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FUNCTIONAL SERVICING REPORT

2121 Rathburn Road East

Project #: 25-1026
Prepared for: CAPREIT Apartments Inc.
Date: July 15, 2026

Report Version: 03

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July 15, 2026

CAPREIT Apartments Inc.
11 Church Street
Toronto, Ontario M5E 1M2

Attention: Tejas Bhatt, Associate Director – Development

SUBJECT: FUNCTIONAL SERVICING REPORT, 2121 RATHBURN ROAD EAST

EnVision Consultants Ltd. is pleased to present the enclosed Functional Servicing Report in support of the 3rd Site Plan Amendment (SPA) 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
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QUALITY MANAGEMENT

ISSUE	FIRST ISSUE	REVISION 1	REVISION 2
PROJECT NUMBER	25-1026	25-1026	25-1026
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REMARKS	Final Report	Final Report	Final Report
PREPARED BY	Dabi Abikoye, P.Eng.	Dabi Abikoye, P.Eng.	Dabi Abikoye, P.Eng.
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REVIEWED BY	Alex Williams, P.Eng.	Alex Williams, P.Eng.	Alex Williams, P.Eng.
SIGNATURE			
DATE	September 8, 2025	March 4, 2026	July 15, 2026

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TABLE OF CONTENTS

1. Executive Summary 1
2. Introduction 3
   - 2.1. Site Description 3
   - 2.2. Objectives, Scope and Background Materials 4
3. Water Servicing 9
   - 3.1. Existing Conditions 9
   - 3.2. Water Demands 9
   - 3.3. Hydrant Flow Test 10
4. Sanitary Servicing 12
   - 4.1. Existing Conditions 12
   - 4.2. Sanitary Flows 12
   - 4.3. Sanitary Servicing 13
   - 4.4. Downstream Sewer Capacity Analysis 14
5. Storm Drainage 16
   - 5.1. Stormwater Management Report 16
   - 5.2. Existing Conditions 16
   - 5.3. Proposed Minor Storm Drainage System 16
   - 5.4. Proposed Major Storm Drainage System 19
6. Site Grading 21
7. Closing 22
   - 7.1. Conclusions and Recommendations 22
   - 7.2. Certification and Signatures 23
   - 7.3. Qualifier 23

LIST OF TABLES

Table 2-1: Development Summary 3
Table 3-1: Estimated Domestic Water Demand 9
Table 4-1: Estimated Sanitary Flows 13

LIST OF FIGURES

Figure 1: Location Plan 6
Figure 2: Pre-Development Plan 7
Figure 3: Proposed Development Plan 8
Figure 4: Water Servicing Plan 11
Figure 5: Sanitary Servicing Plan 15
Figure 6: Storm Servicing Plan 20

LIST OF APPENDICES

APPENDIX A: Site Plan, Topographic Survey & Subsurface Utility Investigation

APPENDIX B: Domestic Water Demand, Fire Flow Calculations & Hydrant Flow Test Results

APPENDIX C: Sanitary Demand Calculations

APPENDIX D: Region of Peel Multi-Use Demand Table

1. EXECUTIVE SUMMARY

EnVision Consultants Ltd. (EnVision) was retained by CAPREIT Apartments Inc. (the 'Client') to conduct a functional servicing assessment in support of the 3rd Site Plan Amendment (SPA) Application for the property located at 2121 Rathburn Road East (the 'Site').

The Site is a 1.79 ha parcel of land bounded by Rathburn Road East to the east, Etobicoke Creek to the northwest and existing single family residential dwellings fronting Garnetwood Chase (4233 – 4275 Garnetwood Chase) to the south. Under existing conditions, the Site is occupied by an existing 13-storey apartment building with associated outdoor amenities and a surface parking lot. The development consists of a 0.40 ha development area with one (1) proposed stacked townhouse building and an outdoor amenity area. The existing apartment building and surface parking lot are proposed to be maintained.

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 15, 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 3 300mm watermain on Rathburn Road East. The proposed servicing for the development area will include a watermain connection looping between the 300mm Rathburn Road East watermain;
- The existing water service connection to the existing building will remain and be maintained in place;
- The result of the hydrant flow test performed by Lozzi Aqua Check in June 2025 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 development area will connect to the existing 250mm sanitary sewer on Rathburn Road East via one (1) 200mm sanitary service connection;
- Due to the proposed development layout conflicting with the existing sanitary service connection from the existing building, the sanitary flows from the existing building are proposed to be intercepted and connected to the new internal sanitary sewer system for the proposed development which ultimately conveys flows to the existing 250mm sanitary sewer on Rathburn Road East;
- The proposed development will increase sanitary flows to the Rathburn Road East sanitary sewer system by 1.84 L/s. The Region will use their sanitary infrastructure model to confirm if there is sufficient capacity in the existing municipal sanitary sewer system to meet the estimated sanitary demand from the proposed development.
- Due to spatial constraints resulting from proposed site layout and the limit of the underground parking level associated with the existing building, two (2) municipal storm service connections are proposed to the existing storm sewer system on Rathburn Road East. Underground stormwater

management chambers and a Jellyfish filter 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 Rathburn Road East; and

- Due to the proposed development layout conflicting with the existing storm service connection from the existing building, it is proposed to realign the existing storm service connection and connect the service connection to the internal storm sewer system conveying controlled flows from S.W.M. Tank 2 before ultimately discharging flows to the existing storm sewer on Rathburn Road East.

2. INTRODUCTION

EnVision Consultants Ltd. (EnVision) was retained by CAPREIT Apartments Inc. (the 'Client') to conduct a functional servicing assessment for the property located at 2121 Rathburn Road East (the 'Site'). It is our understanding that this assessment has been requested in support of the 3rd Site Plan Amendment (SPA) Application.

2.1. SITE DESCRIPTION

The Site is a 1.79 ha parcel of land bounded by Rathburn Road East to the east, Etobicoke Creek to the northwest and existing single family residential dwellings fronting Garnetwood Chase (4233 – 4275 Garnetwood Chase) to the south. Under existing conditions, the Site is occupied by an existing 13-storey apartment building 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) proposed stacked townhouse building and an outdoor amenity area in a 0.40 ha development area in the southeast portion of the Site (the 'Development Area'). The existing apartment building and surface parking lot are proposed to be maintained. 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
SOUTH DEVELOPMENT AREA	0.40 ha	A	3	4,764 m^2	40	-
EXISTING DEVELOPMENT AREA	1.39 ha	Existing	13	14,671 m^2	139	1

The Site will be serviced by existing local municipal sewers and watermains 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

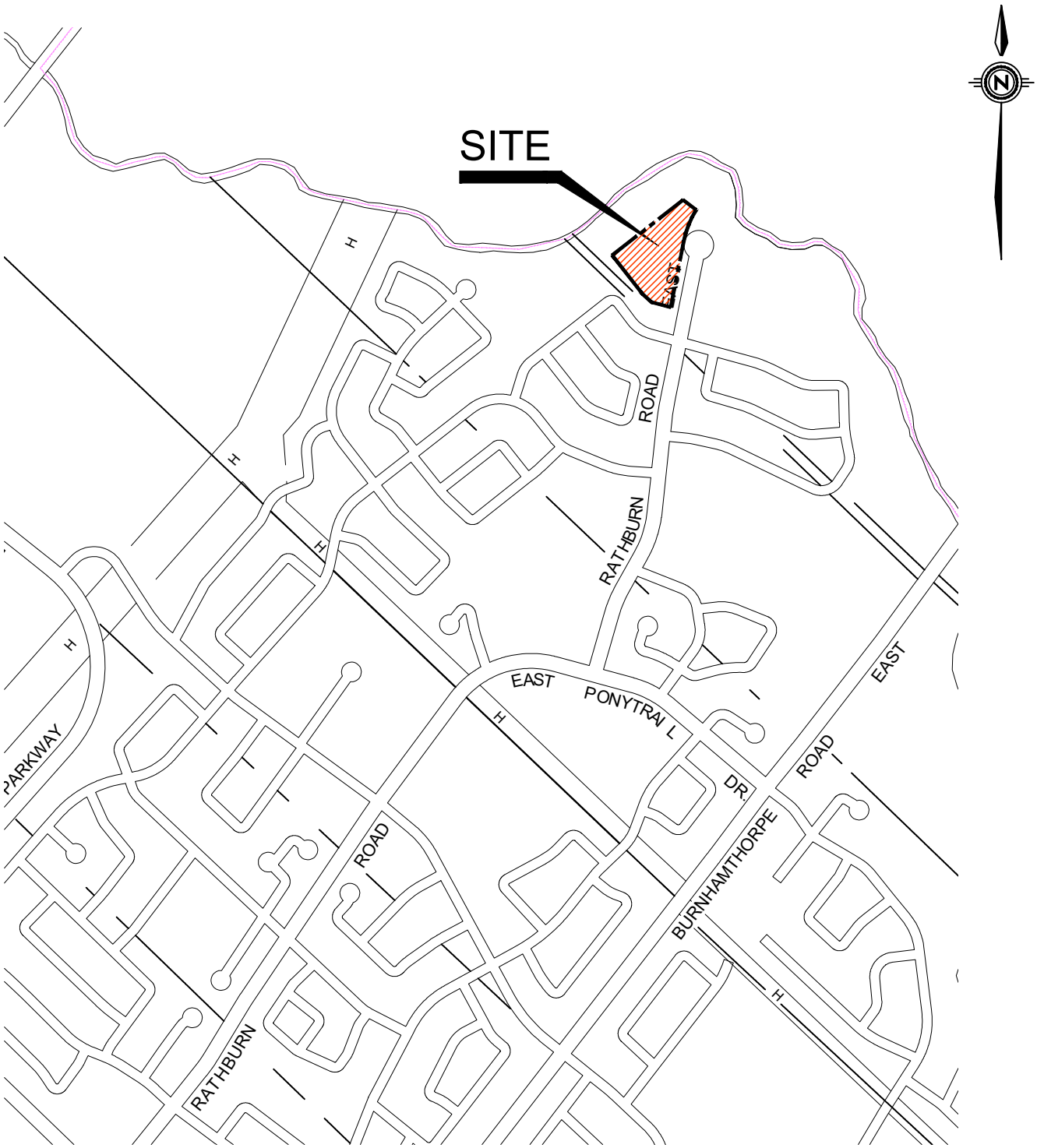
A Stormwater Management (SWM) Report outlining the proposed stormwater quality and quantity controls has been prepared under a separate cover by EnVision Consultants Ltd., dated July 15, 2026.

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 R. Avis Surveying Inc. dated May 16, 2025;
- Architectural Plan prepared by Kohn Partnership Architects Inc. dated July 15, 2026;
- 2121 Rathburn Road East, Mississauga: SUE Investigation Results – QL-B prepared by Infrastructure Intelligence Services Inc. dated July 8, 2025;
- 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 – 2121 Rathburn Road East prepared by EnVision Consultants Ltd. dated July 15, 2026.



CLIENT

CAPREIT APARTMENTS INC.

