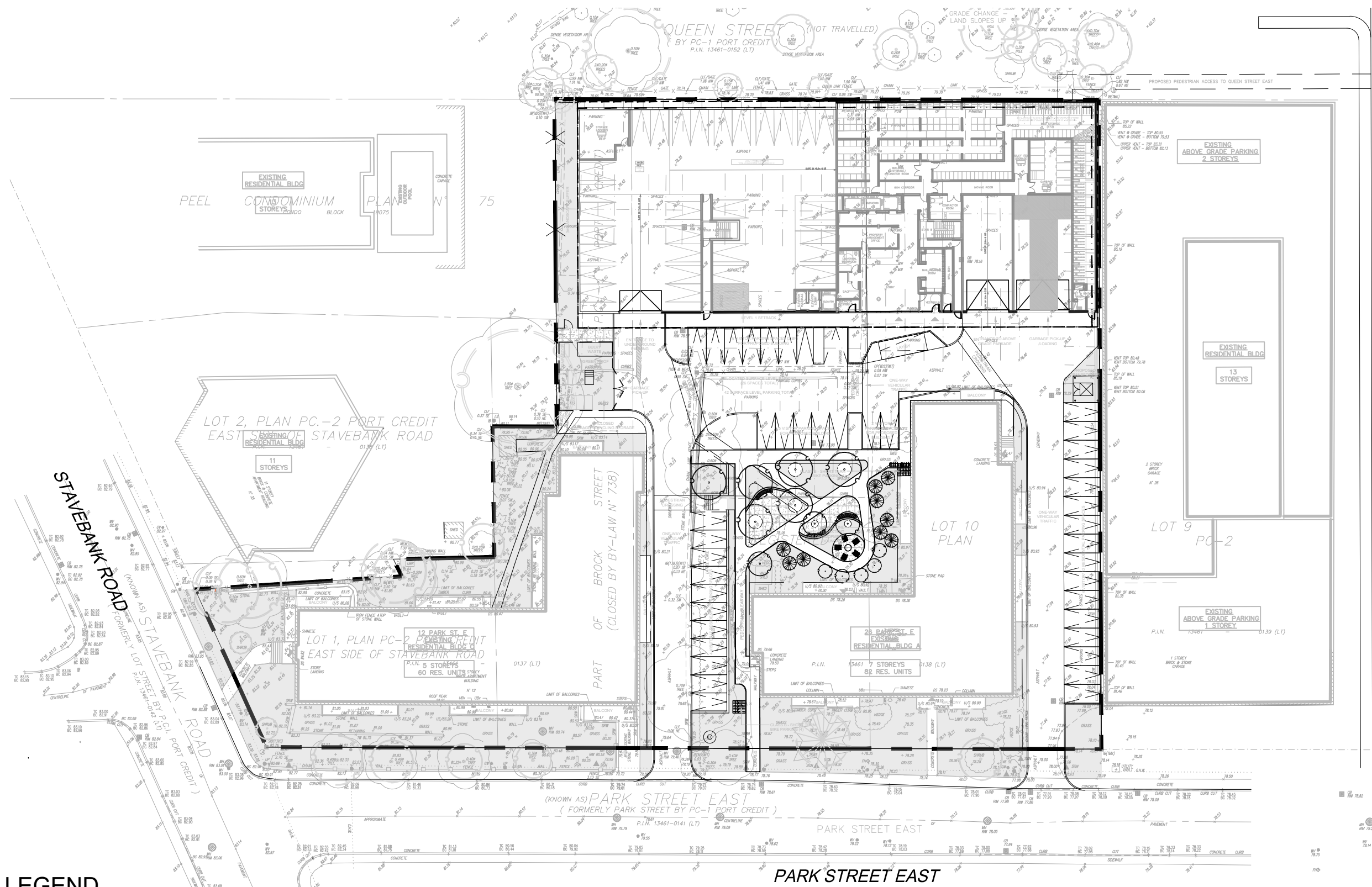
12 & 26 PARK STREET EAST

PRE- DEVELOPMENT PLAN

ENVISION

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LEGEND

— LIMIT OF PROPERTY

CLIENT		26 PARK STREET E. INC.	
TITLE		12 & 26 PARK STREET EAST	
PROPOSED DEVELOPMENT PLAN			
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3. WATER SERVICING

3.1. EXISTING CONDITIONS

EnVision has obtained record engineering drawings from the Region of Peel for the area surrounding the Site. Under existing conditions, there is an existing PVC Zone 1 watermain on the south side of Park Street East ranging in size from 200mm to 300mm as well as an existing 300mm PVC Zone 1 watermain on the east side of Stavebank Road adjacent to the Site.

3.2. WATER DEMANDS

3.2.1. DOMESTIC WATER DEMAND

The peak domestic water demand for the development was calculated using the Region of Peel's design criteria for apartments. The results of the calculation are summarized in **Table 3-1** below. Refer to **Appendix B** for detailed water demand calculations.

Table 3-1: Estimated Domestic Water Demand

CRITERION	INFORMATION		
BUILDING	Ex. Bldg A	Bldg B	Ex. Bldg C
RESIDENTIAL WATER DEMAND RATE	280 L/person/day		
TOTAL RESIDENTIAL UNITS	1 Studio Units (1.7 ppu) 55 1-Bed Units (1.7 ppu) 26 2-Bed Units (3.1 ppu)	22 1-Bed Units (1.7 ppu) 169 1-Bed + Den Units (1.7 ppu) 57 2-Bed Units (3.1 ppu) 9 2-Bed + Den Units (3.1 ppu) 31 3-Bed Units (3.1 ppu)	6 Studio Units (1.7 ppu) 27 1-Bed Units (1.7 ppu) 27 2-Bed Units (3.1 ppu)
TOTAL RESIDENTIAL POPULATION	177 people	628 people	141 people
PEAKING FACTORS	Max. Day = 2.0, Peak Hour = 3.0		
AVERAGE WATER DEMAND FROM SITE	0.57 L/s	2.04 L/s	0.46 L/s
PEAK WATER DEMAND FROM SITE	Max. Day = 1.15 L/s, Peak Hour = 1.72 L/s	Max. Day = 4.07 L/s, Peak Hour = 6.11 L/s	Max. Day = 0.91 L/s, Peak Hour = 1.37 L/s

3.2.2. FIRE FLOW DEMAND

The estimated fire flow has been calculated using the recommendations of the 2020 Fire Underwriters Survey. The fire flow calculation indicates that the recommended fire flow is 100 L/s (1,583 USGPM). The



fire flow calculation has been prepared with the assumption that the building will be classified as fire resistive construction with limited combustible hazard occupancy and will be equipped with a supervised sprinkler system with standard water supply. The results of these calculations are included in **Appendix B**.

There are currently four (4) existing hydrants in the vicinity of the Site – one (1) on Stavebank Road and three (3) on Park Street East. One (1) new hydrant will be proposed within the Site to provide adequate fire protection. The Siamese connection to the building will be located so that it is a maximum of 45m away from a hydrant.

3.2.3. PROPOSED WATER SERVICING

3.2.3.1 Proposed Development Area

One (1) domestic water service connection and one (1) fire water service connection are proposed to service the proposed building. An H-style service connection with a 150mm diameter domestic service branching off a 200mm diameter fire service connection will extend from the existing 300mm watermain on Park Street East. Valves shall be provided on all connections at the property line. A water meter and backflow preventer will be provided on the domestic connection within the mechanical room in the building. The mechanical room will need to be accessible by the Region and provide remote read-out locations for the Region's use in reading the meters. A double detector check-valve will be provided on the fire connection immediately inside the property line.

The on-site watermains and water service connections within the municipal right-of-way will be designed to Region of Peel standards and the water services within the proposed building will be designed by the Site mechanical consultant to meet Ontario Plumbing Code Standards. The proposed water servicing and the hydrant locations are shown on **Figure 4**.

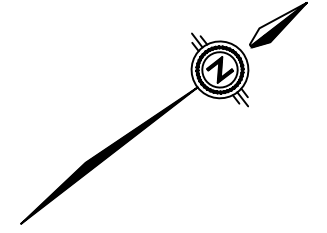
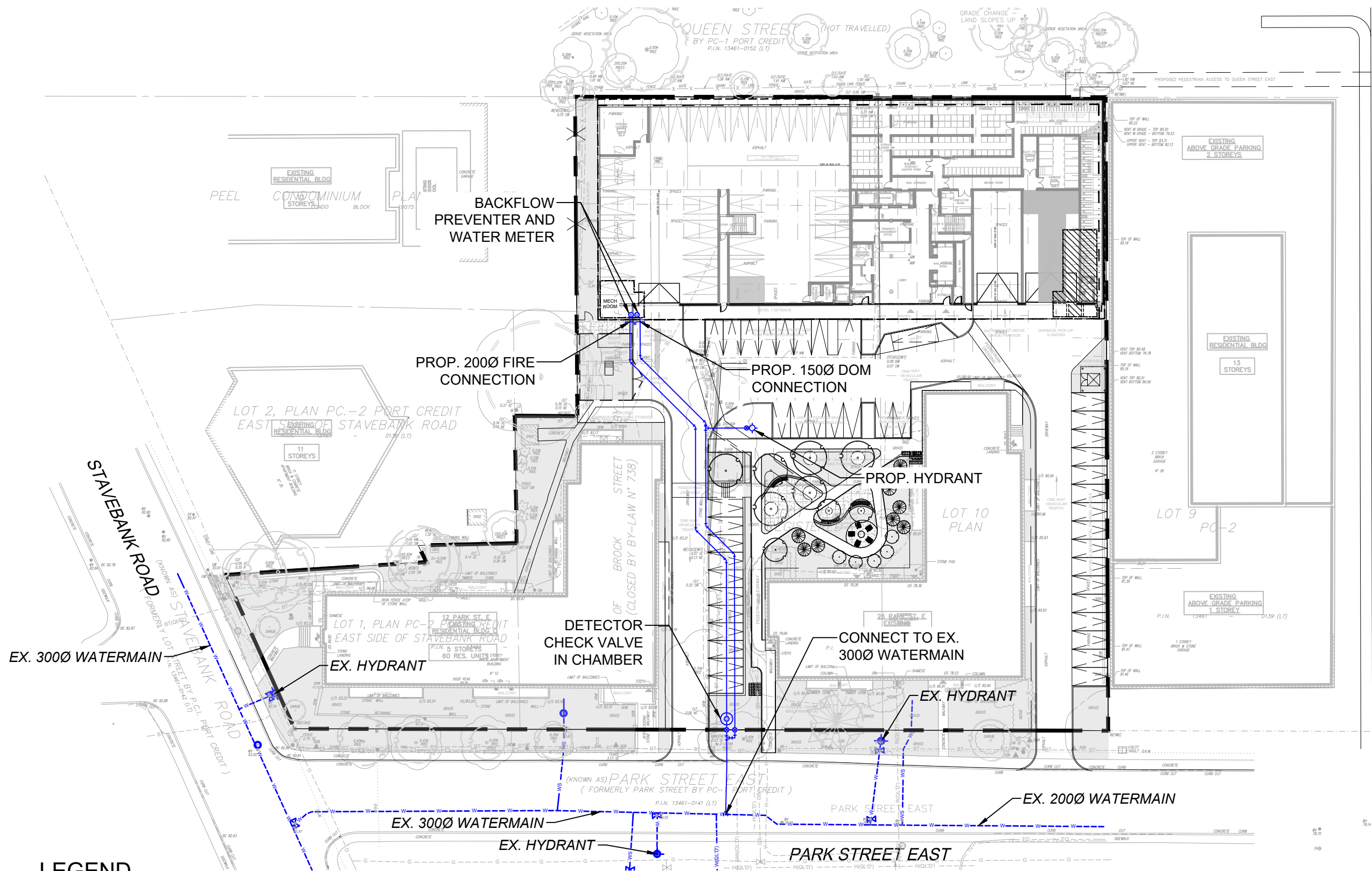
3.2.3.2 Existing Residential Buildings

The existing water service connections from the existing 12 Park Street East building (Building 'C') and existing 26 Park Street East building (Building 'A') to the existing watermain on Park Street East are proposed to remain and be maintained in place.

3.3. HYDRANT FLOW TEST

The required fire flow demand for the proposed development was calculated to be 100 L/s (1583 USGPM) as defined by the Fire Underwriters Survey (FUS). The maximum day demand for the proposed development is 4.07 L/s. Therefore, the total maximum day plus fire flow demand is 104.07 L/s for the proposed development. Refer to **Appendix B** for FUS fire flow and detailed domestic demand calculations.

A hydrant flow test was performed on the existing watermain on Park Street East on May 14, 2026 by Servinspect Inc. to determine the available water supply for fire protection. Detailed results of the hydrant flow test are included in **Appendix B**. The flow test on the existing Park Street East watermain indicates that a flow of 369 L/s (5,846 USGPM) could be achieved while maintaining a water pressure of 20psi (140kPa). Therefore, the existing Park Street East watermain has sufficient capacity to provide the required fire protection for the proposed development.



LEGEND

- LIMIT OF PROPERTY
- EX. WATERMAIN
- PROP. W/M CONNECTION
- PROP. VALVE & CHAMBER
- PROP. VALVE & BOX

CLIENT	26 PARK STREET E. INC.	
TITLE	12 & 26 PARK STREET EAST WATER SERVICING PLAN	

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Scale	1: 600	Figure No.	4

4. SANITARY SERVICING

4.1. EXISTING CONDITIONS

EnVision has obtained record engineering drawings from the Region of Peel for the area surrounding the Site. Under existing conditions, there is an existing 250mm PVC sanitary sewer system on Park Street East which flows east along Park Street East and an existing 250mm PVC sanitary sewer system on Stavebank Road which flows south along Stavebank Road adjacent to the Site.

4.2. SANITARY FLOWS

4.2.1. DESIGN PARAMETERS

To calculate the peak sanitary flows, the following Region of Peel design criteria have been utilized:

- 290 L/cap/day average daily flow for residential use;
- Population equivalent based on unit type for residential use:
 - 4.2 people per single detached dwelling
 - 1.7 people per studio and 1-bedroom apartment unit;
 - 3.1 people per 2-bedroom apartment unit;
 - 3.1 people per 3-bedroom apartment unit;
 - 2.7 people per unit for apartments greater than 475 persons per hectare
- Peaking Factor for residential use: Harmon Formula $M = 1 + (14/\sqrt{4 + P/1000})$
- Inflow/Infiltration Allowance: 0.26 L/s/ha

An estimate of the pre- and post-development sanitary sewage flows has been calculated and is included in **Appendix C**. The results of the calculations are discussed in **Sections 4.2.2** and **4.2.3**.

4.2.2. EXISTING SEWAGE FLOWS

The Site is occupied by an existing 5-storey residential apartment building (12 Park Street East) and an existing 7-storey residential apartment building (26 Park Street East) under existing conditions. The existing buildings have their flows directed 250mm sanitary sewer on Park Street East. An estimate of the pre-development sanitary sewage flows from the Site to the downstream Park Street East sanitary sewer system has been calculated using the Region of Peel Design Criteria:

- Average Sanitary Flow = 1.29 L/s (including Inflow/Infiltration allowance)
- Peak Sanitary Flow = 4.49 L/s (including Inflow/Infiltration allowance)

Detailed calculations of the pre-development flows are included in **Appendix C**.

4.2.3. POST-DEVELOPMENT SEWAGE FLOW

An estimate of the post-development sanitary sewage flows from the Site to the downstream sanitary sewer system has been calculated based on the development statistics provided by Kohn Partnership



Architects Inc. and has been calculated using the Region of Peel Design Criteria. The calculation results are summarized in **Table 4-1**. Refer to **Appendix C** for post-development sanitary flow calculations.

Table 4-1: Estimated Sanitary Flows

CRITERION	INFORMATION		
BUILDING	<i>Ex. Bldg A</i>	Bldg B	<i>Ex. Bldg C</i>
RESIDENTIAL SANITARY DEMAND RATE	290 L/person/day		
TOTAL RESIDENTIAL UNITS	<i>1 Studio Units (1.7 ppu) 55 1-Bed Units (1.7 ppu) 26 2-Bed Units (3.1 ppu)</i>	22 1-Bed Units (1.7 ppu) 169 1-Bed + Den Units (1.7 ppu) 57 2-Bed Units (3.1 ppu) 9 2-Bed + Den Units (3.1 ppu) 31 3-Bed Units (3.1 ppu)	<i>6 Studio Units (1.7 ppu) 27 1-Bed Units (1.7 ppu) 27 2-Bed Units (3.1 ppu)</i>
TOTAL RESIDENTIAL POPULATION	<i>177 people</i>	628 people	<i>141 people</i>
PEAKING FACTORS	4.00 (Harmon Peaking Factor)	3.92 (Harmon Peaking Factor)	4.00 (Harmon Peaking Factor)
INFLOW / INFILTRATION ALLOWANCE	0.04 L/s	0.14 L/s	0.05 L/s
AVERAGE SANITARY FLOW FROM SITE (INCLUDING INFLOW / INFILTRATION ALLOWANCE)	0.63 L/s	2.25 L/s	0.52 L/s
PEAK SANITARY FLOW FROM SITE (INCLUDING INFLOW / INFILTRATION ALLOWANCE)	2.41 L/s	8.40 L/s	1.94 L/s

The approximate peak sanitary flow to the existing sanitary sewer system for the pre- and post-development conditions are 4.49 L/s and 12.76 L/s, respectively. Consequently, the increase in peak sanitary design flow resulting from the development to the sanitary sewer is 8.27 L/s.

4.3. SANITARY SERVICING

4.3.1. PROPOSED DEVELOPMENT AREA

The proposed development will have one (1) 200mm diameter municipal sanitary service connection. Sanitary flows from the development will be discharged to the existing 250mm sanitary sewer on Park Street East. As per Region of Peel requirements, a control manhole is proposed to be placed immediately inside the property line for the service connection. The on-site sanitary sewers and service connection within the municipal right-of-way will be designed to Region of Peel standards and the sanitary services



within the proposed building will be designed by the Site mechanical consultant to meet Ontario Plumbing Code Standards. The proposed sanitary servicing layout shown on **Figure 5**.

4.3.2. *EXISTING RESIDENTIAL BUILDINGS*

The existing sanitary service connections from the existing 12 Park Street East building (Building 'C') and existing 26 Park Street East building (Building 'A') to the existing 250mm sanitary sewer system on Park Street East are proposed to remain and be maintained in place.

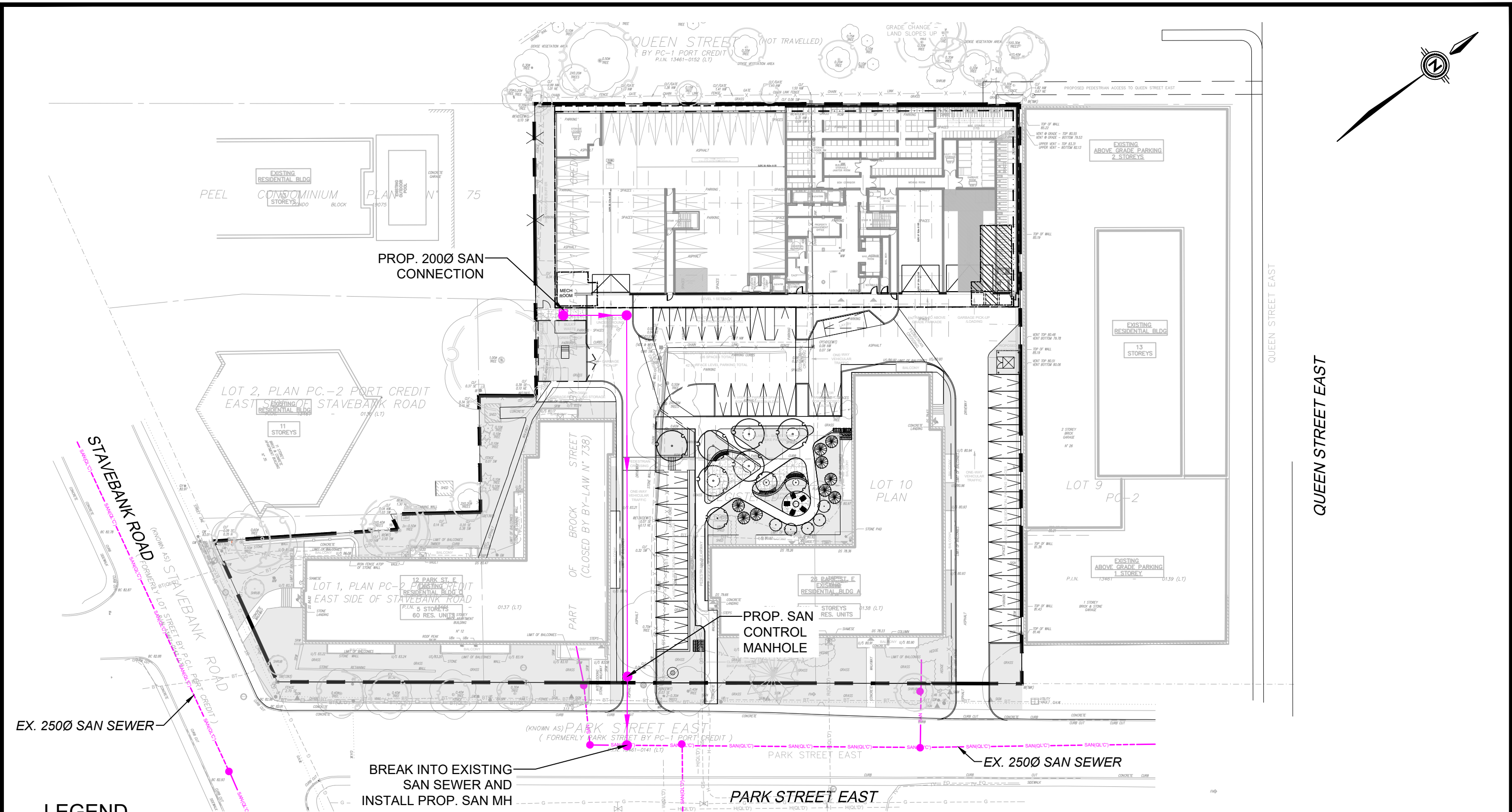
4.4. DOWNSTREAM SEWER CAPACITY ANALYSIS

EnVision has prepared pre- and post-development downstream sanitary sewer analysis up to the existing 450mm local trunk sewer at the intersection of Lakeshore Road East and Helene Street North to assess the impacts of the sanitary demand from the development on the existing receiving sanitary sewer system. The sanitary flows for the sewershed was calculated using the Region of Peel Linear Wastewater Design Manual criteria as outlined in **Section 4.2.1**. An Inflow/Infiltration allowance of 0.26 L/s/ha has also been included in the analysis. See **Appendix C** for the Sanitary Sewer Design Sheets. Sanitary Drainage Area figures have been created to facilitate this analysis and are included in **Appendix C**.

Development applications for 23 Elizabeth Street North, 70 Park Street East, 88 Park Street East and 10 GO West have been submitted and the Metrolinx Port Credit LRT station is under construction. The post-development sanitary flows from these developments, calculated based on the Region of Peel design Criteria and site statistics identified in the most recent development applications have been included in the pre- and post-development downstream sanitary sewer analysis for the purpose of analyzing the receiving sewer capacity.

Based on the analysis of the contributing flows to the downstream sanitary sewer system up to the 450mm trunk sanitary sewer on Lakeshore Road East, it was determined that there is surcharging of the sewers on Helene Street North, further downstream of the Site, under both pre- and post-development conditions. Local sanitary sewer upgrades will be required on Helene Street North to accommodate the additional 8.27 L/s of flow from the development. Discussions are ongoing with Region staff regarding capacity constraints in the downstream sanitary trunk sewer system up to the Elmwood pumping station. EnVision is also aware of proposed major upgrades to the local sanitary sewer system including the sanitary sewers on Helene Street North (Region of Peel Capital Project 24-2115) and the trunk sewer system on Lakeshore Road E (Region of Peel Capital Project 19-2215) which are understood to currently be in the design stage, as well as the proposed Jack Darling 3 Pumping Station (JD3) and the decommissioning of the Elmwood Pumping Station. EnVision will coordinate the planned capacity and timing of the proposed municipal upgrade works with the Region.

It is our understanding that the Region of Peel will use the multi-use demand table appended to this report to confirm using their sanitary infrastructure model if there will be sufficient capacity in the existing municipal sanitary sewer system to meet the estimated sanitary demand from the proposed development. The multi-use demand table for the Site has been included in **Appendix D**.



LEGEND

- LIMIT OF PROPERTY
- EX. COMBINED SEWER
- PROP. SAN CONNECTION

CLIENT
26 PARK STREET E. INC.

TITLE
12 & 26 PARK STREET EAST
SANITARY SERVICING PLAN

ENVISION

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Checked	D.A.	Drawn	M.R.
Date	26-12-47	Proj. No.	JUNE 2026
Scale	1: 600	Figure No.	5



5. STORM DRAINAGE

5.1. STORMWATER MANAGEMENT REPORT

A Stormwater Management (SWM) Report outlining the proposed stormwater quality and quantity controls has been prepared under separate cover by EnVision Consultants Ltd., dated July 30, 2026. The SWM Report is in compliance with MECP Stormwater Management Planning and Design Manual (2003), TRCA Stormwater Management Criteria (August 2012), the Region of Peel Public Works Stormwater Design Criteria and Procedural Manual (June 2019) and the City of Mississauga Storm Drainage Design Requirements and identifies the stormwater quantity and quality controls under which this Site will operate.

5.2. EXISTING CONDITIONS

The Site is located within the Credit River subwatershed. Based on City record drawings, there is a 300mm PVC storm sewer system which drains east along Park Street East and a 300mm PVC storm sewer system which drains south along Stavebank Road adjacent to the Site.

Under existing conditions, in addition to existing roof flows, at-grade flows from majority of the Site are captured by existing catchbasins and directed to the existing storm sewer system on Park Street East while a small portion of the Site drains overland towards the Park Street East right-of-way. Majority of the proposed Development Area drains towards the existing internal storm drainage system.

5.3. PROPOSED MINOR STORM DRAINAGE SYSTEM

All storm flows within the development area will be captured at-grade by catchbasins and conveyed through storm sewers to a proposed underground storm cistern located within the underground 'P1' level of the proposed building. The on-site minor storm sewer system will be designed to capture and convey the runoff from the 10-year storm event. For portions of the Site where flows will be directed to the cistern, the internal storm sewer system will be sized to capture and convey flows from all storm events up to the 100-year storm event. The cistern will be designed to hold a volume of 136.2 m³. The cistern is sized to control flows up to the 100-year storm event to the 2-year pre-development level per City of Mississauga requirements. A proposed 300mm storm service connection will be made from the cistern to the existing 300mm storm sewer on Park Street East. A mechanical pump system will be used to control flows from the chamber to a maximum discharge rate of 29.0 L/s. The allowable release rate is such that for all storm events up to the 100-year storm, the total storm outflow from the Site is reduced to the 2-year pre-development level to conform with City of Mississauga requirements. The cistern will have an access hatch accessible at grade which will act as an emergency overflow in case of system failure. As per City requirements, a storm control manhole will be placed immediately inside the property line and will be accessible by the City.