TITLE

2121 RATHBURN ROAD

LOCATION PLAN

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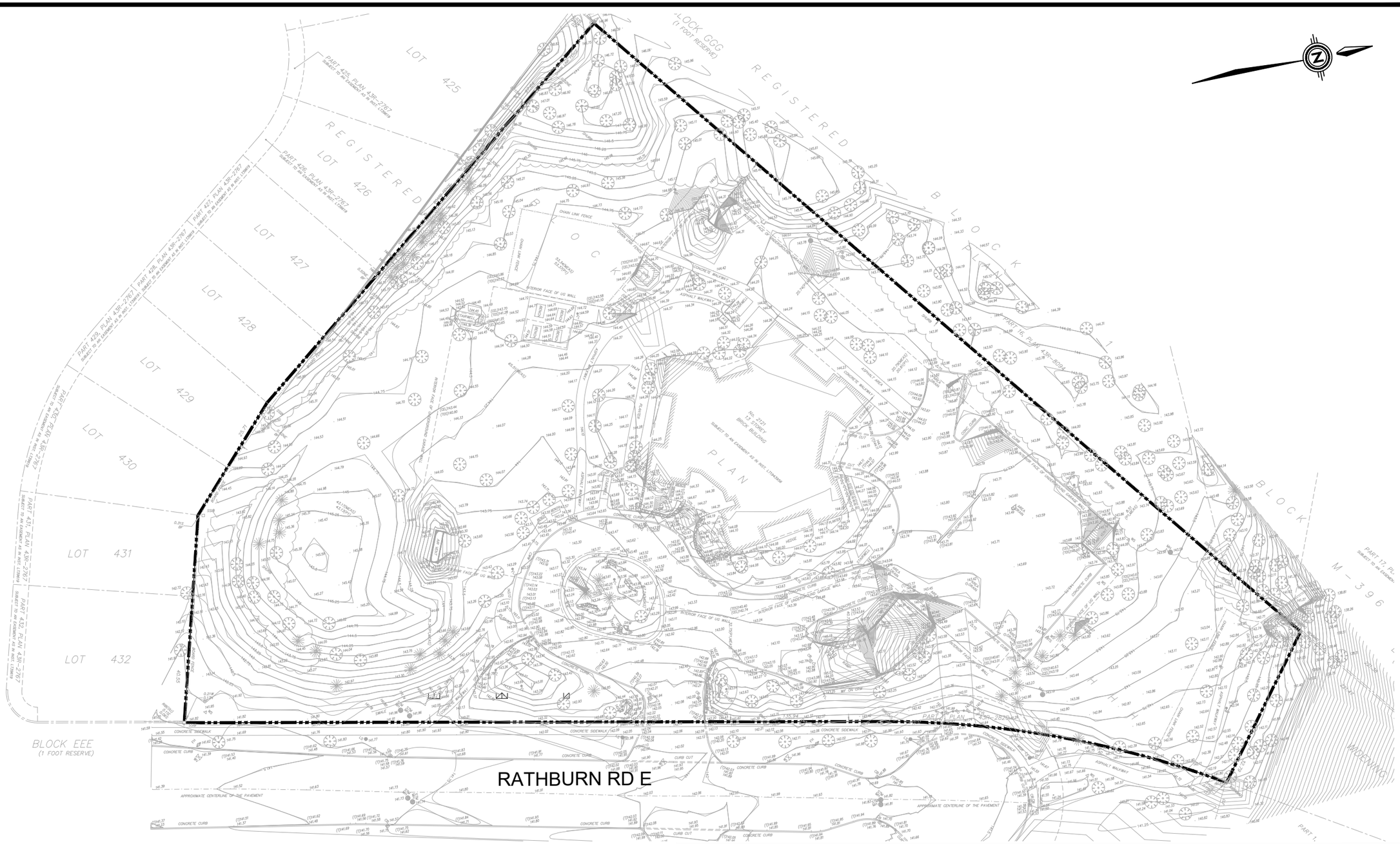

LEGEND

LIMIT OF PROPERTY

CLIENT

CAPREIT APARTMENTS INC.

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PRE- DEVELOPMENT PLAN

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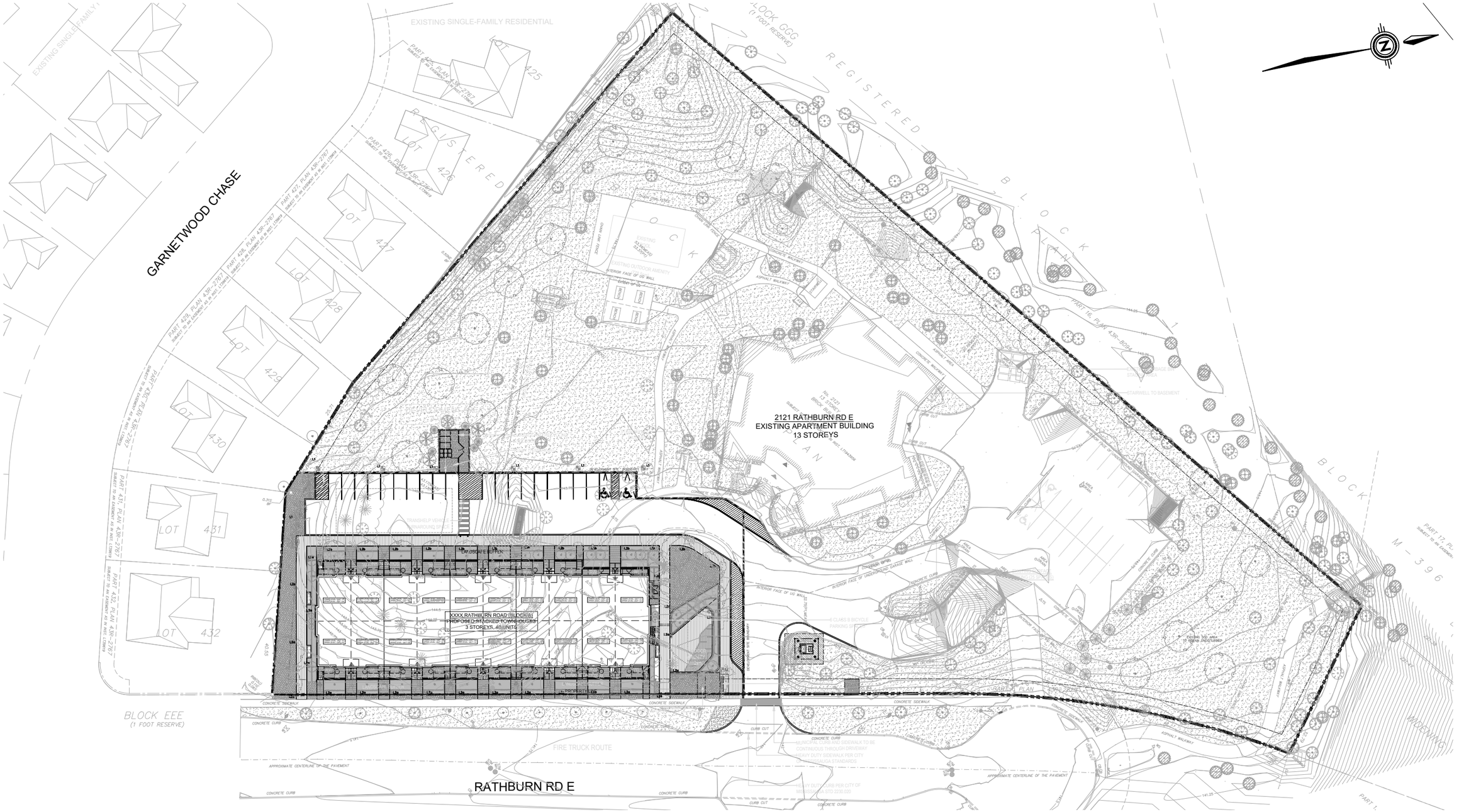

LEGEND

- LIMIT OF PROPERTY
- LIMIT OF DEVELOPMENT

CLIENT

CAPREIT APARTMENTS INC.

TITLE

2121 RATHBURN ROAD

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 a 300mm PVC Zone 3 watermain and an abandoned 200mm ductile iron Zone 3 watermain on the west side of Rathburn Road East 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	
BLOCK	Block A	Ex, Building
RESIDENTIAL WATER DEMAND RATE	280 L/person/day	
TOTAL RESIDENTIAL UNITS	20 3-Bed Units (3.4 ppu) 16 3-Bed +Den Units (3.4 ppu) 4 4-Bed Units (3.4 ppu)	*1 Studio Units (1.7 ppu)* *55 1-Bed Units (1.7 ppu)* *32 2-Bed + Den Units (3.1 ppu)* *40 2-Bed Units (3.1 ppu)* *13 3-Bed Units (3.1 ppu)*
TOTAL RESIDENTIAL POPULATION	137 people	*361 people*
PEAKING FACTORS	Max. Day = 2.0, Peak Hour = 3.0	
AVERAGE WATER DEMAND FROM SITE	0.44 L/s	*1.17 L/s*
PEAK WATER DEMAND FROM SITE	Max. Day = 0.89 L/s, Peak Hour = 1.33 L/s	*Max. Day = 2.34 L/s, Peak Hour = 3.51 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 maximum recommended fire flow is 166.67 L/s (2,639 USGPM) for Block A. The fire flow calculation has been prepared with the assumption that the building will

be classified as wood frame construction with combustible hazard occupancy. The result of the calculation is included in Appendix B.

There are currently two (2) existing hydrants on Rathburn Road East in the vicinity of the Site.

3.2.3. PROPOSED WATER SERVICING

3.2.3.1 Proposed Development Area

Each townhouse unit will have one (1) 25mm diameter copper water service connection. The unit service connections will be serviced by internal 100mm watermain network. The internal 10mm watermain network will loop to the existing 300mm watermain on Rathburn Road East via two (2) 150mm municipal water service connections. Valves shall be provided on all connections at the property line. A water meter and backflow preventer will be installed at each connection point immediately inside the property line in accordance with Region of Peel requirements. Water meters will also be installed for each unit within the building envelopes per the mechanical design and specifications.

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.