To meet water quality criteria, an Jellyfish (JF-6-3-1) quality control unit is proposed to treat storm flows to achieve an 80% TSS removal rate in accordance with the City of Mississauga stormwater management



criteria. A sump volume of 21.3 m³ will be provided within the cistern for stormwater to be retained, infiltrated and/or reused on-site for the water balance requirement.

Since all storm flows up to the 100-year storm event will be reduced to the 2-year pre-development level, it can therefore be concluded that the existing storm sewer system will not be adversely affected under the post-development condition and will have adequate capacity to support flows from the proposed development. For further information on the stormwater management system being used on this Site, please see the Stormwater Management Report prepared by EnVision under a separate cover.

The storm service connection within the municipal right-of-way will be designed to City of Mississauga standards and the storm services within the proposed parking structure will be designed by the Site mechanical consultant to meet Ontario Plumbing Code Standards. The proposed storm servicing layout is shown on Figure 6.

5.4. PROPOSED MAJOR STORM DRAINAGE SYSTEM

The major storm system is a conveyance system for flows in excess of the minor system flows. Stormwater runoff from events up to and including the 100-year storm event will be contained on-site via an underground stormwater cistern and released at a controlled rate within the allowable post development limits to the minor storm system. For major storm events exceeding the 100-year storm and the capacity of the underground cistern, overland flow routes will be provided to direct excess flows to the Park Street East right-of-way.

For the development of the Site, the grading design will be prepared such that the surface (i.e. parking lots, drive aisles and landscaped areas) grades will direct surface drainage away from the buildings to approved outlets such as the adjoining right-of-way. The proposed grading of the Site will ensure that existing grade elevations will be met along the property limits. For major storm events exceeding the 100-year storm event and the capacity of the cistern, an overflow will be designed to direct excess flows to grade and ultimately to the adjacent public right-of-way.



6. SITE GRADING

Under existing conditions, majority of the Site slopes north to south towards Park Street East. There is also an existing retaining wall system located along the eastern side of the existing driveway in between the existing 12 Park Street East building and the existing 26 Park Street East building. Existing elevations within the Site generally range from 77.5 masl to 79.0 masl.

The grading design of the proposed development will direct storm runoff to the on-site collection points so that the drainage is self-contained. The grading design will comply with the City of Mississauga standards and will be designed to achieve the following:

- Maintain existing perimeter grades so that there is no impact to adjacent properties;
- Optimize earthworks i.e. minimize the quantity of deficit materials to be imported or exported;
- Minimize disruption to existing municipal rights-of-way containing existing utilities and services;
- Promote drainage to the minor storm sewer system and accommodate stormwater management requirements;
- Provide adequate cover for underground services;
- Provide safe overland conveyance of flows exceeding the capacity of the storm sewer system through ponding;
- Satisfy the City's requirement for maximum 0.25m of stormwater ponding; and
- Building floor level will be set to avoid building / property damage during all design storms.

The proposed grading for the Site will, where possible, generally follow the existing grades to maintain drainage patterns and match boundary grades. Minor storm drainage is to be conveyed towards catchbasins that convey flows to the internal storm sewer network which discharges to the existing 300mm storm sewer on Park Street East. Overland flow routes are provided to direct major storm drainage away from proposed and existing structures towards the Park Street East right-of-way.

A new retaining wall is proposed along the eastern side of the driveway/parking area in between the existing 12 Park Street East building and the existing 26 Park Street East building. Retaining walls above 1.0m in height will be designed by a Structural Engineer in accordance with City standards.

At-grade surfaces will be designed with a minimum grade of 1.0%. Where surface ponding is proposed, the maximum ponding will be limited to 0.25m.

Coordination with the landscape consultant and mechanical consultant will be necessary to ensure grading initiatives support stormwater management and landscape objectives and provided sufficient cover above the sewers within the Site.



7. CLOSING

7.1. CONCLUSIONS AND RECOMMENDATIONS

Based on the information obtained through functional servicing assessment, EnVision presents the following conclusions and recommendations.

7.1.1. *WATER SERVICING*

The Site will be serviced by the existing 300mm Zone 1 watermain on Park Street East. The proposed building will have one (1) 150mm domestic water service connection and one (1) 200mm fire water service connection which will be serviced by the existing 300mm Zone 1 watermain on Park Street East. The results of the hydrant flow test performed by Servinspect Inc. in May 2026 indicates that there is sufficient water supply in the municipal watermain system to meet the demands from the proposed development. The existing water service connections to the existing buildings within the Site will remain and be maintained in place.

The on-site watermains and water service connections within the municipal right-of-way will be designed to Region of Peel standards while the water services within the proposed building are to be designed by the Site mechanical consultant per OBC, and coordinated with EnVision.

7.1.2. *SANITARY SERVICING*

The proposed building will have one (1) 200mm sanitary service connection which will discharge flows to the existing 250mm sanitary sewer on Park Street East. Based on the findings of the external sanitary sewer capacity analysis, there is surcharging in the downstream sanitary sewer system under both pre- and post-development conditions. Local sanitary sewer upgrades will be required on Helene Street North and discussions are ongoing with Region staff regarding capacity constraints in the downstream sanitary trunk sewer system up to the Elmwood pumping station. EnVision is also aware of proposed major upgrades to the local sanitary sewer system including the sanitary sewers on Helene Street North (Region of Peel Capital Project 24-2115) and the trunk sewer system on Lakeshore Road E (Region of Peel Capital Project 19-2215) which are understood to currently be in the design stage, as well as the proposed Jack Darling 3 Pumping Station (JD3) and the decommissioning of the Elmwood Pumping Station. Coordination with the Region regarding the planned capacity and timing of the proposed municipal upgrade works is required. The existing sanitary service connections to the existing buildings within the Site will remain and be maintained in place.

The on-site sanitary sewers and sanitary service connection within the municipal right-of-way will be designed to Region of Peel standards while the sanitary services within the proposed building are to be designed by the Site mechanical consultant per OBC, and coordinated with EnVision.

7.1.3. *STORM SERVICING*

The proposed development storm flows, up to the 100-year storm event, will be treated and attenuated to the allowable levels using an underground stormwater cistern and a Jellyfish filter unit. In compliance

with City of Mississauga guidelines, the total storm flow rate of discharge from the Site under post-development conditions will be reduced to the 2-year pre-development level. Therefore, the existing storm sewer system will not be adversely affected under the post-development condition and will have adequate capacity to support flows from the proposed development. For major storm events exceeding the 100-year storm event, the Site will be graded to direct surface runoff away from the proposed building, and towards the adjoining public rights-of-way.

One (1) 300mm storm service connection will be provided from the Site to the existing 300mm storm sewer on Park Street East. The on-site storm sewers and storm service connection within the municipal right-of-way will be designed to City of Mississauga standards while the storm services within the proposed building are to be designed by the Site mechanical consultant per OBC, and coordinated with EnVision.

A separate Stormwater Management Report has been prepared by EnVision under a separate cover to address requirements concerning stormwater management.

7.2. CERTIFICATION AND SIGNATURES

Prepared by

Reviewed by



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7.3. QUALIFIER

EnVision prepared this report solely for the use of the intended recipient in accordance with the professional services agreement. In the event a contract has not been executed, the parties agree that the EnVision General Terms and Conditions, which were provided prior to the preparation of this report, shall govern their business relationship.

The report is intended to be used in its entirety. No excerpts may be taken to be representative of the findings in the assessment. The conclusions presented in this report are based on work performed by trained, professional and technical staff, in accordance with their reasonable interpretation of current and accepted engineering and scientific practices at the time the work was performed.



The content and opinions contained in the report are based on the observations and/or information available to EnVision at the time of preparation, using investigation techniques and engineering analysis methods consistent with those ordinarily exercised by EnVision and other engineering/scientific practitioners working under similar conditions, and subject to the same time, financial and physical constraints applicable to this project.

EnVision disclaims any obligation to update this report if, after the date of this report, any conditions appear to differ significantly from those presented in this report; however, EnVision reserves the right to amend or supplement this report based on additional information, documentation or evidence.

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In preparing this report, EnVision has relied in good faith on information provided by others, as noted in the report. EnVision has reasonably assumed that the information provided is correct and EnVision is not responsible for the accuracy or completeness of such information.

Unless otherwise agreed in writing by EnVision, the Report shall not be used to express or imply warranty as to the suitability of the site for a particular purpose. EnVision disclaims any responsibility for consequential financial effects on transactions or property values, or requirements for follow-up actions /or costs.

This limitations statement is considered an integral part of this report.



APPENDIX A:

*Site Plan, Topographic Survey
& Subsurface Utility
Investigation*

FILE NAME: AutoCAD Docu/21121_26ParkStEast.DWG, Phase 01.rvt

SOLID WASTE MANAGEMENT SERVICES NOTES:

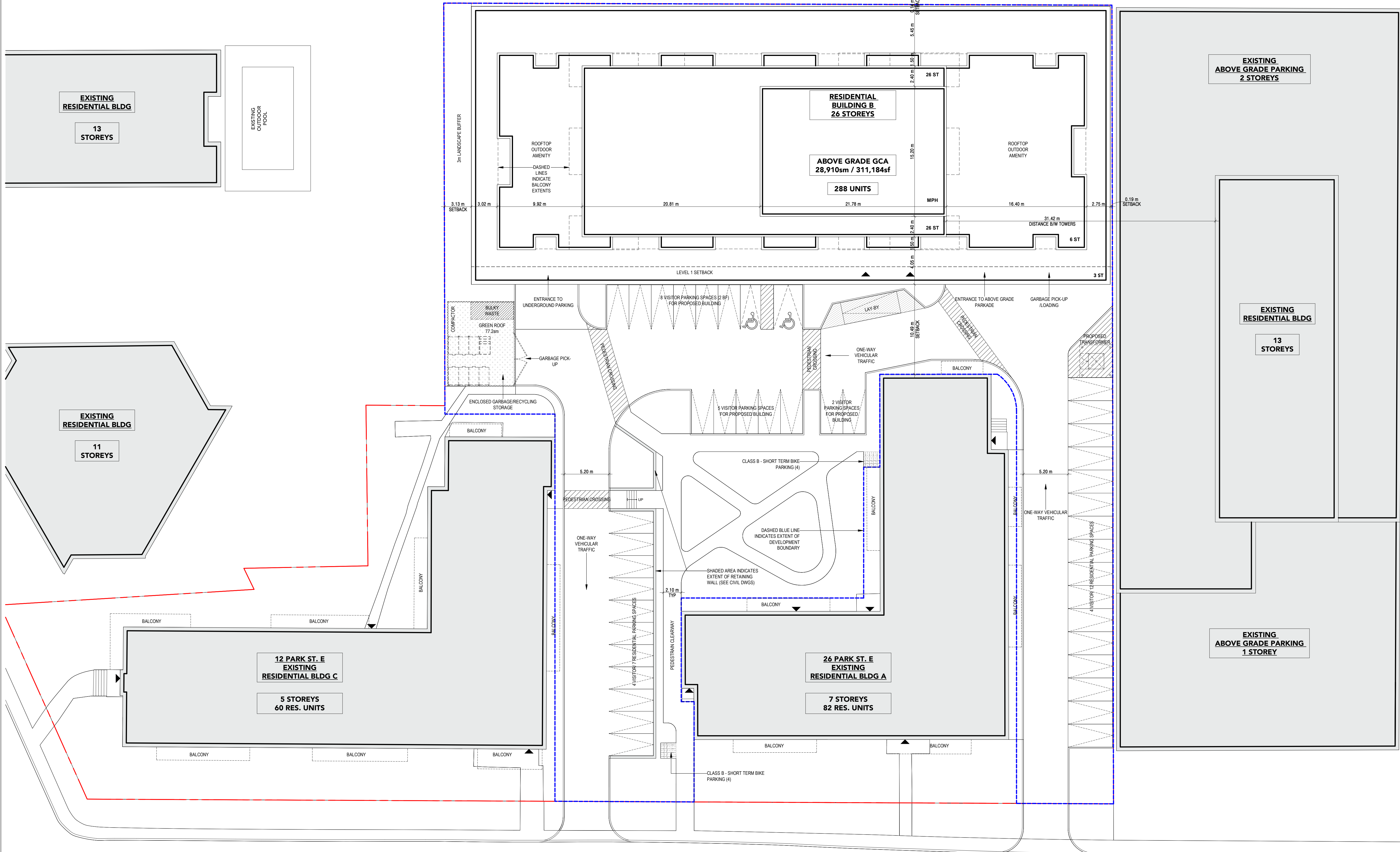
1. TRAINED ON-SITE STAFF MEMBERS WILL BE AVAILABLE TO MANOEUVRE BINS FROM THE BUILDING FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

2. A WARNING SYSTEM WILL BE INSTALLED TO CAUTION MOTORISTS LEAVING THE PARKING GARAGE OF HEAVY VEHICLES WHEN LOADING OPERATIONS ARE OCCURRING. THIS WARNING SYSTEM WILL INCLUDE BOTH LIGHTS AND SIGNS AND WILL BE INSTALLED NEAR THE LOADING BAY.