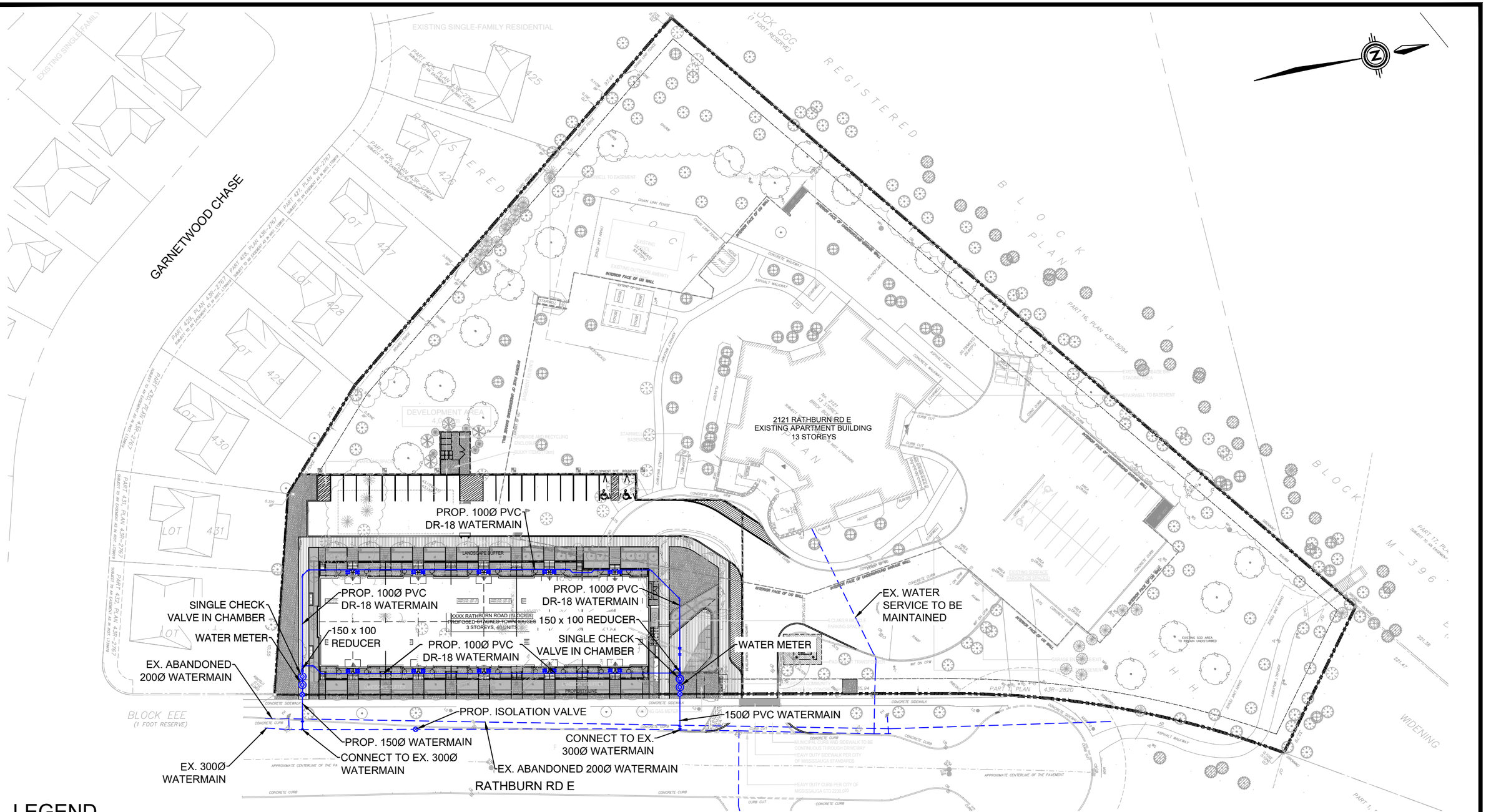
3.2.3.2 Existing Residential Building

The existing water service connection from the existing building to the 300mm watermain on Rathburn Road East will remain and be maintained in place.

3.3. HYDRANT FLOW TEST

The required fire flow demand for the proposed development was calculated to be 166.67 L/s (2,639 USGPM) as defined by the Fire Underwriters Survey (FUS). The maximum day demand for the proposed development is 0.89 L/s. Therefore, the total maximum day plus fire flow demand is 167.56 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 300mm watermain on Rathburn Road East on June 19, 2025 by Lozzi Aqua Check 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 300mm watermain indicates that a flow of 189.90 L/s (3,010 USGPM) could be achieved while maintaining a water pressure of 20psi (140kPa). Therefore, the existing 300mm watermain has sufficient capacity to provide the required fire protection for the proposed development. It is our understanding that the Region of Peel will use the multi-use demand table appended to this report to confirm using their water model that water supply will be available to meet the estimated demand from the proposed development. The multi-use demand table for the Site has been included in Appendix D.



LEGEND

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

CLIENT

CAPREIT APARTMENTS INC.

TITLE

2121 RATHBURN ROAD

WATER SERVICING PLAN

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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 a 250mm asbestos cement sanitary sewer system which flows south along Rathburn Road East towards Garnetwood Chase 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/√(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 13-storey apartment building under existing conditions. The existing building has it's flows directed to the existing 250mm sanitary sewer on Rathburn Road East. An estimate of the pre-development sanitary sewage flows from the Site to the downstream Rathburn Road East sanitary sewer system has been calculated using the Region of Peel Design Criteria:

- Average Sanitary Flow = 1.68 L/s (including Inflow/Infiltration allowance)
- Peak Sanitary Flow = 5.31 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	
BLOCK	Block A	*Ex. Building*
RESIDENTIAL SANITARY DEMAND RATE	290 L/person/day	
TOTAL RESIDENTIAL UNITS	20 3-Bed Units (3.4 ppu) 16 3-Bed +Den Units (3.4 ppu) 4 4-Bed Units (3.4 ppu)	*1 Studio Units (1.7 ppu)* *55 1-Bed Units (1.7 ppu)* *32 2-Bed + Den Units (3.1 ppu)* *40 2-Bed Units (3.1 ppu)* *13 3-Bed Units (3.1 ppu)*
TOTAL RESIDENTIAL POPULATION	137 people	*361 people*
PEAKING FACTORS	4.0 (Harmon Peaking Factor)	*4.0 (Harmon Peaking Factor)*
INFLOW / INFILTRATION ALLOWANCE	0.10 L/s	*0.36 L/s*
AVERAGE SANITARY FLOW FROM SITE (INCLUDING INFLOW/INFILTRATION ALLOWANCE)	0.56 L/s	*1.57 L/s**
PEAK SANITARY FLOW FROM SITE (INCLUDING INFLOW/INFILTRATION ALLOWANCE)	1.94 L/s	*5.21 L/s**

Notes

***** - Sanitary flow calculations for the existing building under post-development conditions exclude the 0.40ha proposed development area resulting in a lower inflow/infiltration allowance. Therefore, the existing development flows under pre-development conditions is not equal to the existing development flows under post-development conditions.

The approximate peak sanitary flow to the existing sanitary sewer system for the pre- and post-development conditions are 5.31 L/s and 7.15 L/s, respectively. Consequently, the increase in peak sanitary design flow resulting from the development to the sanitary sewer is 1.84 L/s.

4.3. SANITARY SERVICING

4.3.1. PROPOSED DEVELOPMENT AREA

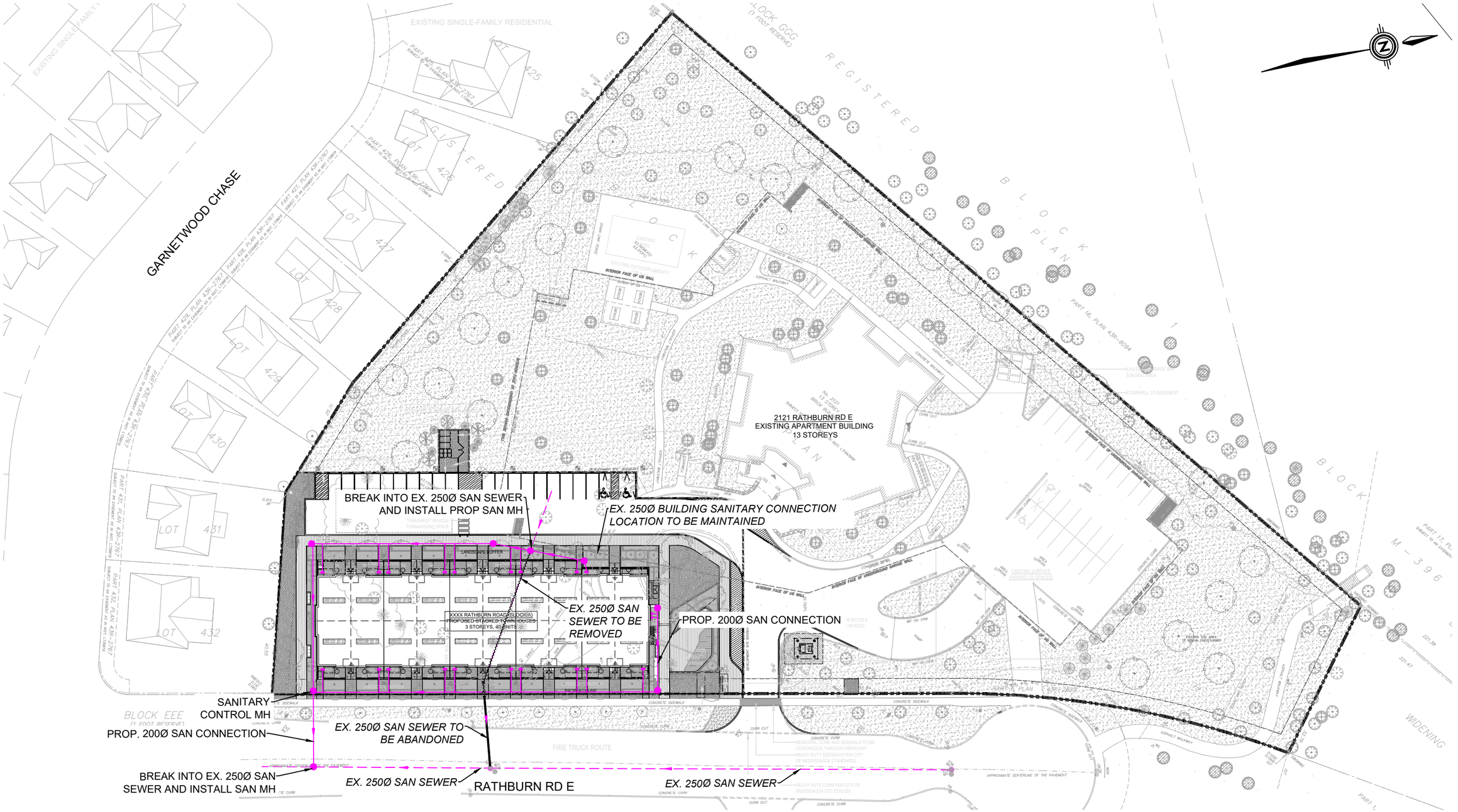
Each townhouse unit will have one (1) 125mm diameter sanitary service connection. The unit service connections will be serviced by an internal 200mm sanitary sewer network. The internal 200m sanitary sewer network will connect to the existing 250mm sanitary sewer on Rathburn Road East resulting in one (1) municipal service connection for the development area. As per the Region of Peel requirements, a control manhole is proposed to be placed immediately inside the property line for the municipal 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 BUILDING

The building layout proposed in this development proposal conflicts with the existing sanitary service connection from the existing building to the existing 250mm sanitary sewer on Rathburn Road East. Therefore, it is proposed to intercept the existing sanitary connection from the building and connect the building flows to the proposed 200mm internal sanitary sewer network in the proposed development area. The proposed sanitary servicing layout shown on Figure 5.

4.4. DOWNSTREAM SEWER CAPACITY ANALYSIS

The increase in sanitary flow contributions to the downstream 250mm sanitary sewer on Rathburn Road East is 1.84 L/s as discussed in Section 4.2.3. 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 that 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
- LIMIT OF DEVELOPMENT
- EX. SANITARY SEWER
- PROP. SAN CONNECTION
- PROP. SANITARY MH

CLIENT

CAPREIT APARTMENTS INC.

TITLE

2121 RATHBURN ROAD

SANITARY SERVICING PLAN

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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 a separate cover by EnVision Consultants Ltd., dated July 15, 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 Etobicoke Creek – Main Branch subwatershed. Based on City record drawings, there is a 525mm storm sewer system on Rathburn Road East which drains south towards Garnetwood Chase in the vicinity of 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 Rathburn Road East while the remainder of the Site drains overland towards the Rathburn Road East right-of-way. Majority of the proposed Development Area drains overland towards Rathburn Road East with the remainder of the development area draining towards the existing internal storm drainage system.

5.3. PROPOSED MINOR STORM DRAINAGE SYSTEM

Due to spatial constraints resulting from the proposed layout and the limit of the underground parking level as well as the relationship between the depth of the groundwater table and the depth of the storm servicing system, the Site will have two (2) stormwater management systems ("Parking Lot" and "Building") for the purposes of stormwater management. All storm flows within the development will be captured and directed to the respective stormwater management systems which will capture, treat and discharge flows such that for all storm flows up to the 100-year storm event, the total storm outflow will be reduced based on the receiving storm sewer capacity constraint in accordance with City of Mississauga requirements. The stormwater management strategy and storm servicing for the remainder of the Site will be maintained and generally remain unchanged. The proposed storm servicing layout is shown on Figure 6. For detailed storage and storm flow calculations, refer to the separate Stormwater Management Report prepared by EnVision.

Due to spatial constraints resulting from the proposed site layout and the limit of the underground parking level associated with the existing building on-site, the Site will have two (2) stormwater management systems ("Parking Lot" and "Building") for the purposes of stormwater management. All storm flows within the development areas will be captured and directed to the respective stormwater management systems which will capture, treat and discharge flows such that for all storm flows up to the 100-year storm event,

the total storm outflow will be reduced based on the receiving storm sewer capacity constraint in accordance with City of Mississauga requirements. The stormwater management strategy and storm servicing for the remainder of the Site will be maintained and remain unchanged. The proposed storm servicing layout is shown on Figure 6. For detailed storage and storm flow calculations, refer to the separate Stormwater Management Report prepared by EnVision.

5.3.1. PARKING LOT SYSTEM

All storm flows within the proposed parking lot in the development area will be captured at-grade by proposed catchbasins and conveyed through storm sewers to a proposed underground stormwater storage tank ("S.W.M. Tank 1") located in the southwest portion of the development area. 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 S.W.M. Tank 1, the internal storm sewer system will be sized to capture and convey flows from all storm events up to the 100-year storm event. S.W.M. Tank 1 will be designed to hold a volume of 204.2 m^3 and is sized to over-control flows to offset the uncontrolled flow contributions that will be directed directly to the municipal storm sewer on Rathburn Road East. A 145mm orifice plate will be used to control the flow from the tank to a peak release rate of 28.2 L/s. The release rate is such that for all storm events up to the 100-year storm event, the total storm outflow from the Site is reduced based on the receiving storm sewer capacity constraint in accordance with City of Mississauga requirements. In case of system failure, the tank will have an access hatch accessible at grade which will act as an emergency overflow in case of system failure. The on-site storm sewer system will direct flows to the existing 525mm storm sewer on Rathburn Road East via a 250mm storm service connection. 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, a Jellyfish (JF4-1-1) 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.

Since all storm flows up to the 100-year storm event will be reduced based on the receiving storm sewer capacity constraint, 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 development area. For further information on the stormwater management system being used or this Site, please see the Stormwater Management Report prepared by EnVision under a separate cover.

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

5.3.2. BUILDING SYSTEM

All storm flows from the proposed building will be captured at-grade by proposed area drains and conveyed through a weeping tile drainage system and storm sewers to a proposed underground

stormwater storage tank ("S.W.M. Tank 2") located in the northeast portion of the development area. 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 S.W.M. Tank 2, the internal storm sewer system will be sized to capture and convey flows from all storm events up to the 100-year storm event. S.W.M. Tank 2 will be designed to hold a volume of 45.4 m^3 and is sized to over-control flows to offset the uncontrolled flow contributions that will be directed directly to the municipal storm sewer on Rathburn Road East. A 135mm orifice tube will be used to control the flow from the tank to a peak release rate of 24.6 L/s. The release rate is such that for all storm events up to the 100-year storm event, the total storm outflow from the Site is reduced based on the receiving storm sewer capacity constraint in accordance with City of Mississauga requirements. In case of system failure, the tank will have an access hatch accessible at grade which will act as an emergency overflow in case of system failure. The on-site storm sewer system will direct flows to the existing 525mm storm sewer on Rathburn Road East via a 450mm storm service connection. As per City requirements, a storm control manhole will be placed immediately inside the property line and will be accessible by the City.

A sump volume of 15.8 m^3 will be provided within S.W.M. Tank 1 for stormwater to be retained, infiltrated and/or reused on-site to meet the water balance requirement for the proposed development.

Since all storm flows up to the 100-year storm event will be reduced based on the receiving storm sewer capacity constraint, 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 development area. For further information on the stormwater management system being used or this Site, please see the Stormwater Management Report prepared by EnVision under a separate cover.

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

5.3.3. EXISTING RESIDENTIAL BUILDING

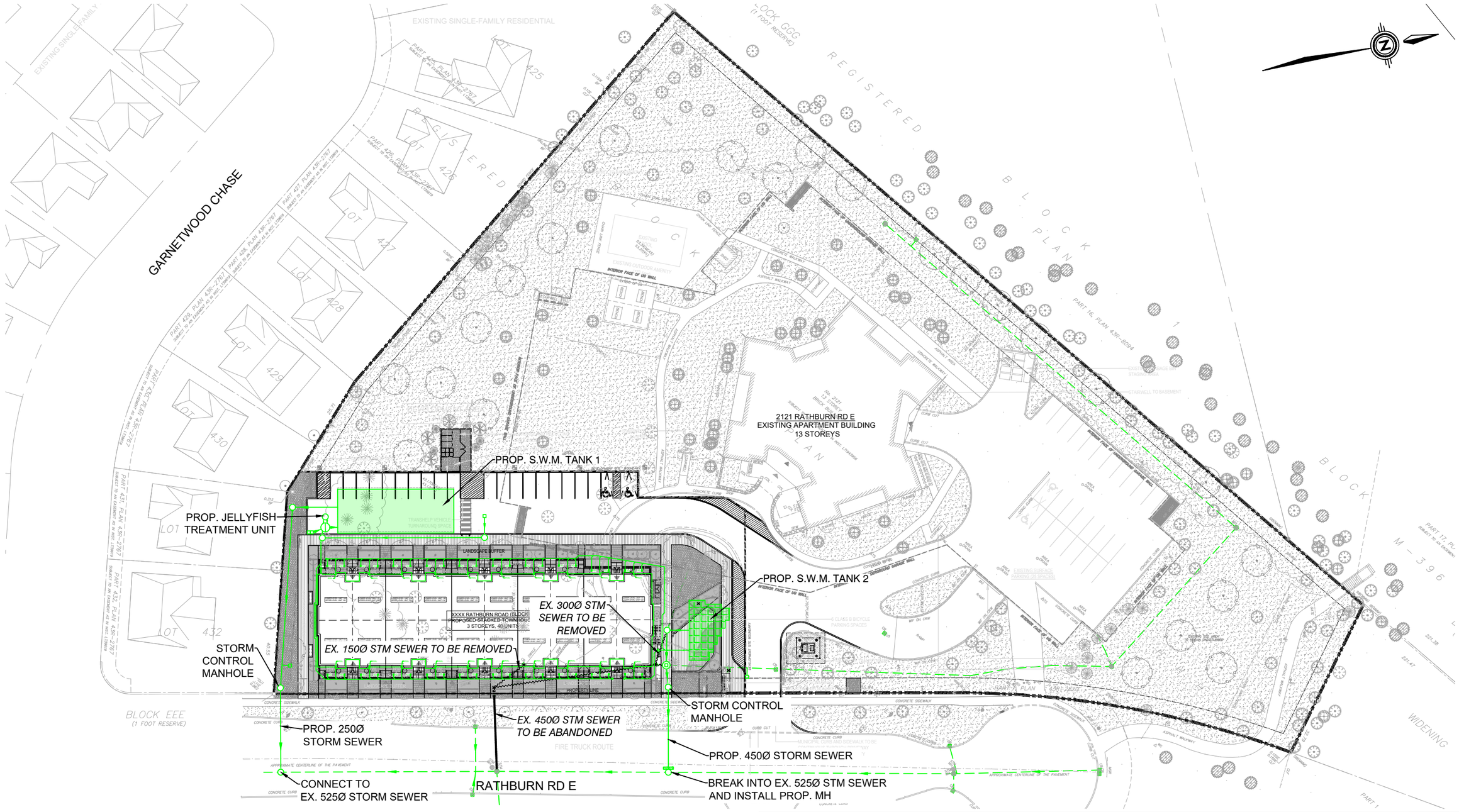
The stormwater management strategy for the remainder of the Site outside the proposed development area will be maintained and remain unchanged. The building layout proposed in this development proposal conflicts with the existing storm service connection from the existing building to the existing 525mm storm sewer on Rathburn Road East. Therefore, it is proposed to realign the storm service connection while maintaining the existing connection location at the building. The realigned storm connection from the existing building will connect to the internal storm sewer system conveying controlled flows from S.W.M. Tank 2 before ultimately discharging flows to the existing 525mm storm sewer on Rathburn Road East via a 450mm storm service connection. As per City requirements, a storm control manhole will be placed immediately inside the property line and will be accessible by the City.

The on-site storm sewers and storm service connection within the municipal right-of-way will be designed to City of Mississauga 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 underground stormwater storage tanks 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 storage systems, overland flow routes will be provided to direct excess flows to the Rathburn Road 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 tanks, overflows will be designed to direct excess flows to grade and ultimately to the adjacent public right-of-way.



LEGEND

- LIMIT OF PROPERTY
- LIMIT OF DEVELOPMENT
- EX. STORM SEWER
- PROP. STORM SEWER
- PROP. STORM SINGLE/DOUBLE CATCH BASIN
- PROP. STORM MH

CLIENT

CAPREIT APARTMENTS INC.

TITLE

2121 RATHBURN ROAD

STORM SERVICING PLAN

6415 Northwest Dr.
Mississauga, ON Canada
L4V 1X1
Office (905) 677-0202
E-mail admin@envisionconsultants.ca

Checked	D.A.	Drawn	J.Z.
Date	SEPT 2025	Proj. No.	25-1026
Scale	1: 1000	Figure No.	6

6. SITE GRADING

Under existing conditions, the development area generally slopes from west to east with existing elevations generally ranging from 141.8 masl to 145.6 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 development area 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 networks which discharge to the existing storm sewer on Rathburn Road East. Overland flow routes are provided to direct major storm drainage away from proposed and existing structures towards the Rathburn Road East right-of-way.

Maximum 3:1 sloping will be proposed where feasible and retaining walls / toe walls will be proposed where required within the development areas to ensure that drainage is self-contained. 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 proposed development area will be serviced by the existing Zone 3 300mm watermain on Rathburn Road East via two (2) 150mm municipal water service connections. The result of the hydrant flow test performed by Lozzi Aqua Check in June 2025 indicates that there is sufficient water supply in the municipal watermain system to meet the demands of the proposed development area. The water service connection to the existing building within the Site will 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

One (1) 200mm sanitary service connection is proposed from the development area to the existing 250mm sanitary sewer on Rathburn Road East. Due to the proposed development layout conflicting with the existing sanitary service connection from the existing building, the sanitary flows from the existing building are proposed to be intercepted and directed to the new internal sanitary sewer system in the proposed development area which ultimately conveys flows to the 250mm sanitary sewer on Rathburn Road East. The proposed development will increase flows to the Rathburn Road East sanitary sewer system by 1.84 L/s. The Region will use their sanitary infrastructure model to confirm if there is sufficient capacity in the existing municipal sanitary sewer system to meet the estimated sanitary demand from the proposed development.

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 a combination of underground stormwater tanks 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 based on the receiving storm sewer capacity constraint. 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 and existing buildings, and towards the adjoining public right-of-way.

Due to spatial constraints resulting from proposed site layout and the limit of the underground parking level associated with the existing building as well as the relationship between the depth of the groundwater table and the depth of the storm servicing system, one (1) 250mm storm service connection will be provided from the proposed development area to the existing 525mm storm sewer on Rathburn Road East, south of the proposed building, and one (1) 450mm storm service connection will be provided from the proposed development area to the existing 525mm storm sewer on Rathburn Road East, north of the proposed building. Additionally, due to the proposed development layout conflicting with the existing storm service connection from the existing building, it is proposed to realign the storm service connection and connect the service connection to the 450mm storm service connection which ultimately discharges flows to the existing storm sewer on Rathburn Road East.