3. LOADING ENCLOSURE MUST HAVE A 200 mm thick REINFORCED CONCRETE FLOOR THAT IS LEVEL +/- 2%.

PORT CREDIT GO STATION
WEST PARKING LOT

DENSE VEGETATION



PARK STREET EAST

QUEEN STREET EAST

KEY MAP

SITE AND BUILDING STATISTICS

	AREA (sqm)	AREA (sqft)
LOT AREA	8,648 sqm	93,086 sqft
PROPOSED GFA - BUILDING B	19,981 sqm	215,069 sqft
EXISTING GFA - BUILDING A	6,305 sqm	67,877 sqft
EXISTING GFA - BUILDING C	4,657 sqm	50,127 sqft
LOT FRONTAGE	119.72 m	393 ft
LOT DEPTH	93.36 m	306 ft
BUILDING HEIGHT	83.41 m	274 ft

No. OF STOREYS

	26 STOREYS
DENSITY (PSI)	3.58
BUILDING COVERAGE	2,387 sqm (27.4%)
HARDSCAPE COVERAGE	2,838 sqm (32.8%)
LANDSCAPE COVERAGE	1,803 sqm (20.9%)

NOTES:

- * ZBA GFA FOR BUILDING A, B, AND C IS BASED ON COMMON AND SERVICE AREAS DEDUCTED.

PROPOSED GROSS FLOOR AREA AND UNIT MIX

	1B	1B-D	2B	2B-D	3B	TOTAL	GCA _{1B}	GCA _{1B-D}	GFA _{1B}	GFA _{1B-D}	
LEVEL 1	0	0	0	0	0	2,237	24,076	311	3,346		
LEVEL 2	0	0	0	0	0	2,427	26,122	46	500		
LEVEL 3	0	0	0	0	0	2,427	26,122	46	500		
LEVEL 4	1	12	0	3	4	1,487	16,002	1,435	15,445		
LEVEL 5	1	12	0	3	4	20	1,487	16,002	1,435	15,445	
LEVEL 6	1	12	0	3	4	20	1,487	16,002	1,435	15,445	
LEVEL 7	0	0	0	0	0	847	9,115	80	858		
LEVEL 8	1	7	3	0	1	12	852	9,167	800	8,607	
LEVEL 9	1	7	3	0	1	12	852	9,167	800	8,607	
LEVEL 10	1	7	3	0	1	12	852	9,167	800	8,607	
LEVEL 11	1	7	3	0	1	12	852	9,167	800	8,607	
LEVEL 12	1	7	3	0	1	12	852	9,167	800	8,607	
LEVEL 13	1	7	3	0	1	12	852	9,167	800	8,607	
LEVEL 14	1	7	3	0	1	12	852	9,167	800	8,607	
LEVEL 15	1	7	3	0	1	12	852	9,167	800	8,607	
LEVEL 16	1	7	3	0	1	12	852	9,167	800	8,607	
LEVEL 17	1	7	3	0	1	12	852	9,167	800	8,607	
LEVEL 18	1	7	3	0	1	12	852	9,167	800	8,607	
LEVEL 19	1	7	3	0	1	12	852	9,167	800	8,607	
LEVEL 20	1	7	3	0	1	12	852	9,167	800	8,607	
LEVEL 21	1	7	3	0	1	12	852	9,167	800	8,607	
LEVEL 22	1	7	3	0	1	12	852	9,167	800	8,607	
LEVEL 23	1	7	3	0	1	12	852	9,167	800	8,607	
LEVEL 24	1	7	3	0	1	12	852	9,167	800	8,607	
LEVEL 25	1	7	3	0	1	12	852	9,167	800	8,607	
LEVEL 26	1	7	3	0	1	12	852	9,167	800	8,607	
LEVEL MPH	0	0	0	0	0	331	3,563	0	0		
TOTAL	22	169	57	9	31	288	28,910	311,184	19,981	215,069	

AMENITY SPACES

	1,152 sqm
TOTAL REQUIRED	717 sqm
INDOOR PROPOSED	
OUTDOOR PROPOSED	466 sqm

TOTAL PROPOSED AMENITY AREA 1,183 sqm

NOTE:

- * PROVIDED AMENITY AREAS BASED ON BUILDING B UNIT COUNT ONLY.

GREEN ROOF

	77.2 sqm
GREEN ROOF AREA PROPOSED	77.2 sqm

PARKING SPACE RATES

	RESIDENTIAL RATES REQUIRED	VISITOR RATE REQUIRED
RESIDENTIAL RATES REQUIRED	N/A	N/A
RESIDENTIAL RATES PROPOSED	1.0 UNIT EXISTING + 0.46 UNIT PROPOSED	0.0 UNIT EXISTING + 0.10 UNIT PROPOSED

PARKING SPACES

	RESIDENTIAL	VISITOR	TOTAL
DRIVE AISLE WIDTH	5.20 m (ONE-WAY) 7.00 m (TWO-WAY)		
STANDARD PARKING SPACE	5.20 m x 2.50 m MIN.		
TYPE A - B.F. PARKING SPACE	5.20 m x 3.40 m MIN.		
TYPE B - B.F. PARKING SPACE	5.20 m x 2.40 m MIN.		

RESIDENTIAL

	26 PARK ST. E - BLDG A	12 PARK ST. E - BLDG C	TOTAL
RESIDENTIAL - BLDG B	133	29	162
RESIDENTIAL - BLDG C	0	0	0
TOTAL SPACES	266 SPACES	29 SPACES	302 SPACES

BARRIER FREE SPACES 2

NOTES:

- * 1 TYPE A AND 1 TYPE B PARKING SPACE TO BE LOCATED AT GRADE.

BICYCLE PARKING SPACE RATES

	CLASS B	CLASS A
CLASS B	THE GREATER OF 0.05 / RES UNIT OR 6.0 SPACES	
CLASS A	0.0 / RES UNIT	

BICYCLE PARKING SPACES

	REQUIRED	PROPOSED
CLASS B	15 SPACES	15 SPACES
CLASS A	173 SPACES	173 SPACES
TOTAL SPACES	188 SPACES	188 SPACES

NOTES:

- * REQUIRED BIKE PARKING COUNT BASED ON BUILDING B UNIT COUNT ONLY.
- * ALL CLASS A AND CLASS B BICYCLE PARKING SPACES TO BE LOCATED AT GRADE.

LOADING SPACE RATES

	REQUIRED	PROPOSED
26 PARK ST. E - BLDG A	0	0
PROPOSED - BLDG B	1	1
12 PARK ST. E - BLDG C	0	0

ONE LOADING SPACE PER APARTMENT CONTAINING MINIMUM OF 30 DWELLING UNITS.

LOADING SPACES

	REQUIRED	PROPOSED
26 PARK ST. E - BLDG A	0	0
PROPOSED - BLDG B	1	1
12 PARK ST. E - BLDG C	0	0

SURVEY INFORMATION

PLAN OF SURVEY WITH TOPOGRAPHY OF PART LOT 16 AND PART OF LOT 11 NORTH SIDE OF PARK STREET EAST, EAST OF THE CREDIT RIVER - PLAN PC-2

CITY OF MISSISSAUGA

PREPARED BY:
TARASICK/MILLAN KUBICKI LIMITED - ONTARIO LAND SURVEYORS
4181 BLADEVIEW CRESCENT, UNIT 42
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Kohn

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ALL DIMENSIONS ARE GIVEN IN MILLIMETRES UNLESS OTHERWISE INDICATED
DO NOT SCALE DRAWINGS.
CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO STARTING ANY OF THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT AND CORRECT THEM BEFORE PROCEEDING. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION RELATING TO THIS APPLICATION.
THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR. UPON WRITTEN APPLICATION THE ARCHITECT WILL PROVIDE WRITTEN OR GRAPHIC CLARIFICATION AS SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.
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ISSUE DATES AND DISTRIBUTION LOG

No.	Date	Note
1	26/07/2024	OPA/ZBA APPLICATION

TYPICAL VEHICULAR PARKING SPACE:

AS PER MISSISSAUGA BY-LAW 0225-2007

DRIVE AISLE: 5.20m (ONE-WAY) & 7.00m (TWO-WAY)

TYPICAL PARKING SPACE DIMENSIONS:

WIDTH: MIN. 2.40m LENGTH: 5.20m

VERTICAL CLEARANCE: 2.10m

TYPICAL ACCESSIBLE PARKING SPACE DIMENSIONS:

TYPE A, WIDTH: MIN. 2.40m LENGTH: 5.20m

VERTICAL CLEARANCE: 2.10m

TYPE B, WIDTH: MIN. 3.40m LENGTH: 5.20m

VERTICAL CLEARANCE: 2.10m

TYPE A

TYPE B

TYPE A

TYPE B

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Canahahns



PROJECT
NORTH

TRUE
NORTH

SEAL

Project:
12, 26 PARK STREET EAST

Canahahns Company Ltd.

12, 26 PARK ST E

MISSISSAUGA

ON

Drawing Title:

SITE PLAN AND SITE
STATISTICS

Project Manager Team:

Project No.

Author

21121

Date Plotted:

Scale:

7/27/2026 4:02:07 PM

As

indicated

A1 00

SITE PLAN

SCALE: 1 : 200

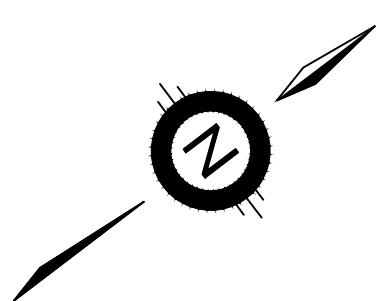
1

A1 00

- 1.** All inverts are in meters and are taken from the Top of Grate (T/G) or Rim Elevation reference.
- 2.** The water and sewers records are old. No update as built drawings were received, and all depicted STM, SAN, and water mains are based on these old records. For this reason, it is highly recommended to perform sounding for the sewers in order to establish and /or confirm connections for mains and laterals.
- 3.** Some of the utility owners could not provide the records for the service lines, they only provided records for the main lines.
- 4.** Any data or information from records or outside of the project boundaries and scope of work is provided for information purposes only and has not been verified.
- 5.** Overhead Utilities are not included within the scope of work of the SUE Investigation.
- 6.** The size and material descriptions on this drawing are based on record information provided by the utility owners. No testing has been conducted to verify these materials.
- 7.** Please see some SUE Investigation challenges and the Technical limitations on sheet #3

There are some discrepancies between the on site measurement and records data of the pipes diameters of the sewers for MHs/CBs, which could be due to measurements tolerances/errors and pipe condition. Discrepancies can be due to too many factors;

- I. On site it is the ID of the pipe that is measured not the OD or Standard Diameter of the pipe,
- II. In some situations there are debris at the bottom of the pipe / pipe with irregular shape .
- III. Pipe recessed, it is difficult to measure accurately the ID of the pipe.
- IV. To confirm the actual size of the pipe along its length it is recommended to perform Confined space/entry survey.

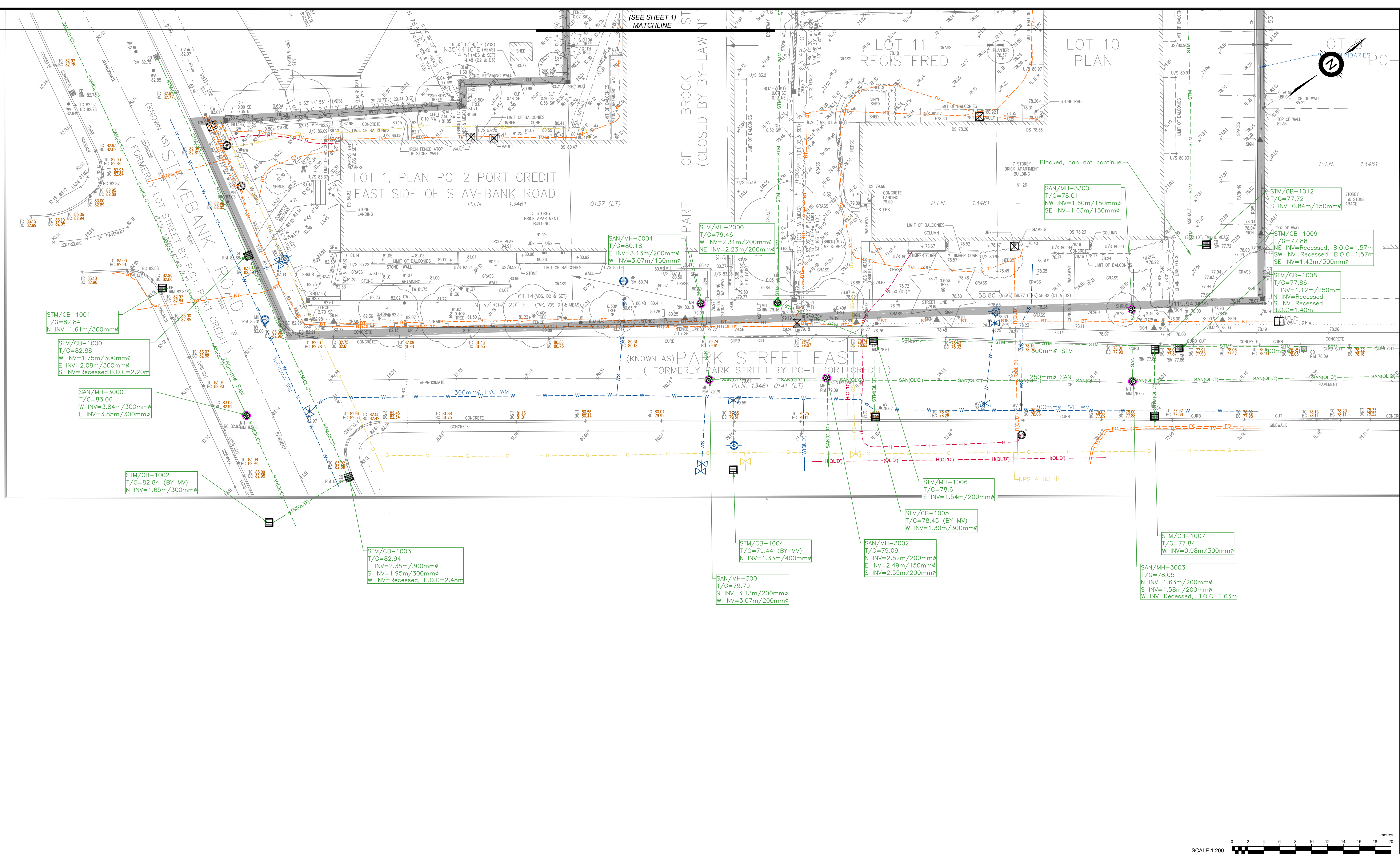


GLOSSARY

CSE	-	CONFINED SPACE ENTRY
SAN	-	SANITARY
STM	-	STORM
INV	-	INVERT
OBV	-	OBVERT
BOC	-	BOTTOM OF CHAMBER
EORI	-	END OF RECORD INFORMATION
AATUR	-	UTILITY ABANDONED ACCORDING TO UTILITY RECORDS
EORI	-	END OF SURFACE GEOPHYSICAL INFORMATION
T/G	-	TOP GRADE ELEVATION
ROW	-	RIGHT OF WAY
NPS	-	NOMINAL PIPE SIZE



ALL UTILITIES DEPICTED ARE AT "QUALITY LEVEL B" UNLESS OTHERWISE NOTED



SCALE 1:200

0 2 4 6 8 10 12 14 16 18 20 metres

Data presented herein is subject to multiVIEW's terms and conditions as listed on the final page of the contract drawings.