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



Dabi Abikoye, P.Eng.
Senior Project Engineer
dabikoye@envisionconsultants.ca

Reviewed by



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

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.

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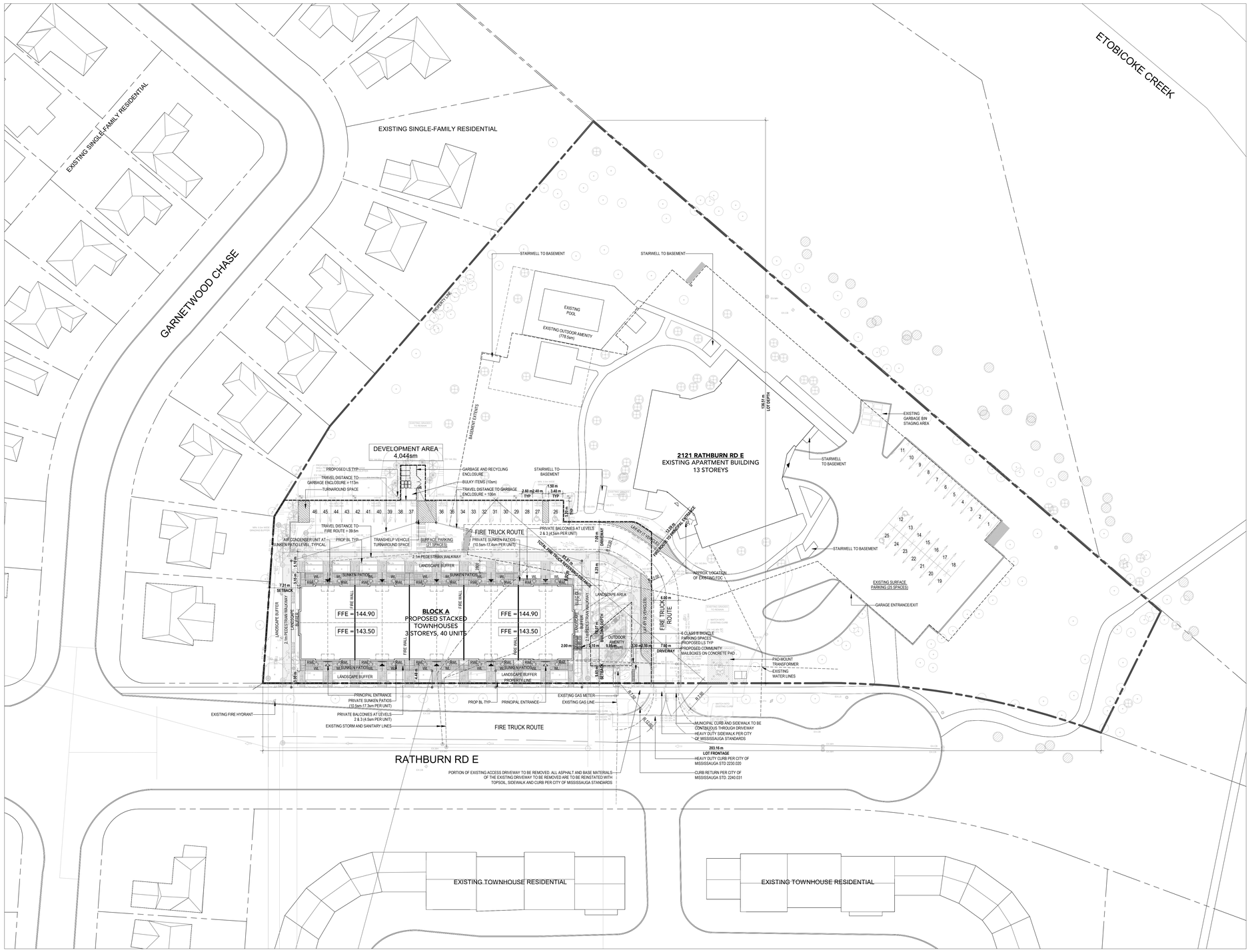
This limitations statement is considered an integral part of this report.

APPENDIX A:

Site Plan, Topographic Survey & Subsurface Utility Investigation



SITE PLAN
SCALE: 1 : 350

1
A1-00

KEY MAP



SITE AND BUILDING STATISTICS

ZONING DESIGNATION	RA4-1	
	AREA (sm)	**AREA (sf)**
GROSS LOT AREA DEVELOPMENT AREA	17,878 sm 4,044 sm	192,443 sf 43,564 sf
TOTAL GFA	**19,435 sm**	**209,203 sf**
LOT FRONTAGE LOT DEPTH EXISTING BUILDING HEIGHT PROPOSED BUILDING HEIGHTS	203.16 m 136.51 m 39.2 m (APPROX.) 11.61 m -12.31 m	667 ft 448 ft 129 ft (APPROX.) 38 ft - 40.5 ft
No. OF STOREYS	**13 STOREYS EXISTING / 3 STOREYS PROPOSED**	
DENSITY (FSI) BUILDING COVERAGE HARDSCAPE COVERAGE LANDSCAPE COVERAGE	1.09 1,219 sm (30%) 2,078 sm (51%) 740 sm (18%)	(GFA / GROSS LOT AREA) (BUILDING FOOTPRINT / DEV. AREA EXCL. PARKLAND) (PAVING AREA / DEV. AREA EXCL. PARKLAND) (LANDSCAPE AREA / DEV. AREA EXCL. PARKLAND)

EXISTING BUILDING STATISTICS (APPROXIMATE)

	GFA (sm)	GFA (sf)	UNITS
13-ST HIGH RISE (RENTAL)	14,671 sm	157,922 sf	139
TOTAL	**14,671 sm**	**157,922 sf**	**139**

PROPOSED GROSS FLOOR AREA

	GFA (sm)	GFA (sf)	
BLOCK A (RENTAL)	4,770 sm	51,347 sf	
TOTAL	**4,770 sm**	**51,347 sf**	

PROPOSED UNIT MIX AND COUNT

	3 BED	3 BED + DEN	4 BED	TOTAL
BLOCK A	20	16	4	40
TOTAL	**20** (50%)	**16** (40%)	**4** (10%)	**40**

AMENITY SPACES

AMENITY AREA REATES

OUTDOOR EXISTING 5.6 sm/ UNIT
OUTDOOR PRPOSED 2.8 sm/ UNIT
PRIVATE OUTDOOR 4.5 sm/ UNIT
INDOOR EXISITNG 2.0 sm/ UNIT

INDOOR AMENITY	**EXISTING**	**RETAINED**
EXISTING APARTMENT	281 sm	281 sm

COMMUNAL OUTDOOR AMENITY	**REQUIRED**	**PROPOSED**
EXISTING APARTMENT (5.6sm/UNIT)	778 sm	778 sm
PROPOSED STACKED TH (2.8sm/UNIT)	112 sm	112 sm
TOTAL COMMUNAL OUTDOOR AMENITY	**890 sm**	**890 sm**

PRIVATE OUTDOOR AMENITY		
STACKED TH SUNKEN PATIOS (4.5sm/UNIT)	180 sm	307 sm
STACKED TH BALCONIES (4.5sm/UNIT)	180 sm	180 sm
TOTAL PRIVATE OUTDOOR AMENITY	**360 sm**	**487 sm**
TOTAL OUTDOOR AMENITY AREA	**1,250 sm**	**1,377 sm**

PARKING SPACES

	EXISTING	RETAINED	PROPOSED
SURFACE PARKING UNDERGROUND PARKING	25 SPACES 187 SPACES	25 SPACES 186 SPACES[1]	21 SPACES 0 SPACES
TOTAL SPACES	**212 SPACES**	**232 SPACES**	

BARRIER-FREE PARKING

REQUIRED RATE 4% OF TOTAL REQUIRED	EXISTING	RETAINED	PROPOSED
SURFACE PARKING UNDERGROUND PARKING	2 SPACES 0 SPACES	2 SPACES 0 SPACES	2 SPACES 0 SPACES
TOTAL SPACES	**2 SPACES**	**4 SPACES**	

NOTE: REFER TO TRANSPORTATION IMPACT STUDY FOR FURTHER DETAILS.
1. ONE UNDERGROUND PARKING SPACE REMOVED TO MAKE ROOM FOR CLASS A BICYCLE PARKING SPACES.

BICYCLE PARKING SPACE RATES

REQUIRED CLASS A RATE	REQUIRED CLASS B RATE
0.6 SPACES / UNIT	GREATER OF 0.05 SPACES / UNIT OR 6.0 SPACES

BICYCLE PARKING SPACES	REQUIRED	PROPOSED
CLASS A	24 SPACES	24 SPACES
CLASS B	6 SPACES	6 SPACES
TOTAL SPACES	**30 SPACES**	**30 SPACES**

NOTE: BICYCLE REPAIR STATION PROVIDED ON P1 LEVEL.

LOADING SPACES

	EXISTING	PROPOSED
RESIDENTIAL	1	0

SURVEY INFORMATION
PLAN OF SURVEY OF ALL OF BLOCK HHH
REGISTERED PLAN M-60
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
PREPARED BY:
R. AVIS SURVEYING INC.
TORONTO, ON
T: (416) 490-8352

GRADING INFORMATION
REFER TO THE SITE GRADING PLAN PREPARED BY ENVISION CONSULTANTS LTD DRAWING C-101 FOR THE PURPOSES OF OBTAINING SITE GRADING INFORMATION.

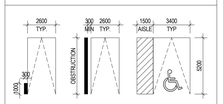
TYPICAL VEHICULAR PARKING SPACE:

AS PER CITY OF MISSISSAUGA BY-LAW

DRIVE AISLE: MIN. 7.0m

TYPICAL PARKING SPACE DIMENSIONS:
WIDTH: MIN. 2.6m — LENGTH: 5.2m
VERTICAL CLEARANCE: 2.0m

TYPICAL ACCESSIBLE PARKING SPACE DIMENSIONS:
WIDTH: MIN. 3.4m — LENGTH: 5.2m
VERTICAL CLEARANCE: 2.1m



TYPICAL BICYCLE PARKING SPACE:

WIDTH:	0.6m (MIN)
LENGTH:	1.8m
VERTICAL CLEARANCE:	1.9m

1800 TYP

TYPICAL PROPOSED VERTICAL BICYCLE PARKING SPACE:

WIDTH:	0.6m (MIN)
LENGTH:	1.2m
VERTICAL CLEARANCE:	1.9m

1200 TYP

SITE PLAN SYMBOL LEGEND

	PRINCIPAL ENTRANCE
	SECONDARY ENTRANCE
AD	AREA DRAIN
FD	FLOOR DRAIN
RD	ROOF DRAIN
SD	SCUPPER DRAIN
TD	TRENCH DRAIN
MH	MANHOLE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
LS	LIGHT STANDARD
WL	WALL LIGHT
BL	BOLLARD LIGHT
	BARRIER FREE CURB CUT
	BARRIER FREE TURNAROUND SPACE
HC	ACCESSIBLE PARKING SIGNAGE
FR	FIRE ROUTE SIGNAGE
	PEDESTRIAN WALKWAY
RWL	RAIN WATER LEADER

Kohn

Kohn Partnership Architects Inc.
116 Spadina Avenue, Suite 501, Toronto ON M5V 2K6
Tel 416.703.6700 www.kohnarchitects.com

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 CONSULTANTS BEFORE PROCEEDING. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION PERTAINING 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.

LOCATIONS OF EXPOSED MECHANICAL OR ELECTRICAL DEVICES, FITTINGS AND FIXTURES ARE INDICATED ON ARCHITECTURAL DRAWINGS, WHICH SHALL GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED, TO BE LOCATED AS DIRECTED BY THE ARCHITECT.

NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITIONS OR POLLUTIONS OF THIS SITE.

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ISSUE DATES AND DISTRIBUTION LOG

No.	Date	Note
1	26/04/26	25% PROGRESS
2	26/05/22	50% PROGRESS

SITE PLAN APPLICATION #: SP 25-54 W3

CANADIAN APARTMENT PROPERTIES • REIT

PROJECT NORTH
TRUE NORTH
SEAL

Project:
2121 RATHBURN RD STACKED TOWNHOUSES

CAPREIT APARTMENTS INC.

11 CHURCH STREET, TORONTO, ON M5E 1W1
Tel 416.861.9404 hello@capreit.net

Drawing Title:
SITE PLAN & SITE STATISTICS

Project Manager Team:	Project No.
Author	25-107
Date Plotted:	Scale:
5/22/2026 5:58:25 PM	As indicated

Drawing No.:
A1-00

FILE NAME:Autodesk Docs://25107_212 Rathburn_ACC/25107_212 Rathburn.rvt

A0


BLOCK GGG
(1 FOOT RESERVE)
P.IN. 13298-0274 (LT)
REGISTERED PLAN M-396
BLOCK 1
BLOCK 2
PART 17, PLAN 43R-8094
SUBJECT TO AN EASEMENT AS IN INST. 1711695VS
PART 16, PLAN 43R-8094
P.IN. 13298-0276 (LT)
P.IN. 13298-0277 (LT)
PART 18
PLAN 43R-8094
WIDENING
P.IN. 13298-0615 (LT)
PART 1, PLAN 43R-38190
LOT 424
LOT 425
P.IN. 13298-0264 (LT)
LOT 426
P.IN. 13298-0265 (LT)
LOT 427
P.IN. 13298-0266 (LT)
LOT 428
P.IN. 13298-0267 (LT)
LOT 429
P.IN. 13298-0268 (LT)
LOT 430
P.IN. 13298-0269 (LT)
LOT 431
P.IN. 13298-0270 (LT)
LOT 432
P.IN. 13298-0271 (LT)
BLOCK EE
(1 FOOT RESERVE)
P.IN. 13298-0272 (LT)
PART 425, PLAN 43R-2767
SUBJECT TO AN EASEMENT AS IN INST. L73619
PART 426, PLAN 43R-2767
SUBJECT TO AN EASEMENT AS IN INST. L73619
PART 427, PLAN 43R-2767
SUBJECT TO AN EASEMENT AS IN INST. L73619
PART 428, PLAN 43R-2767
SUBJECT TO AN EASEMENT AS IN INST. L73619
PART 429, PLAN 43R-2767
SUBJECT TO AN EASEMENT AS IN INST. L73619
PART 431, PLAN 43R-2767
SUBJECT TO AN EASEMENT AS IN INST. L73619
PART 432, PLAN 43R-2767
SUBJECT TO AN EASEMENT AS IN INST. L73619
No. 2121
13 STOREY
BRICK BUILDING
P.IN. 13298-0273 (LT)
SUBJECT TO AN EASEMENT AS IN INST. LT1943956
RATHBURN ROAD
(DEDICATED BY REGISTERED PLAN M-60)
P.IN. 13298-0615 (LT)
PART 2, PLAN 43R-2620
INTERIOR FACE OF UNDERGROUND GARAGE WALL
INTERIOR FACE OF UG WALL
APPROXIMATE CENTERLINE OF THE PAVEMENT
CHAIN LINK FENCE
CONCRETE CURB
CONCRETE WALKWAY
ASPHALT AREA
SHRUB
HEDGE
SHED
RAMP
CATCH BASIN
AREA DRAIN
SIB(MM)
SSIB(SVN)
IB(CVN)
181.79(RP,PT)(MEAS)
N52°03'50"E(MEAS)
N53°06'40"E(P1)
N37°57'10"W(RP)
N37°55'45"W(MEAS)
N37°57'10"W(RP)
N37°55'45"W(MEAS)
N52°04'50"E
N19°05'15"E
N71°17'10"W
N71°42'55"W(MEAS)
N71°57'10"W(RP)
N71°42'55"W(MEAS)
N26°56'50"E(P2)
N26°00'20"E(MEAS)
N21°22'55"E(MEAS)
N25°37'10"E(P2)
N25°37'10"E(MEAS)
N69°12'15"W(MEAS)
N69°13'00"W(P2)
R=20.42 (P2,SET)
A=34.39 (MEAS)
A=34.41(P2)
C=30.48 (P2,MEAS)
R=892.02 (RP,PT)(MEAS)
R=892.02 (RP,PT)(MEAS)
97.64(RP,PT)(MEAS)
25.11(RP,PT)(MEAS)
40.55(RP,PT)(MEAS)
65.31(MEAS)
53.34(MEAS)
53.37(P1)
43.17(MEAS)
43.13(P1)
20.70(MEAS)
20.69(P1)
20.79(MEAS)
20.81(P1)
20.74(RP)(MEAS)
221.43(C2)
221.48(P1)
221.38(MEAS)
42.40(P2)
42.37(MEAS)
39.68(P2,MEAS)
221.47(C1,SET)
17.19(P1,MEAS)
37.79(MEAS)
37.78(P1)
SET 16mm IB
SET 16mm IB(CVN)
SET 16mm IB(SVN)
SET 16mm SSIB
SET 16mm SSIB(SVN)
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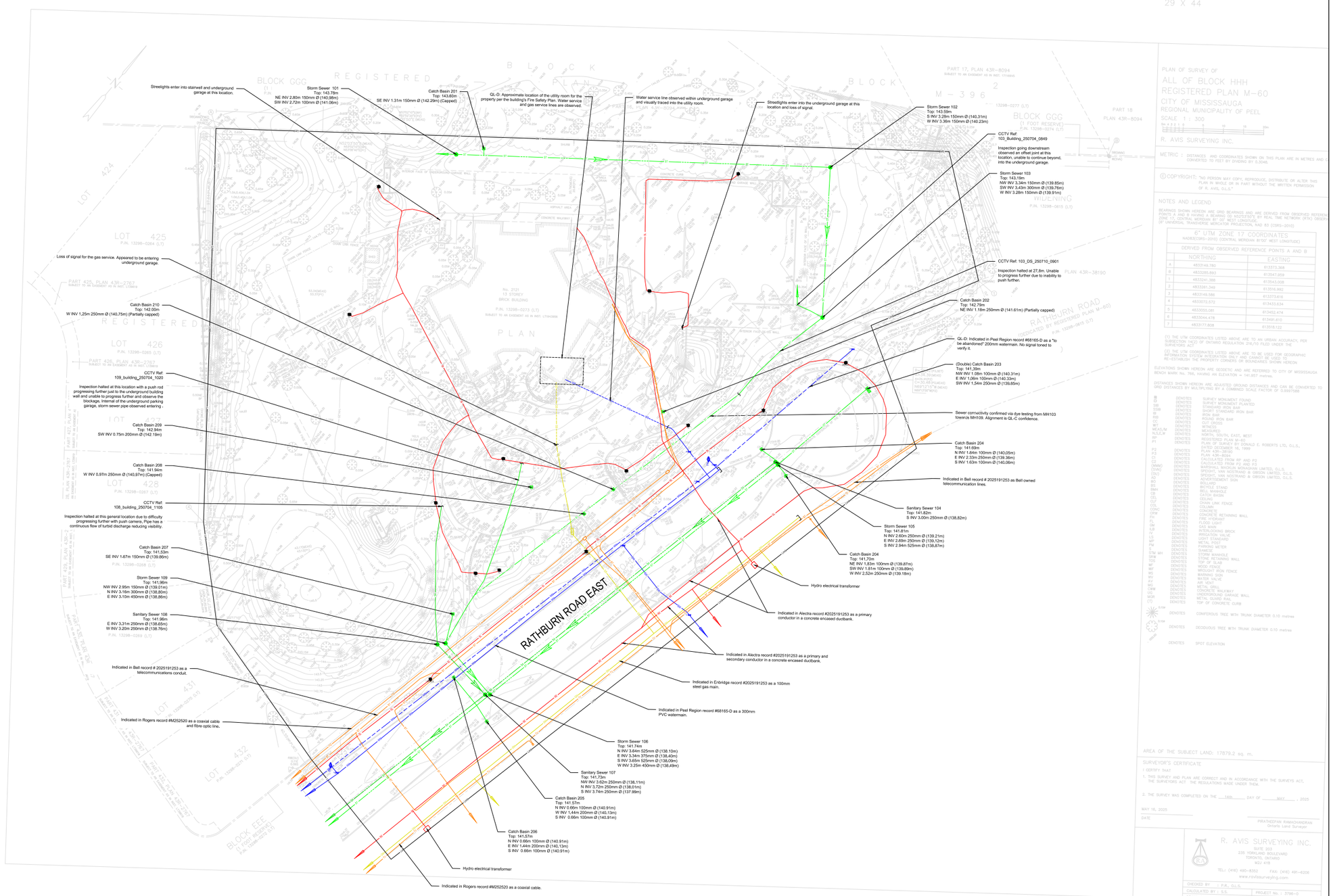


KEY MAP



GENERAL NOTES

1. FIELD INVESTIGATION DISCLAIMER:

THE FIELD INVESTIGATION WAS CONDUCTED IN JUNE 2024. ANY CHANGES TO UTILITIES OR CONDITIONS THAT HAVE OCCURRED AFTER THE DATE OF OUR INVESTIGATION MAY NOT BE REFLECTED IN THE PROVIDED DOCUMENTATION. IT IS RECOMMENDED THAT THIS PLAN BE UPDATED PRIOR TO FINAL DESIGN AND CONSTRUCTION TO ACCOUNT FOR ANY MODIFICATIONS OR ALTERATIONS. THE INVESTIGATION IS LIMITED TO THE FOLLOWING AREAS: THE FULL EXTENT OF 2121 RATHBURN ROAD EAST, FULL RIGHT OF WAY OF RATHBURN ROAD EAST FRONTING THE PROPERTY FROM THE CUL DE SAC TO GARNETWOOD CHASE. ANY AREAS OUTSIDE THIS SCOPE ARE EXCLUDED FROM THE INVESTIGATION.

2. FIELD UTILITY VERIFICATION METHODOLOGY:

FIELD VERIFICATION OF UTILITIES WAS PERFORMED USING A COMBINATION OF ELECTROMAGNETIC PIPE AND CABLE LOCATE EQUIPMENT. HOWEVER, THIS METHOD MAY NOT HAVE IDENTIFIED ALL UTILITIES, AND THERE MAY BE UNDISCOVERED UTILITIES OR FACILITIES NOT INCLUDED IN THE SURVEY. FURTHER INVESTIGATIONS SUCH GEOPHYSICS AND/OR DAYLIGHTING SHOULD BE CONSIDERED DEPENDING ON THE NATURE OF FUTURE WORK PLANNED.