THE LOCATION OF UNDERGROUND SERVICES SHOULD BE VERIFIED PRIOR TO EXCAVATION. UTILITY LOCATES ARE REQUIRED PRIOR TO ANY EXCAVATION ACTIVITY

Tel: 1-800-363-3116
Fax: 1-866-571-5946
www.multiVIEW.ca
325 Matheson Blvd East
Mississauga, ON, L4Z1X8

Project No.:	Date:	Surveyed/Drawn By:	Checked:
66071	2026-06-08	AM/FR	AD
For: GENESIS LAND SURVEYING INC.			

Site:
12-26 PARK ST, MISSISSAUGA, ON

Subsurface Utility Engineering CI/ASCE 38-02 Quality Levels

QL'A': Visual verification of utility location and depth using excavation methods. i.e. Hydrovac.

QL'B': Utility located using surface geophysical methods i.e. electronically applied or induced magnetic field using specific utility locate equipment or ground penetrating radar.

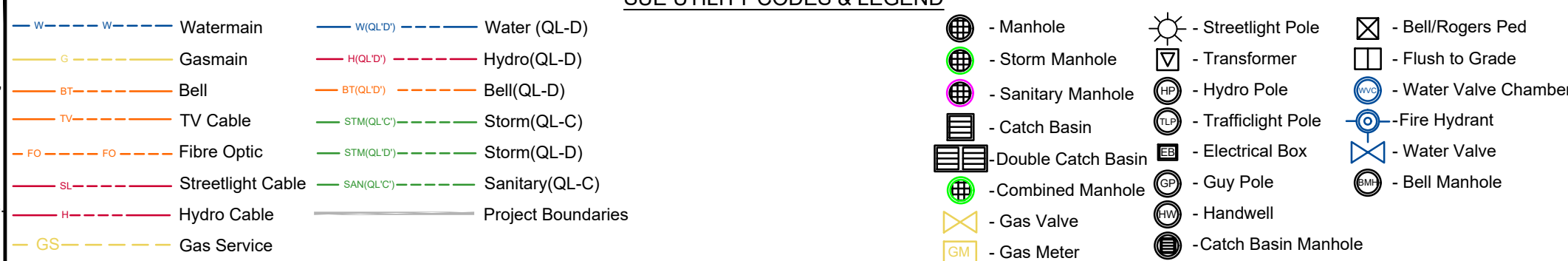
QL'C': Utility plotted using record information in conjunction with a visual field survey of utility furniture.

QL'D': Utility plotted using record information only. This can include oral recollection.

GENERAL NOTES

1. This information is provided for design purposes only.
2. All inverts shown on this plan by multiVIEW Locates Inc. are in meters and were measured from the top of the manhole and/or the base line.
3. Subsurface utility maps and/or drawings are obtained on a best effort, best practices basis, within the technical limitations of the instrumentation.
4. Utilities shown on this map by multiVIEW Locates Inc. were located using ASCE Level 1 Utility Locating Level.
5. All other utilities not shown on this map, hereon has been supplied by others and is not certified.
6. Third party information provided on these drawings are for the convenience of use and may not constitute a warranty. All data obtained and delivered by multiVIEW Locates Inc. during the course of this project.
7. Elevations represented for this project were obtained by multiVIEW Locates Inc. using a datum derived from differential GPS observations and referred to the CAN-NET Reference Network.

SUE UTILITY CODES & LEGEND



ALL UTILITIES DEPICTED ARE AT "QUALITY LEVEL B" UNLESS OTHERWISE NOTED

SHEET 2 of 3

Rev. No.	Drawn By	Checked By	Date	Revision
-	-	-	-	-

Technical Limitations

- Throughout this schedule, "multiVIEW" is the corporate entity multiVIEW Locates Inc.
2. Pipe, cable, conduit, rebar, post-tension cables, anchors, containers, vaults, tanks and similar objects that are buried under the ground or embedded within a structure are referred to in multiVIEW's terms and conditions as Buried Assets
3. Subsurface conditions such as depth to bedrock, change in soil type, presence of karst, voids, contaminated soil or ground water, residual construction or industrial debris or buried waste are referred to in multiVIEW's terms and conditions as Buried Liabilities.
4. The Client acknowledges that the laws of fundamental physics apply and acknowledge that sensing instruments can not detect all Buried Assets and Buried Liabilities. Buried Assets and Buried Liabilities which are detectable by properly deployed and operated instruments are termed Locatable Buried Assets and Locatable Buried Liabilities. Buried Assets and Buried Liabilities which are not clearly detectable in an unambiguous manner due to the laws of fundamental physics are termed Unlocatable Buried Assets and Unlocatable Buried Liabilities. multiVIEW follows industry best-practice procedures but is not responsible for determining the presence and location of Unlocatable Buried Assets or Unlocatable Buried Liabilities.
5. Instruments to locate Buried Assets use a variety of approaches to detect and infer the location of the Buried Assets. Standard pipe and cable locating instruments detect the magnetic fields associated with electrical current flowing in the Buried Asset. GPR (Ground Penetrating radar) techniques depend on the transmission of radio waves into the host material and detection of waves reflected back from the Buried Assets. Sounding methods require insertion of a source of magnetic field into the pipe or conduit and detection of the magnetic field created by source at the surface of the Work Area to locate the sonde position. For the purposes of this estimate, Locatable Buried Assets are normally characterized as:
- a. metallic pipes, cables and conduits that are capable of carrying an electrical current and that can be physically accessed to allow an energizing current source to create an electrical current in the Buried Asset of sufficient magnitude as to be detectable by standard locating instruments;
 - b. metallic pipes, cables and conduits that actively carry an identifiable electric current that is sufficiently large and has suitable frequency as to be detectable by standard locating instruments;
 - c. metallic and non-metallic pipes, cables, conduits, rods, bars, wires, voids, and inclusions that represent a substantive electrical contrast to the host material and are embedded in a host material transparent to radio waves such that radio waves reflected from the feature are detectable by a GPR instrument;
 - d. non-metallic pipes, cables and conduits (i.e. composed of plastic, concrete, asbestos, clay, etc.) which have continuous associated tracer wire capable of carrying an electric current and that can be physically accessed to allow an energizing current source to create an electrical current in the tracer wire of sufficient magnitude as to be detectable by standard cable locating instruments;
 - e. non-metallic pipes, cables and conduits which have continuous associated tracer wire capable of carrying an electric current and that naturally carries an electrical current of sufficient magnitude and suitable frequency as to be detectable by standard cable locating instruments;
 - f. open pipe and conduits that can be accessed by a sonde and are sufficiently shallow to permit detectable magnetic fields to be sensed at the surface of the Work Area;
- Examples of Unlocatable Buried Assets include, but are not limited to, the following:
- g. pipes, cables and conduits whose depth of burial is too great to create and/or overlain by or in proximity to metallic material which results in signal distortion thus preventing physically measurable signals at the surface or where burial material interferes with current generation and signal emissions;
 - h. normally Locatable Buried Assets situated in, or emerging from, an area which is an Inaccessible Area;
 - i. normally Locatable Buried Assets with a break or breaks to the electrical continuity of any metallic pipe, cable or tracer wire (i.e. segmented lengths, corroded connections, sections of plastic repair, etc.);
 - j. non-metallic pipe, cable and conduits which do not have a continuous and/or accessible associated tracer wire;
 - k. the host material is opaque to radio waves;
 - l. Buried Assets that are normally characterized as Locatable become Unlocatable when either ambient interfering electromagnetic fields or the material surrounding and/or enclosing and/or above the Buried Asset disrupt the energizing current or the normal operation of the sensing instrument.
6. Instruments used to locate Buried Liabilities use a variety of approaches to detect and infer the location of the Buried Liability. Magnetometers detect the distortion in the local magnetic field induced by the presence of some types of Buried Liabilities. GPR (Ground Penetrating radar) techniques depend on the transmission of radio waves into the host material and detection of waves reflected back from the Buried Liability. In some cases the lack of reflected GPR signal can be a Buried Liability indicator. Electromagnetic induction methods use electromagnetic induction to induce current flow in the subsurface and detect the resulting magnetic fields that are associated with these induced currents to identify Buried Liabilities. Electrical resistivity measurements use direct connect to pass current through host material and map out distortions in the current flow to indicate changes in the subsurface that may indicate the presence of Buried Liabilities. For the purposes of this estimate, Locatable Buried Liabilities are normally characterized as those features that will create a discernable change to the response of the measuring instrument and which differ in character from the background surrounding environment (that is, the features create an Anomalous Response) when industry best practices are followed.
7. The Client acknowledges that the laws of fundamental physics apply and that equipment is subject to measurement distortions that are site specific resulting in limited precision when determining positional coordinates. multiVIEW will use best-practice procedures but is not responsible for determining the location of Buried Assets or Buried Liabilities to an accuracy better than what is typical of normal locate instruments.
8. Determination of type composition, depth or size of the Buried Assets or Buried Liabilities is not possible and does not constitute part of this service. Identification of the type (i.e. gas, electric, communications, etc) of a specific Buried Asset is not technically possible except by visual surface appurtenance or excavation and visual exposure of the Buried Asset. Inferences that may be drawn by correlation with records and as-built drawings may be offered but such inferences are provided on a best effort basis with no guarantee of correctness.
9. Client acknowledges the critical nature of having access to energize Buried Assets to enable locating and assumes full responsibility for identifying and providing access (including provision of licensed plumbing, electrical or confined space entry personnel if required and which adhere to multiVIEW health and safety procedures) to any and all points necessary for the energization of the Buried Assets. multiVIEW accepts no responsibility for locating any Buried Asset for which access and/or appropriate workplace safety measures are not provided.
10. Individual Locatable Buried Assets are deemed Unlocatable Buried Assets where there are numerous Buried Assets clustered together either vertically and/or horizontally ("Clustered Utilities") making identification of individual elements physically impossible. multiVIEW is not responsible for identifying the individual Buried Assets in such situations.
11. Non-metallic pipe and cable (i.e. fibre-optic systems, etc.) are Unlocatable Buried Assets for standard cable locating instruments unless either an unbroken tracer wire or continuous metallic sheathing surrounding such buried plant is easily accessible from the surface. The Client must provide direct and simple access to every traceable wire or continuous metallic sheathing. Otherwise, multiVIEW accepts neither liability nor responsibility for locating such features since they are deemed Unlocatable
12. Non-metallic pipe and conduits (i.e. plastic, concrete, asbestos, clay, etc.) under pressure (i.e. water, gas, forcemain systems, etc.) are Unlocatable Buried Assets for standard cable locating instruments unless an unbroken tracer wire is attached to the pipe and this tracer wire is easily accessible from the surface. The Client must provide direct and simple access to every traceable wire.
13. Non-pressurized, non-metallic (i.e. plastic, concrete, asbestos, clay, etc.) conduits or pipe (i.e. sewers, drains, empty ducts, etc.) are Unlocatable Buried Assets unless a transmitting sonde can be inserted throughout the full length of the pipe or conduit. It is the responsibility of the Client to identify and provide direct access (including provision of licensed plumbing, electrical or confined space entry personnel if required) to any and all access points for such lines. multiVIEW accepts no responsibility for locating such lines where the Client does not provide access and/or appropriate workplace safety measures.
14. Any Buried Asset incapable of generating a reflected radar wave detectable by a GPR instrument is an Unlocatable Buried Assets.
15. All or part of a Work Area is defined as an Inaccessible Area when inaccessible for surveying Inaccessible Areas include the following: those covered by a structure or object (i.e. buildings, vehicles, debris, stockpiled snow, building materials, etc.); those covered by open water; those covered by woods, vegetation, or snow too thick to permit easy walking; those where the surface terrain slopes steeper than 1:2; those covered by snow; and, those where the safety of the operator is jeopardized (i.e. unstable footing, environmental hazards, uncontrolled roads, etc.). The final decision for defining an area as an Inaccessible Area rests with the multiVIEW Health & Safety Officer.
16. Utility data depicted on QL-D CAD lines are derived via utility owners record data and shown only for reference.