3. EXCLUSION OF CERTAIN INFRASTRUCTURE:

EMPTY CONDUITS, SERVICES, LATERALS TO BUILDINGS, ABANDONED FACILITIES (E.G., STREETLIGHT CABLES), AND OTHER NON-DOCUMENTED FEATURES WITHIN THE INVESTIGATION AREA MAY NOT BE SHOWN ON THE DRAWING. THE REPRESENTATION OF UTILITIES MAY BE INCOMPLETE AND SHOULD BE VERIFIED THROUGH ADDITIONAL INVESTIGATION AS NECESSARY. I2S MADE REASONABLE EFFORTS TO IDENTIFY THE LOCATION OF UNDOCUMENTED UTILITIES BASED ON AVAILABLE RESOURCES. HOWEVER, I2S CANNOT BE HELD RESPONSIBLE FOR THE FAILURE TO LOCATE OR IDENTIFY ALL UNDOCUMENTED UTILITIES. USERS OF THIS INFORMATION ARE ADVISED TO CONDUCT THEIR OWN INDEPENDENT INVESTIGATION IF NECESSARY.

4.BASE PLAN ACCURACY DISCLAIMER:

THE BASE PLAN USED IN THIS INVESTIGATION WAS PROVIDED BY THE CLIENT. I2S IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE BASE PLAN, AND ANY ERRORS OR OMISSIONS IN THE BASE PLAN ARE THE RESPONSIBILITY OF THE CLIENT.

5. UTILITY INFORMATION ACCURACY:

UTILITY OWNERSHIP, MATERIAL, SIZE, AND FLOW DETAILS SHOWN ON THE DRAWING ARE BASED ON RECORDS, FIELD INVESTIGATION RESULTS, AND PROFESSIONAL JUDGMENT. I2S MAKES NO WARRANTY REGARDING THE ACCURACY OR COMPLETENESS OF THIS INFORMATION, AND USERS SHOULD VERIFY UTILITY DETAILS INDEPENDENTLY BEFORE PROCEEDING WITH CONSTRUCTION OR DESIGN.

6. DISCLAIMER

THIS DRAWING HAS BEEN PREPARED BY I2S INC. FOR THE EXCLUSIVE USE OF THE CLIENT. IT MAY NOT BE USED, REPRODUCED, OR RELIED UPON BY THIRD PARTIES EXCEPT AS AGREED IN WRITING BY I2S INC. WE ACCEPTS NO RESPONSIBILITY AND DISCLAIMS ALL LIABILITY FOR ANY UNAUTHORIZED USE, REPRODUCTION, OR MODIFICATION OF THIS DRAWING.

UTILITY INFORMATION AND QUALITY LEVELS

THE UTILITY INFORMATION SHOWN ON THIS DRAWING WAS COLLECTED BASED ON THE ASCE STANDARD 38-02. THE DATA IS CATEGORIZED INTO DIFFERENT "QUALITY LEVELS," WHICH DESCRIBE THE ACCURACY AND METHODOLOGY USED TO FIND THE UTILITY INFORMATION.

"LOWER CERTAINTY"

QUALITY LEVEL "D": THE UTILITY INFORMATION COMES FROM EXISTING RECORDS OR FROM PEOPLE'S MEMORIES. IT MAY NOT BE VERY PRECISE.

QUALITY LEVEL "C": THE INFORMATION WAS GATHERED BY LOOKING AT VISIBLE UTILITY FEATURES ABOVE GROUND, AND THEN USING PROFESSIONAL JUDGMENT TO LINK THIS DATA WITH THE LESS ACCURATE "QUALITY LEVEL D" DATA.

QUALITY LEVEL "B": THE INFORMATION WAS COLLECTED USING SPECIALIZED TOOLS TO CHECK THE GROUND'S SUBSURFACE FOR KINDS OF UTILITIES, AND THEN USED TO ESTIMATE WHERE THE UTILITIES ARE LOCATED HORIZONTALLY (LEFT TO RIGHT, SIDE TO SIDE).

QUALITY LEVEL "A": THIS IS THE MOST ACCURATE LEVEL. IT SHOWS THE EXACT HORIZONTAL (LEFT/RIGHT) AND VERTICAL (UP/DOWN) LOCATION OF BURIED UTILITIES, BASED ON ACTUALLY EXPOSING AND MEASURING THE UTILITIES THEMSELVES.

"HIGHER CERTAINTY"

LEGEND

- GM — GAS MAIN
- GS — GAS SERVICE
- WM — WATER MAIN
- WS — WATER SERVICE
- SA — SANITARY SEWER
- ST — STORM SEWER
- COM — COMBINED SEWER
- BE — BURIED ELECTRIC
- SL — BURIED ELECTRIC STREET LIGHT
- TL — BURIED ELECTRIC TRAFFIC LIGHT
- UNK — UNKNOWN
- FO — FIBRE OPTIC CABLE
- TV — BURIED TELEVISION CABLE
- BT — BURIED TELECOMMUNICATIONS
- STE — STEAM
- OH — OVERHEAD WIRE
- QUALITY LEVEL "B"
- QUALITY LEVEL "C"
- QUALITY LEVEL "D"
- LIMIT — LIMIT OF INVESTIGATION
- HANDWELL
- MONITORING WELL
- TEST HOLE QUALITY LEVEL "A"
- CONTINUATION ARROW
- FLOW ARROW
- END CAP
- * NOT SURVEYED, LOCATION BASED ON FIELD OBSERVATION
- # NOT SURVEYED, LOCATION BASED ON RECORD INFORMATION
- LOSS OF SIGNAL

PREPARED BY.

I2S Infrastructure Intelligence Services Inc.
INTEGRITY | COLLABORATION | PERFORMANCE

CLIENT.

CAPRIET
11 Church Street
Toronto, ON M5E 1W1

CANADIAN APARTMENT PROPERTIES • REIT

ENGINEER'S SEAL

THE ENGINEER'S SEAL CERTIFIES THAT THE UTILITY INFORMATION SHOWN WAS INVESTIGATED IN ACCORDANCE WITH STANDARD SUBSURFACE UTILITY ENGINEERING (SUE) PRACTICES. ALL OTHER INFORMATION PROVIDED BY THIRD PARTIES IS NOT PART OF THIS CERTIFICATION AND IS NOT THE ENGINEER'S RESPONSIBILITY FOR ACCURACY OR COMPLETENESS.

REVISIONS

DRAWN	B. Lee	July 10, 25
CHECKED	N. Quinlan	July 10, 25
APPROVED	N. Quinlan	July 10, 25
SCALE	1:500	

PROJECT.
2121 Rathburn Road East, Mississauga

DRAWING.
SUE Investigation Results - QL-B

PROJECT NO. 2025-938

SHEET NO. 01 of 01

APPENDIX B:

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

EnVision Consultants Ltd.
2121 Rathburn Rd., Mississauga
Project No.: 25-1026

Domestic Water Demand

Region of Peel

2026-07-15
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													
Residential													
Jr 1 Bedroom		1		1.7	persons/unit	2			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 +Den	1.79	32	1.47	3.1	persons/unit	99	280	L/cap/day	0.32	2.0	0.64	3.0	0.96
2 Bedroom		40		3.1	persons/unit	124			0.40	2.0	0.80	3.0	1.21
3 Bedroom		13		3.1	persons/unit	40			0.13	2.0	0.26	3.0	0.39
Total	**1.79**	**141**	**1.47**			**359**			**1.16**		**2.32**		**3.49**

Notes:

1. Site statistics are based on the architectural site plan prepared by Kohn Partnership Architects Inc. dated July 15, 2025.
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.
2121 Rathburn Rd., Mississauga
Project No.: 25-1026

Domestic Water Demand

Region of Peel

2026-07-15
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)
PROPOSED DEVELOPMENT AREA											
Development Area - Block A											
3 Bedroom TH Unit		20		3.4 persons/unit	68		0.22		0.44		0.66
3 Bedroom + Den TH Unit	0.40	16	0.48	3.4 persons/unit	55	280 L/cap/day	0.18	2.0	0.36	3.0	0.53
4 Bedroom TH Unit		4		3.4 persons/unit	14		0.05		0.09		0.14
Total - Block A	*0.40*	*40*	*0.48*		*137*		*0.44*		*0.89*		*1.33*
EXISTING DEVELOPMENT											
Residential											
Jr 1 Bedroom		*1*		*1.7 persons/unit*	*2*		*0.01*		*0.01*		*0.02*
1 Bedroom		*55*		*1.7 persons/unit*	*94*		*0.30*		*0.61*		*0.91*
2 Bedroom +Den	*1.39*	*32*	*1.47*	*3.1 persons/unit*	*100*	*280 L/cap/day*	*0.32*	*2.0*	*0.65*	*3.0*	*0.97*
2 Bedroom		*40*		*3.1 persons/unit*	*124*		*0.40*		*0.80*		*1.21*
3 Bedroom		*13*		*3.1 persons/unit*	*41*		*0.13*		*0.27*		*0.40*
Total - Existing Development	*1.39*	*141*	*1.47*		*361*		*1.17*		*2.34*		*3.51*
Development Total	**1.79**	**181**	**1.94**		**498**		**1.61**		**3.23**		**4.84**

Notes:

1. Site statistics are based on the architectural site plan prepared by Kohn Partnership Architects Inc. dated July 15, 2025.
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 - Block A - 1

EnVision Consultants Ltd. | 2026-07-15

2121 Rathburn Rd., Mississauga | Region of Peel | Designed: D.A.

Project No.: 25-1026 | 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 V Wood Frame Construction

Therefore Construction Coeffecient, C = 1.5

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

= 472+ 0.25(472 + 472)

= 708 m2

Section C - Building Height in Storeys

3 storeys

Section D - Base Required Fire Flow

RFF = Required Fire Flow

= 220 x C x √A

= 220 x 1.5 x √708

= 8781 Lpm

Section E - Additions and Reductions to Required Fire Flow

Building Contents = Combustible

RFF Adjustment for Building Contents = 0%

Sprinkler System = No Automatic Sprinklers

RFF Adjustment for Sprinkler System = 0%

North exposure distance =	0	m
South exposure distance =	21	m
East exposure distance =	50	m
West exposure distance =	37	m

RFF Adjustment for Building Exposure = 10%

Total RFF Adjustment = 10%

= 0.1 x 8781 Lpm

= 878 Lpm

Section F - Required Fire Flow Calculation

RFF = Base RFF + Total RFF Adjustments

= 9659 Lpm

≈ 10000 Lpm (rounded to the nearest 1000 Lpm)

= 2639 US GPM

= 166.67 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 15, 2025.

Fire Flow Demand - Block A - 2

EnVision Consultants Ltd. | 2026-07-15
2121 Rathburn Rd., Mississauga | Region of Peel | Designed: D.A.
Project No.: 25-1026 | 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 V Wood Frame Construction
Therefore Construction Coeffecient, C = 1.5

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
= 236+ 0.25(236 + 236)
= 354 m2

Section C - Building Height in Storeys

3 storeys

Section D - Base Required Fire Flow

RFF = Required Fire Flow
= 220 x C x √A
= 220 x 1.5 x √354
= 6209 Lpm

Section E - Additions and Reductions to Required Fire Flow

Building Contents = Combustible
RFF Adjustment for Building Contents = 0%

Sprinkler System = No Automatic Sprinklers
RFF Adjustment for Sprinkler System = 0%

North exposure distance = 0 m
South exposure distance = 0 m
East exposure distance = 45 m
West exposure distance = 60 m
RFF Adjustment for Building Exposure = 0%

Total RFF Adjustment = 0%
= 0 x 6209 Lpm
= 0 Lpm

Section F - Required Fire Flow Calculation

RFF = Base RFF + Total RFF Adjustments
= 6209 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 15, 2025.