Liability Limitations

1. Location and mapping services, marks, reports and results provided by multiVIEW cannot substitute as a legally defined Buried Asset location in jurisdiction where government regulation dictates that the Buried Asset owner is solely responsible for identifying and locating their own Buried Assets. In cases where multiVIEW is legally authorized to act on behalf of the Buried Asset owner to locate the owner's Buried Assets, any results provided by multiVIEW will clearly identify that the Buried Asset location is legally authorized on all records, documents, and reports.
2. multiVIEW's markings of Buried Asset or Buried Liability locations are provided as information to be input into the Client's decision making process and the provision of this information does not relieve the Client, or any other person, party, or corporation, from liability for damages for personal injury including death, or for property damage or liability caused to or from any Buried Asset or Buried Liability, within the Work Area.
3. Cables carrying DC voltages and/or small diameter cables (i.e. fire alarm or security systems, remote signal cables, inaccessible tracer wire, perfectly balanced AC cables, etc.) can only be detected by methods which create electrical currents and signals in the cables. Where a sensitive or dangerous connection is involved, the Client must provide qualified personnel to isolate and enable direct access to these systems. The Client is responsible for defining the impact of locating signals on sensitive electronics. multiVIEW accepts no responsibility for any damage to plant, or any third party, caused by locating signals. Technical information about locating signals is available from multiVIEW upon request.
4. multiVIEW is not liable for damages resulting from physical exposure of any Buried Assets or Buried Liability by the Client, its representatives, their sub-contractors or any other person or corporation.
5. multiVIEW will not accept any liability regarding inaccurate estimates of utility depth secured only by electronic means since multiVIEW recommends exposure of any such issues by vacuum excavating if any such depth information is critical to the design, engineering or construction of subsequent infrastructure.
6. multiVIEW accepts no responsibility and is not liable for damages suffered by any third party as a result of decisions or actions based on the performance of the statement of work by multiVIEW.
7. multiVIEW accepts no responsibility and is not liable for conduit blockage, or restoration of the site to pre-survey conditions, as a result of survey practices needed to fulfill the objectives of the Service provided.
8. The completeness of work carried out by multiVIEW is based on information provided by the Client at or prior to the earlier of the time of issuance of this Estimate. If the scope work or size and/or extent of the Work Area changes, a signed Change Order must be issued so that scope of work can be adjusted to address Client requirement changes. Documents and maps provided by multiVIEW are the definitive means legally defining the extent of the Work Area investigated.
9. multiVIEW accepts no responsibility for locating Buried Assets or Buried Liabilities outside the limit of the Work Area or in the Inaccessible Areas.
10. Except as written in this contract, multiVIEW disclaims any and all promises, representations, warranties and covenants, express, implied, statutory or otherwise.
11. multiVIEW shall not be liable for any amount in excess of the fees paid by the Client to multiVIEW for the work described in this estimate on account of any loss, injury, death, or damage whether resulting directly or indirectly to a person or property irrespective of the cause or origin of such loss, injury, death or damage including, without limitation, loss, injury, death or damage attributable to the negligence of multiVIEW, its employees and agents in the performance or non-performance of the Service.
12. In any action, claim, loss or damage arising out of the work for which this estimate is provided, the Client agrees that multiVIEW Locates Inc.'s liability will be 'several' and not 'joint and several' and the Client may only claim payment from multiVIEW Locates Inc of multiVIEW Locates Inc.'s proportionate share of the total liability based on degree of fault. Any action against multiVIEW Locates Inc must be commenced on or before the date which is the earlier of: i) eighteen months from the date on which the work in this estimate is completed and, ii) the date by which an action must be commenced under any applicable legislation other than limitation legislation. In no event shall multiVIEW Locates Inc be liable to the Client whether the claim be in tort, contract or otherwise, for an amount in excess of the fees paid by the Company for the services work provided. In no event shall multiVIEW Locates Inc be liable to the Client, whether a claim be in tort, contract or otherwise for any consequential, indirect, lost profit or similar damages, or failure to realize expected savings. multiVIEW Locates Inc will use all reasonable efforts to complete within any agreed upon timeframe the performance of the services described herein; however, multiVIEW Locates Inc shall not be liable for failures or delays in performance that arise from causes beyond its control, including the untimely performance or non-performance by the Client of its obligations.

[illegible]



APPENDIX B:

*Domestic Water Demand, Fire
Flow Calculations & Hydrant
Flow Test Results*

EnVision Consultants Ltd.
12 7 26 Park St E., Mississauga
Project No.: 26-1247

Domestic Water Demand
Region of Peel

2026-07-30
Designed: D.A.
Checked: A.W.

Existing Flows

Land Use	Site Area (ha)	Number of Residential Units	Gross Floor Area (ha)	Population Density		Equivalent Population (persons)	Average Daily Consumption Rate	Average Daily Demand (L/s)	Max Day Peaking Factor	Max Day Demand (L/s)	Max Hour Peaking Factor	Max Hour Demand (L/s)
EXISTING DEVELOPMENT												
<i>Residential - Building A</i>												
Studio	0.44	1	0.63	1.7	persons/unit	2	280 L/cap/day	0.01	2.0	0.01	3.0	0.02
1 Bedroom		55		1.7	persons/unit	94		0.30	2.0	0.61	3.0	0.91
2 Bedroom		26		3.1	persons/unit	81		0.26	2.0	0.53	3.0	0.79
<i>Residential - Building C</i>												
Studio	0.42	6	0.47	1.7	persons/unit	11	280 L/cap/day	0.04	2.0	0.07	3.0	0.11
1 Bedroom		27		1.7	persons/unit	46		0.15	2.0	0.30	3.0	0.45
2 Bedroom		27		3.1	persons/unit	84		0.27	2.0	0.54	3.0	0.82
Total - Existing Development	0.86	142	1.10			318		1.03		2.06		3.09

- Notes:
1. Site statistics are based on the architectural site plan prepared by Kohn Partnership Architects Inc. dated July 27, 2026.
 2. Population densities and average daily flow generation rates are based on the guidelines outlined in Region of Peel Linear Wastewater Standards dated March 29, 2023.
 3. Average Consumption Rates are based on the guidelines outlined in the Region of Peel Public Works Watermain Design Criteria dated June 2010.

EnVision Consultants Ltd.
12 7 26 Park St E., Mississauga
Project No.: 26-1247

Domestic Water Demand

Region of Peel

2026-07-30
Designed: D.A.
Checked: A.W.

Proposed Flows

Land Use	Development Area	Number of Residential Units	Gross Floor Area (ha)	Population Density		Equivalent Population (persons)	Average Daily Consumption Rate		Average Daily Demand (L/s)	Max Day Peaking Factor	Max Day Demand (L/s)	Max Hour Peaking Factor	Max Hour Demand (L/s)
<u>PROPOSED DEVELOPMENT AREA</u>													
<i>Residential - Building B</i>													
1 Bedroom	0.53	22	2.00	1.7	persons/unit	38	280	L/cap/day	0.12	2.0	0.25	3.0	0.37
1 Bedroom + Den		169		1.7	persons/unit	288			0.93		1.87		2.80
2 Bedroom		57		3.1	persons/unit	177			0.57		1.15		1.72
2 Bedroom + Den		9		3.1	persons/unit	28			0.09		0.18		0.27
3 Bedroom		31		3.1	persons/unit	97			0.31		0.63		0.94
<i>Total</i>	<i>0.53</i>	<i>288</i>	<i>2.00</i>			<i>628</i>			<i>2.04</i>		<i>4.07</i>		<i>6.11</i>
<u>EXISTING DEVELOPMENT</u>													
<i>Residential - Building A</i>													
Studio	0.14	1	0.63	1.7	persons/unit	2	280	L/cap/day	0.01	2.0	0.01	3.0	0.02
1 Bedroom		55		1.7	persons/unit	94			0.30		0.61		0.91
2 Bedroom		26		3.1	persons/unit	81			0.26		0.53		0.79
<i>Residential - Building C</i>													
Studio	0.19	6	0.47	1.7	persons/unit	11	280	L/cap/day	0.04	2.0	0.07	3.0	0.11
1 Bedroom		27		1.7	persons/unit	46			0.15		0.30		0.45
2 Bedroom		27		3.1	persons/unit	84			0.27		0.54		0.82
<i>Total - Existing Development</i>	<i>0.33</i>	<i>142</i>	<i>1.10</i>			<i>318</i>			<i>1.03</i>		<i>2.06</i>		<i>3.09</i>
Development Total	0.86	430	3.09			946			3.07		6.13		9.20

Notes:

1. Site statistics are based on the architectural site plan prepared by Kohn Partnership Architects Inc. dated July 27, 2026.
2. Population densities and average daily flow generation rates are based on the guidelines outlined in Region of Peel Linear Wastewater Standards dated March 29, 2023.
3. Average Consumption Rates are based on the guidelines outlined in the Region of Peel Public Works Watermain Design Criteria dated June 2010.

Fire Flow Demand - Building B

Region of Peel

2026-07-30
Designed: D.A.
Checked: A.W.

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

where RFF = Required Fire Flow (Lpm)

C = Construction Coefficient

A = Total Effective Floor Area (m²)

Section A - Building Construction Type

Construction Type = Type I Fire Resistance Construction

Therefore Construction Coefficient, C = 0.6

Section B - Total Effective Floor Area

For structures with a Construction Coefficient value below 1.0 and protected vertical openings;

A = Total Effective Floor Area

= Largest Floor Area + 25% of Adjoining Floor Areas

= 1453 + 0.25(1435 + 1435)

= 2171 m²

Section C - Building Height in Storeys

26 storeys

Section D - Base Required Fire Flow

RFF = Required Fire Flow

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

= 220 x 0.6 x $\sqrt{2171}$

= 6150 Lpm

Section E - Additions and Reductions to Required Fire Flow

Building Contents = Limited Combustible

RFF Adjustment for Building Contents = -15%

Sprinkler System = Automatic Sprinkler System per NFPA 13 with Standard Water Supply

RFF Adjustment for Sprinkler System = -40%

North exposure distance = 50 m

South exposure distance = 11 m

East exposure distance = 1 m

West exposure distance = 17 m

RFF Adjustment for Building Exposure = 55%

Total RFF Adjustment = 0%

= 0 x 6150 Lpm

= 0 Lpm

Section F - Required Fire Flow Calculation

RFF = Base RFF + Total RFF Adjustments

= 6150 Lpm

≈ 6000 Lpm (rounded to the nearest 1000 Lpm)

= 1583 US GPM

= 100 L/s

Notes:

1. Fire Flow Calculations per Water Supply for Public Fire Protection, 2020 by Fire Underwriters Survey.
2. Site statistics are based on the architectural site plan prepared by Kohn Partnership Architects Inc. dated July 27, 2026.

Hydrant Flow Test Report

Conducted in accordance with NFPA 291



PROJECT SUMMARY:

Address: 12-26 Park Street East
Mississauga, ON L5G 1L5
Date: May 14 2026
Time: 11:30am

By: Connor Scott - Servinspect
Cade Scott - Servinspect
Witness: Region of Peel
Pipe Size: 200mm & 300mm

RESIDUAL HYDRANT TESTING RESULTS:

Residual Hydrant Name: HYD: 6530064
Static Pressure: 98 PSI
Residual Pressure (1 Port Open): 90 PSI
Residual Pressure (2 Ports Open): 88 PSI

FLOW HYDRANT TEST PARAMETERS:

Flow Hydrant Name: HYD: 6585066
Diffuser Type: 2.5 " Hydrant Pro Diffuser
Diffuser Coefficient: 0.9
Port Diameter: 2.5 "

FLOW HYDRANT TESTING RESULTS:

1 Port Open

Pitot Reading 48 psi

Flow 1163 USGPM

2 Ports Open

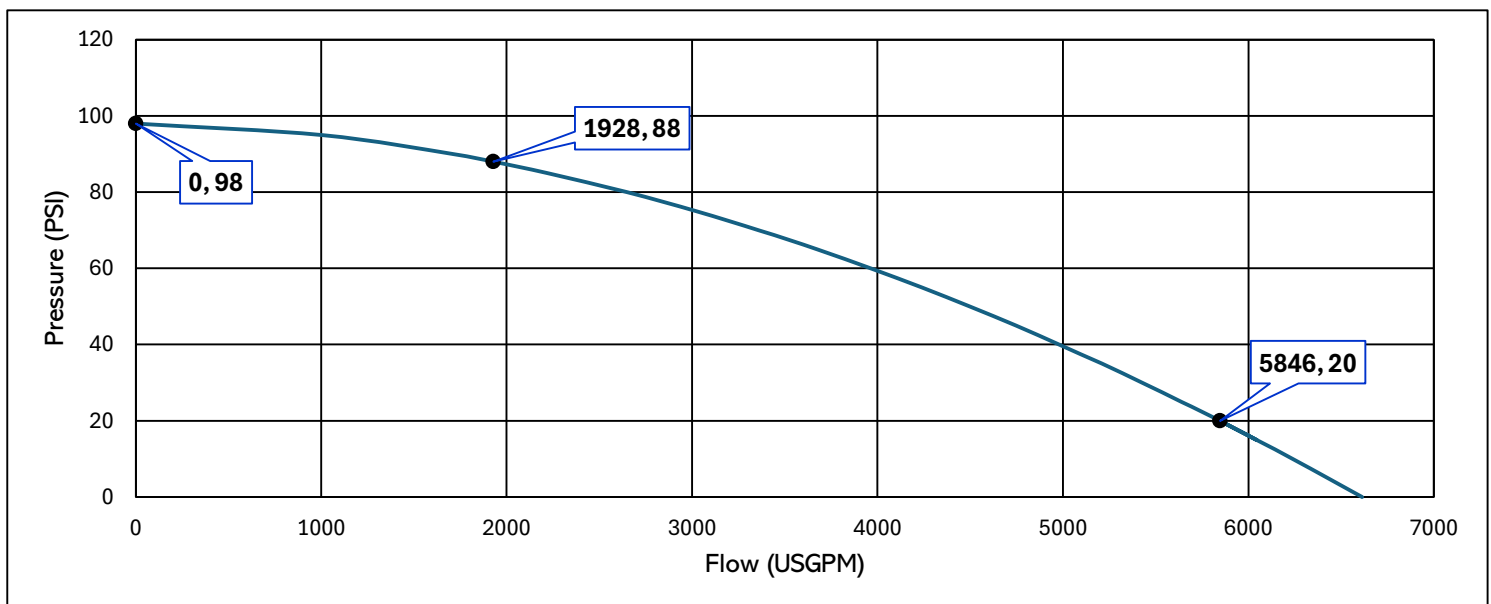
Pitot Reading 33+33 psi

Flow 1928 USGPM

Projected Flow to 20 PSI

Flow	5846 USGPM
	369 L/s
Hydrant Colour	Class AA
Classification:	Light Blue

HYDRANT FLOW TEST PLOT:



Note: Results shown are based on water system conditions at the time of testing. Available pressure and flow may vary depending on system demand and operational conditions.

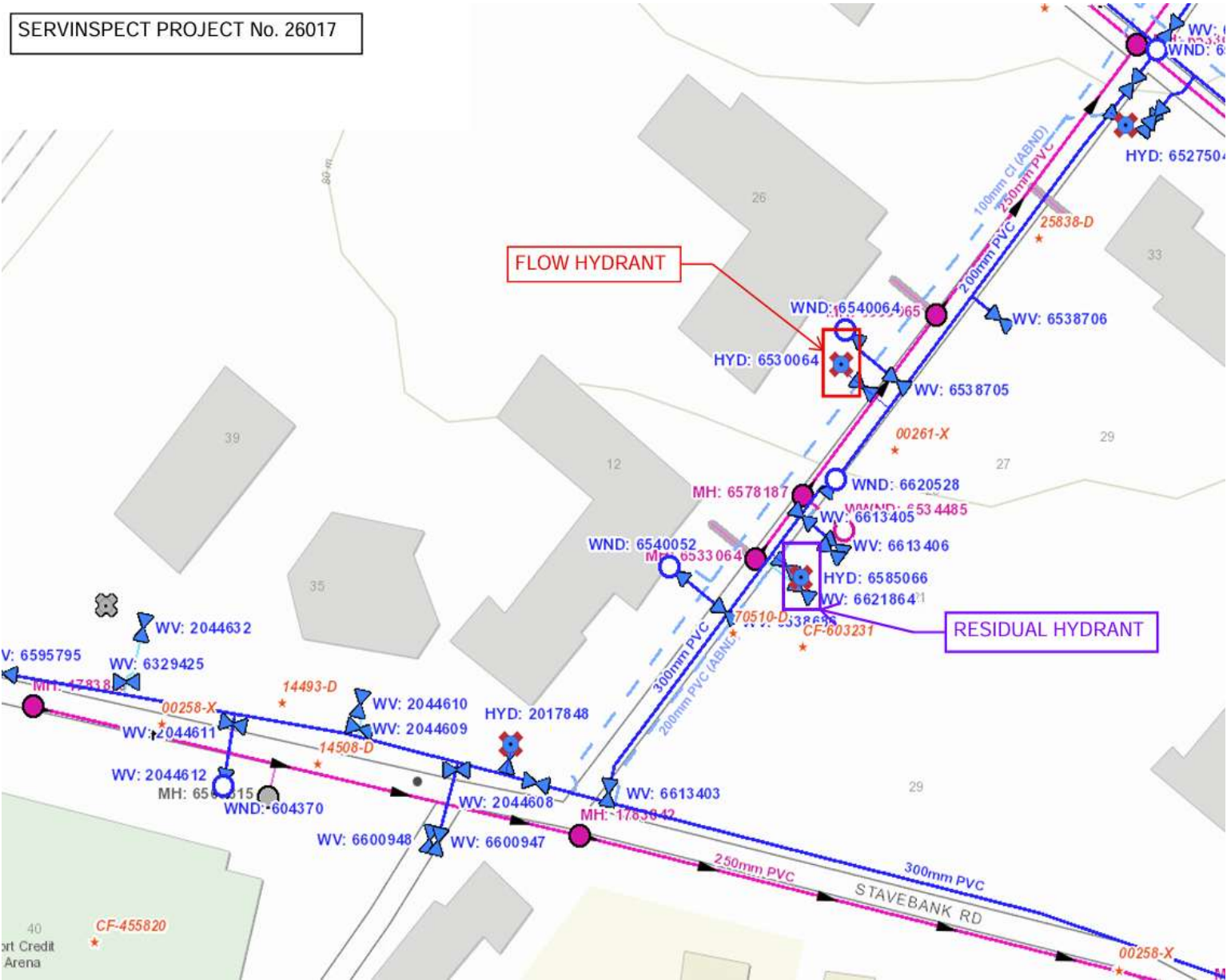
Note: Refer to the following page for the fire hydrant flow test map and hydrant deficiencies summary

Hydrant Flow Test Map

12-26 Park Street East



SERVINSPECT PROJECT No. 26017



Hydrant Deficiencies: No hydrant deficiencies were detected.



APPENDIX C:

*Sanitary Demand Calculations
& Sanitary Design Sheet*

EnVision Consultants Ltd.
12 & 26 Park St E, Mississauga
Project No.: 26-1247

Sanitary Flow Generation

Region of Peel

2026-07-30
Designed: D.A.
Checked: A.W.

EXISTING FLOWS

Land Use	Site Area (ha)	Number of Residential Units	Gross Floor Area (ha)	Population Density		Equivalent Population (persons)	Average Daily Generation Rate		Average Daily Population Flow (L/s)	Peaking Factor	Peak Flow (L/s)	I&I Allowance (L/s)	Total Design Flow (L/s)
Existing Development													
<i>Residential - Building A</i>													
Studio	0.44	1	0.63	1.7	persons/unit	2	290	L/cap/day	0.01	4.00	0.03	0.11	2.49
1 Bedroom		55		1.7	persons/unit	94			0.32		1.26		
2 Bedroom		26		3.1	persons/unit	81			0.27		1.09		
<i>Residential - Building C</i>													
Studio	0.42	6	0.47	1.7	persons/unit	11	290	L/cap/day	0.04	4.00	0.15	0.11	2.00
1 Bedroom		27		1.7	persons/unit	46			0.15		0.62		
2 Bedroom		27		3.1	persons/unit	84			0.28		1.13		
<i>Total - Existing Development</i>	<i>0.86</i>	<i>142</i>	<i>1.10</i>			<i>318</i>			<i>1.07</i>		<i>4.27</i>	<i>0.22</i>	<i>4.49</i>

Notes:

1. Site statistics are based on the architectural site plan prepared by Kohn Partnership Architects Inc. dated July 27, 2026.
2. Population densities and average daily flow generation rates are based on the guidelines outlined in Region of Peel Linear Wastewater Standards dated March 29, 2023.

EnVision Consultants Ltd.
12 & 26 Park St E, Mississauga
Project No.: 26-1247

Sanitary Flow Generation

Region of Peel

2026-07-30
Designed: D.A.
Checked: A.W.

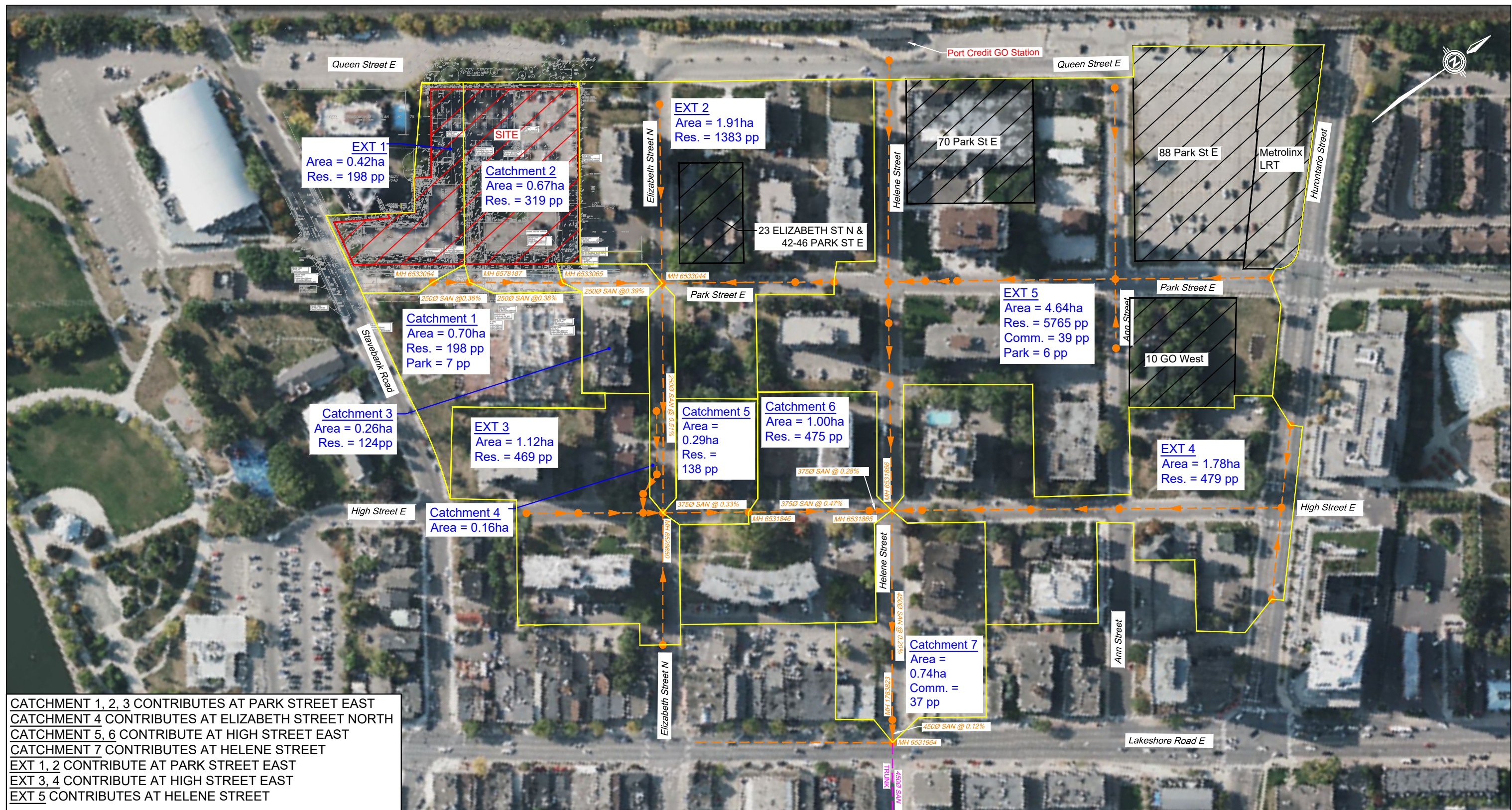
PROPOSED FLOWS

Land Use	Development Area	Number of Residential Units	Gross Floor Area (ha)	Population Density		Equivalent Population (persons)	Average Daily Generation Rate		Average Daily Population Flow (L/s)	Peaking Factor	Peak Flow (L/s)	I&I Allowance (L/s)	Total Design Flow (L/s)
DISCHARGE TO													
<i>Development Area - Building B</i>													
1 Bedroom	0.53	22	2.00	1.7	persons/unit	38	290	L/cap/day	0.13	3.92	0.50	0.14	8.40
1 Bedroom + Den		169		1.7	persons/unit	288			0.97		3.79		
2 Bedroom		57		3.1	persons/unit	177			0.59		2.33		
2 Bedroom + Den		9		3.1	persons/unit	28			0.09		0.37		
3 Bedroom		31		3.1	persons/unit	97			0.33		1.28		
<i>Total</i>	<i>0.53</i>	<i>288</i>	<i>2.00</i>			<i>628</i>			<i>2.11</i>		<i>8.27</i>	<i>0.14</i>	<i>8.40</i>
<i>Existing Development</i>													
<i>Residential - Building A</i>													
Studio	0.14	1	0.63	1.7	persons/unit	2	290	L/cap/day	0.01	4.00	0.03	0.04	2.41
1 Bedroom		55		1.7	persons/unit	94			0.32		1.26		
2 Bedroom		26		3.1	persons/unit	81			0.27		1.09		
<i>Residential - Building C</i>													
Studio	0.19	6	0.47	1.7	persons/unit	11	290	L/cap/day	0.04	4.00	0.15	0.05	1.94
1 Bedroom		27		1.7	persons/unit	46			0.15		0.62		
2 Bedroom		27		3.1	persons/unit	84			0.28		1.13		
<i>Total - Existing Development</i>	<i>0.33</i>	<i>142</i>	<i>1.10</i>			<i>318</i>			<i>1.07</i>		<i>4.27</i>	<i>0.09</i>	<i>4.36</i>
Total Discharge	0.86	430	3.09			946			3.18		12.53	0.22	12.76

Notes:

- Site statistics are based on the architectural site plan prepared by Kohn Partnership Architects Inc. dated July 27, 2026.
- Population densities and average daily flow generation rates are based on the guidelines outlined in Region of Peel Linear Wastewater Standards dated March 29, 2023.

FILENAME: C:\Users\ANDRER~1\AppData\Local\Temp\AcPublish_17496\26-1247_San Analysis.dwg
PLOTDATE: Jul 30, 2026 - 3:50pm, AndreRochoa



LEGEND

— CATCHMENT BOUNDARY

- - - TRUNK SAN SEWER

- - - SAN SEWER

CLIENT	26 PARK STREET E. INC.	
TITLE	12 & 26 PARK STREET EAST	
SANITARY DRAINAGE FIGURE EXISTING CONDITIONS - CATCHMENTS TRIBUTARY TO EX. 450Ø LAKESHORE RD E LOCAL TRUNK SAN		
ENVISION 6415 Northwest Dr. Mississauga, ON Canada L4V 1X1 Office (905) 677-0202 E-mail admin@envisionconsultants.ca		
Checked	A.W.	Drawn D.A.
Date	JUL 2026	Proj. No. 26-1247
Scale	1:2000	Figure No. SA-PROP

EnVision Consultants Ltd.
12 & 26 Park St E, Mississauga
Project No.: 26-1247

Sanitary Sewer Design Sheet - Existing Conditions

Region of Peel

2026-07-30

Designed: JZ
Checked: DA

Population Density		
Singles	50	persons/ha
Semis	70	persons/ha
Towns	175	persons/ha
Apartments	475	persons/ha

Population Density	
Commercial	50 persons/ha
Industrial	70 persons/ha
School	50 persons/ha
Park	25 persons/ha

$$M = 1 + \frac{14}{4 + \sqrt{P/1000}}$$

where M = peaking factor
 P = population

Manning's n = 0.013
Infiltration Allowance = 0.260 L/s/ha

Res. Average Daily Flow = 290 L/cap/day
Non-Res. Average Daily Flow = 270 L/cap/day

Street Name	From MH	To MH	Incremental Area (ha)								Incremental Population (persons)	Total Population (persons)	Res. Avg. Flow (Hide)	Non-Res. Avg. Flow (Hide)	Average Flow (L/s)	M	Peak Flow (L/s)	Incremental Area (ha)	Total Area (ha)	I&I Allowance (L/s)	Incremental Pumped Flow (L/s)	Total Pumped Flow (L/s)	Total Design Flow (L/s)	Sewer Information						
			Singles	Semis	Towns	Apartments	Commercial	Industrial	School	Park														Length (m)	Dia. (mm)	Slope (%)	Full Capacity (L/s)	Full Velocity (m/s)	% Full	Actual Velocity (m/s)
Park St E	EXT 1	MH 6533064				0.42					198	198	0.66	0.00	0.66	4.000	2.647	0.42	0.42	0.109		0.00	2.756							
Catchment 1	MH 6533064	MH 6533087				0.42				0.28	205	403	0.66	0.02	1.35	4.000	5.381	0.70	1.12	0.291		0.00	5.672	14.1	250	0.36%	35.6805	0.7269	15.9%	0.53
Catchment 2	MH 6533087	MH 6533065				0.67					319	722	1.07	0.00	2.41	3.887	9.380	0.67	1.79	0.465		0.00	9.846	39.7	250	0.38%	36.6582	0.7468	26.9%	0.63
Catchment 3	MH 6533065	MH 6533044				0.26					124	846	0.41	0.00	2.83	3.846	10.875	0.26	2.05	0.533		0.00	11.408	59.8	250	0.39%	37.1375	0.7566	30.7%	0.66
Park St E	EXT 2	MH 6533044	0.35			1.38					673	673	2.26	0.00	2.26	3.904	8.820	1.73	1.73	0.450		0.00	9.269							
	23 Elizabeth St	MH 6533044				0.18					710	710	0.29	0.00	0.29	3.891	1.117	0.18	0.18	0.047		0.00	1.163							
Catchment 4	MH 6533044	MH 6528650									0	2229	0.00	0.00	5.37	3.549	19.070	0.16	4.12	1.071		0.00	20.141	122.39	250	0.51%	42.4683	0.8652	47.4%	0.85
High St E	EXT 3	MH 6528650	0.15			0.97					469	469	1.57	0.00	1.57	3.988	6.268	1.12	1.12	0.291		0.00	6.560							
Catchment 5	MH 6528650	MH 6531846				0.29					138	2836	0.46	0.00	7.41	3.463	25.654	0.29	5.53	1.438		0.00	27.091	40	375	0.33%	100.7195	0.9119	26.9%	0.77
Catchment 6	MH 6531846	MH 6531865				1.00					475	3311	1.59	0.00	9.00	3.406	30.658	1.00	6.53	1.698		0.00	32.356	70.02	375	0.47%	120.2003	1.0883	26.9%	0.92
	MH 6531865	MH 6531866									0	3311	0.00	0.00	9.00	3.406	30.658	0.00	6.53	1.698		0.00	32.356	10.8	375	0.28%	92.7760	0.8400	34.9%	0.76
	EXT 4	MH 6531866	0.92			0.91					479	479	1.61	0.00	1.61	3.984	6.395	1.78	1.78	0.463		0.00	6.858							
	Metrolinx LRT	EXT 5					0.35				18	18		0.06																
	70 Park St E	EXT 5									1167	1167	3.90	0.02																
	88 Park St E	EXT 5									1137	1137	7.42	0.05																
	10 GO West	EXT 5									981	981	3.29																	
Helene St	EXT 5	MH 6531866	0.46			1.91				0.25	937	4240	17.74	0.14	17.88	3.311	59.197	4.64	4.64	1.206		0.00	60.403							
Catchment 7	MH 6531866	MH 1783823					0.74				37	8067	0.00	0.12	28.60	3.047	87.149	0.74	13.69	3.559		0.00	90.708	55.53	375	0.20%	78.4100	0.7099	115.7%	0.71
	MH 1783823	MH 6531964									0	8067	0.00	0.00	28.60	3.047	87.149	0.00	13.69	3.559		0.00	90.708	16.18	375	0.12%	60.7361	0.5499	149.3%	0.55

- Notes:
- 1. Site statistics are based on the Site Plan provided by Kirkor Architects and Planners, dated July 27, 2026.
 - 2. Population densities and unitary flow rates are based on the guidelines found in the Regional Municipality of Halton Water and Wastewater Linear Design Manual, dated October 2019.
 - 3. Infiltration and inflow allowance is 0.26 L/s/ha, per Region standards.
 - 4. Peaking factor determined by modified Harmon formula, per Region standards.
 - 5. Site statistics for 70 Park Street E per Functional Servicing Report prepared by Urbantech, dated January 11, 2023
 - 6. Site statistics for 88 Park Street E per Functional Servicing Memo prepared by EnVision Consultants Ltd., dated December 18, 2024
 - 7. Site statistics for 10 GO West per Functional Servicing Memo prepared by Urbantech, dated June 19, 2024
 - 8. Metrolinx Port Credit LRT station assumed to be Commercial land use for the purpose of sanitary flow generation estimation

EnVision Consultants Ltd.
12 & 26 Park St E, Mississauga
Project No.: 26-1247

Sanitary Sewer Design Sheet - Proposed Conditions
Region of Peel

2026-07-30
Designed: JZ
Checked: DA

Population Density		
Singles	50	persons/ha
Semis	70	persons/ha
Towns	175	persons/ha
Apartments	475	persons/ha

Population Density	
Commercial	50 persons/ha
Industrial	70 persons/ha
School	50 persons/ha
Park	25 persons/ha

$$M = 1 + \frac{14}{4 + \sqrt{P/1000}}$$

where M = peaking factor
P = population

Manning's n = 0.013
Infiltration Allowance = 0.260 L/s/ha

Res. Average Daily Flow = 290 L/cap/day
Non-Res. Average Daily Flow = 270 L/cap/day

Street Name	From MH	To MH	Incremental Area (ha)								Incremental Population (persons)	Total Population (persons)	Average Flow (L/s)	M	Peak Flow (L/s)	Incremental Area (ha)	Total Area (ha)	I&I Allowance (L/s)	Incremental Pumped Flow (L/s)	Total Pumped Flow (L/s)	Total Design Flow (L/s)	Sewer Information						
			Singles	Semis	Towns	Apartments	Commercial	Industrial	School	Park												Length (m)	Dia. (mm)	Slope (%)	Full Capacity (L/s)	Full Velocity (m/s)	% Full	Actual Velocity (m/s)
Park St E	EXT 1	MH 6533064				0.35					167	167	0.56	4.000	2.232	1.26	1.26	0.328		0.00	2.560							
	12 & 26 Park St E	MH 6578187				0.53					628	628																
Catchment 1	MH 6533064	MH 6578187				0.41				0.28	202	369	3.34	4.000	13.366	0.79	2.05	0.533		0.00	13.899	14.1	250	0.36%	35.6805	0.7269	39.0%	0.68
Catchment 2	MH 6578187	MH 6533065				0.21					100	1097	5.78	3.774	21.828	0.79	2.84	0.738		0.00	22.566	39.7	250	0.38%	36.6582	0.7468	61.6%	0.78
Catchment 3	MH 6533065	MH 6533044				0.26					124	1221	8.96	3.742	33.533	0.79	3.63	0.944		0.00	34.477	59.8	250	0.39%	37.1375	0.7566	92.8%	0.86
Park St E	EXT 2	MH 6533044	0.35			1.38					673	673	2.26	3.904	8.820	1.73	1.73	0.450		0.00	9.269							
	23 Elizabeth St	MH 6533044				0.18					710	710	2.38	3.891	9.273	0.18	0.18	0.047		0.00	9.319							
Catchment 4	MH 6533044	MH 6528650									0	2604	13.60	3.494	47.525	0.16	5.70	1.482		0.00	49.007	122.39	250	0.51%	42.4683	0.8652	115.4%	#REF!
High St E	EXT 3	MH 6528650	0.15			0.97					469	469	1.57	3.988	6.268	1.12	1.12	0.291		0.00	6.560							
Catchment 5	MH 6528650	MH 6531846				0.29					138	3211	15.64	3.417	53.431	0.29	7.11	1.849		0.00	55.280	40	375	0.33%	100.7195	0.9119	54.9%	0.93
Catchment 6	MH 6531846	MH 6531865				1.00					475	3686	17.23	3.365	57.979	1.00	8.11	2.109		0.00	60.088	70.02	375	0.47%	120.2003	1.0883	50.0%	1.09
	MH 6531865	MH 6531866									0	3686	17.23	3.365	57.979	0.00	8.11	2.109		0.00	60.088	10.8	375	0.28%	92.7760	0.8400	64.8%	0.89
	EXT 4	MH 6531866	0.92			0.91					479	479	1.61	3.984	6.395	1.78	1.78	0.463		0.00	6.858							
	Metrolinx LRT	EXT 5					0.35				18	18																
	70 Park St E	EXT 5									1167	1167																
	88 Park St E	EXT 5									1137	1137																
	10 GO West	EXT 5									981	981																
Helene St	EXT 5	MH 6531866	0.46			1.91				0.25	937	4240	17.88	3.311	59.197	4.64	4.64	1.206		0.00	60.403							
Catchment 7	MH 6531866	MH 1783823					0.74				37	8442	36.83	3.027	111.506	0.74	15.27	3.970		0.00	115.476	55.53	375	0.20%	78.4100	0.7099	147.3%	0.71
	MH 1783823	MH 6531964									0	8442	36.83	3.027	111.506	0.00	15.27	3.970		0.00	115.476	16.18	375	0.12%	60.7361	0.5499	190.1%	0.55

- Notes:
- Site statistics are based on the Site Plan provided by Kirkor Architects and Planners, dated July 27, 2026.
 - Population densities and unitary flow rates are based on the guidelines found in the Regional Municipality of Halton Water and Wastewater Linear Design Manual, dated October 2019.
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 - Metrolinx Port Credit LRT station assumed to be Commercial land use for the purpose of sanitary flow generation estimation



APPENDIX D:

Region of Peel Multi-Use Demand Table

Water and Wastewater Multi-Use Demand Table

Region of Peel

2026-07-30
Designed: D.A.
Checked: A.W.

POPULATION

Existing

	units	persons*	Population density based on Peel Region Linear Wastewater Stds (March 29, 2023). 1.7 person/unit for ≤1 bdrm. 3.1 person/unit for >1 bdrm.
<i>Residential (Apartments)</i>			
Building A			
Studio	1	2	
1 Bedroom	55	94	
2 Bedroom	26	81	
Building C			
Studio	6	11	
1 Bedroom	27	46	
2 Bedroom	27	84	
<i>Institutional/Employment</i>			
Total	142	318	

Proposed

	units	persons*	Population density based on Peel Region Linear Wastewater Stds (March 29, 2023). 1.7 person/unit for ≤1 bdrm. 3.1 person/unit for >1 bdrm.
<i>Residential</i>			
Building B			
1 Bedroom	22	38	
1 Bedroom + Den	169	288	
2 Bedroom	57	177	
2 Bedroom + Den	9	28	
3 Bedroom	31	97	
<i>Proposed Employment</i>			
Total Proposed	288	628	

Other

Existing GFA (residential) (sqm)	10,963
Proposed GFA (residential) (sqm)	19,981
Proposed Land Area (ha)	0.86

WATER CONNECTION

Hydrant flow test TBD				
1	12 & 26 Park St E, Mississauga	Pressure (kPa)	Flow (L/s)	Time
	Minimum water pressure	606.74	121.64	11:30 AM
	Maximum water pressure	675.69	0	11:30 AM

No.	Water demands		
	Demand type	Demand (L/s)	
		Residential	Total
	Existing Fire Flow		
1	Proposed average day flow	3.07	3.07
2	Proposed maximum day flow	6.13	6.13
3	Proposed peak hour flow	9.20	9.2
4	Proposed fire flow	100	100
	Analysis		
5	Maximum day plus fire flow	106.13	106.13

WASTEWATER CONNECTION

		Discharge Location	Flow (L/s)
			Residential
6	Existing wastewater effluent	Existing 250mm sanitary sewer on Park St E East	4.36
7	Proposed wastewater effluent	Existing 250mm sanitary sewer on Park St E East	8.40
8	Total wastewater effluent	Existing 250mm sanitary sewer on Park St E East	12.76