Fire Flow Demand - Block A - 3

EnVision Consultants Ltd. | 2026-07-15
2121 Rathburn Rd., Mississauga | Region of Peel | Designed: D.A.
Project No.: 25-1026 | 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 V Wood Frame Construction
Therefore Construction Coeffecient, C = 1.5

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
= 236+ 0.25(236 + 236)
= 354 m2

Section C - Building Height in Storeys

3 storeys

Section D - Base Required Fire Flow

RFF = Required Fire Flow
= 220 x C x √A
= 220 x 1.5 x √354
= 6209 Lpm

Section E - Additions and Reductions to Required Fire Flow

Building Contents = Combustible
RFF Adjustment for Building Contents = 0%

Sprinkler System = No Automatic Sprinklers
RFF Adjustment for Sprinkler System = 0%

North exposure distance =	0	m
South exposure distance =	0	m
East exposure distance =	43	m
West exposure distance =	74	m

RFF Adjustment for Building Exposure = 0%

Total RFF Adjustment = 0%
= 0 x 6209 Lpm
= 0 Lpm

Section F - Required Fire Flow Calculation

RFF = Base RFF + Total RFF Adjustments
= 6209 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 15, 2025.

Fire Flow Demand - Block A - 4

EnVision Consultants Ltd. | 2026-07-15

2121 Rathburn Rd., Mississauga | Region of Peel | Designed: D.A.

Project No.: 25-1026 | 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 V Wood Frame Construction

Therefore Construction Coeffecient, C = 1.5

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

= 236+ 0.25(236 + 236)

= 354 m2

Section C - Building Height in Storeys

3 storeys

Section D - Base Required Fire Flow

RFF = Required Fire Flow

= 220 x C x √A

= 220 x 1.5 x √354

= 6209 Lpm

Section E - Additions and Reductions to Required Fire Flow

Building Contents = Combustible

RFF Adjustment for Building Contents = 0%

Sprinkler System = No Automatic Sprinklers

RFF Adjustment for Sprinkler System = 0%

North exposure distance =	0	m
South exposure distance =	0	m
East exposure distance =	43	m
West exposure distance =	87	m

RFF Adjustment for Building Exposure = 0%

Total RFF Adjustment = 0%

= 0 x 6209 Lpm

= 0 Lpm

Section F - Required Fire Flow Calculation

RFF = Base RFF + Total RFF Adjustments

= 6209 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 15, 2025.

Fire Flow Demand - Block A - 5

EnVision Consultants Ltd. | 2026-07-15

2121 Rathburn Rd., Mississauga | Region of Peel | Designed: D.A.

Project No.: 25-1026 | 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 V Wood Frame Construction

Therefore Construction Coeffecient, C = 1.5

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

= 236+ 0.25(236 + 236)

= 354 m2

Section C - Building Height in Storeys

3 storeys

Section D - Base Required Fire Flow

RFF = Required Fire Flow

= 220 x C x √A

= 220 x 1.5 x √354

= 6209 Lpm

Section E - Additions and Reductions to Required Fire Flow

Building Contents = Combustible

RFF Adjustment for Building Contents = 0%

Sprinkler System = No Automatic Sprinklers

RFF Adjustment for Sprinkler System = 0%

North exposure distance =	33	m
South exposure distance =	0	m
East exposure distance =	43	m
West exposure distance =	100	m

RFF Adjustment for Building Exposure = 0%

Total RFF Adjustment = 0%

= 0 x 6209 Lpm

= 0 Lpm

Section F - Required Fire Flow Calculation

RFF = Base RFF + Total RFF Adjustments

= 6209 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 15, 2025.

Lozzi Aqua Check Massimo Lozzi

12307 Woodbine Ave, P.O. Box 519 Cell: 416 990-2131

Gormley, ON L0H 1G0 E-mail: lozziaquacheck@gmail.com

Hydrant Flow Test Form

Job Location: 2121 Rathburn Rd E Date: June 19, 2025

Time of Test: 10:00 am

Location of Flow Hydrant: in front of # 2121 Rathburn Rd E.

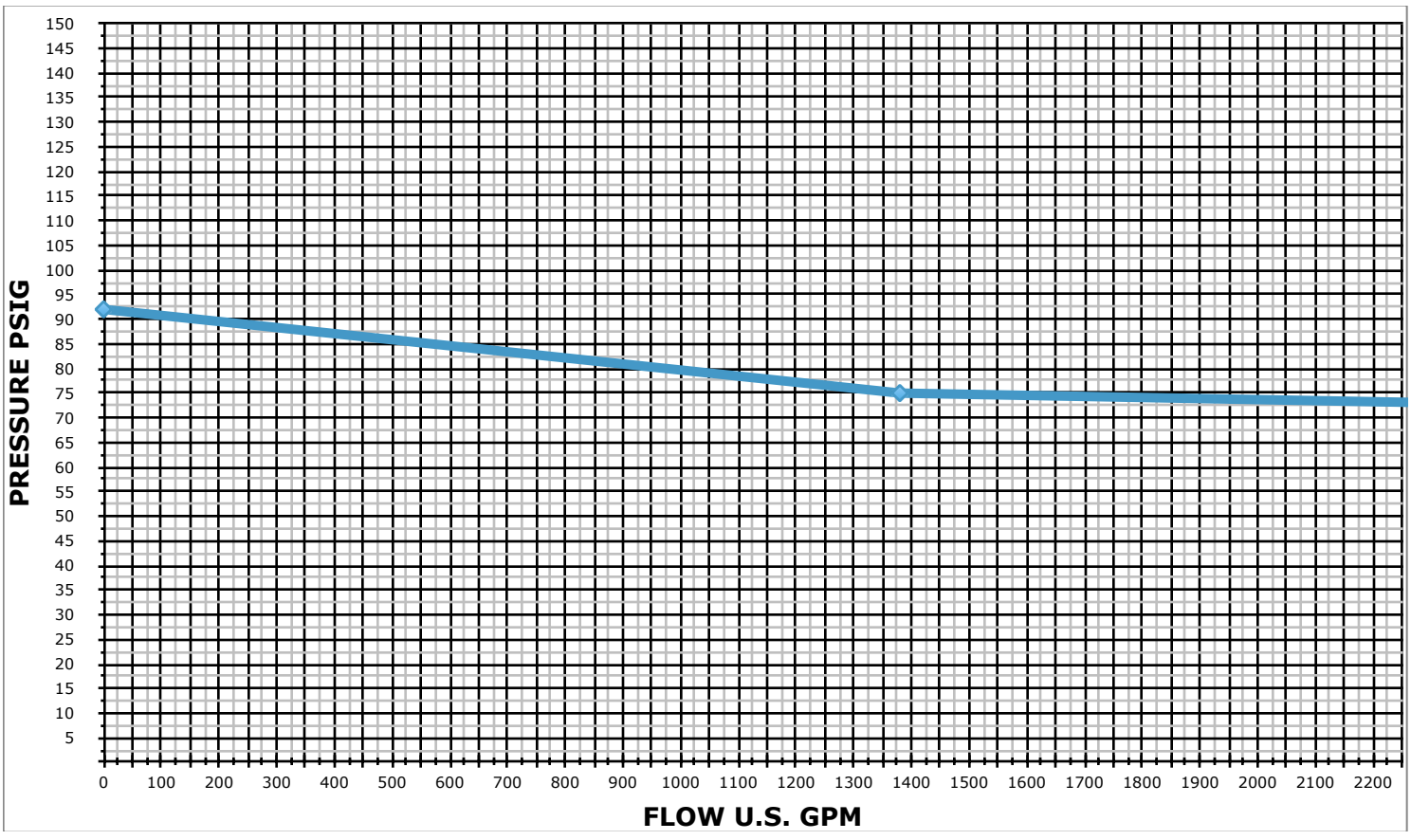
Residual: next hydrant south.

Main Size: 300mm Static Pressure: 92 psi

	Number of Outlets & Orifice Size	Pitot Pressure (psi)	Flow (U.S. G.P.M.)	Residual Pressure (psi)
1.	Static	0	0	92
2.	1 x 2 ½	68	1380	75
3.	2 x 2 ½	48	2320	73

Note: Flow test conducted in accordance with NFPA 291

Theoretical flow at 20psi: one port - 3010 gpm. Two ports - 4763 gpm



Lozzi Aqua Check

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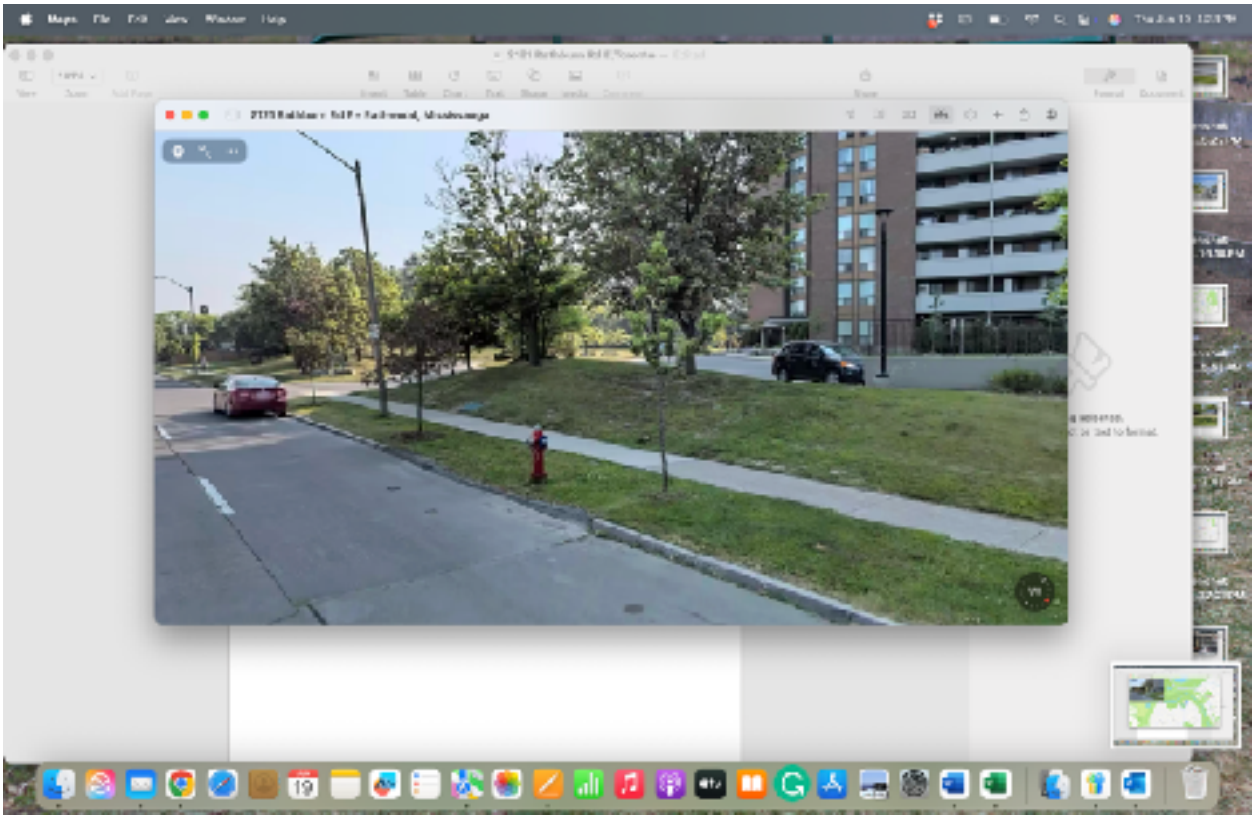
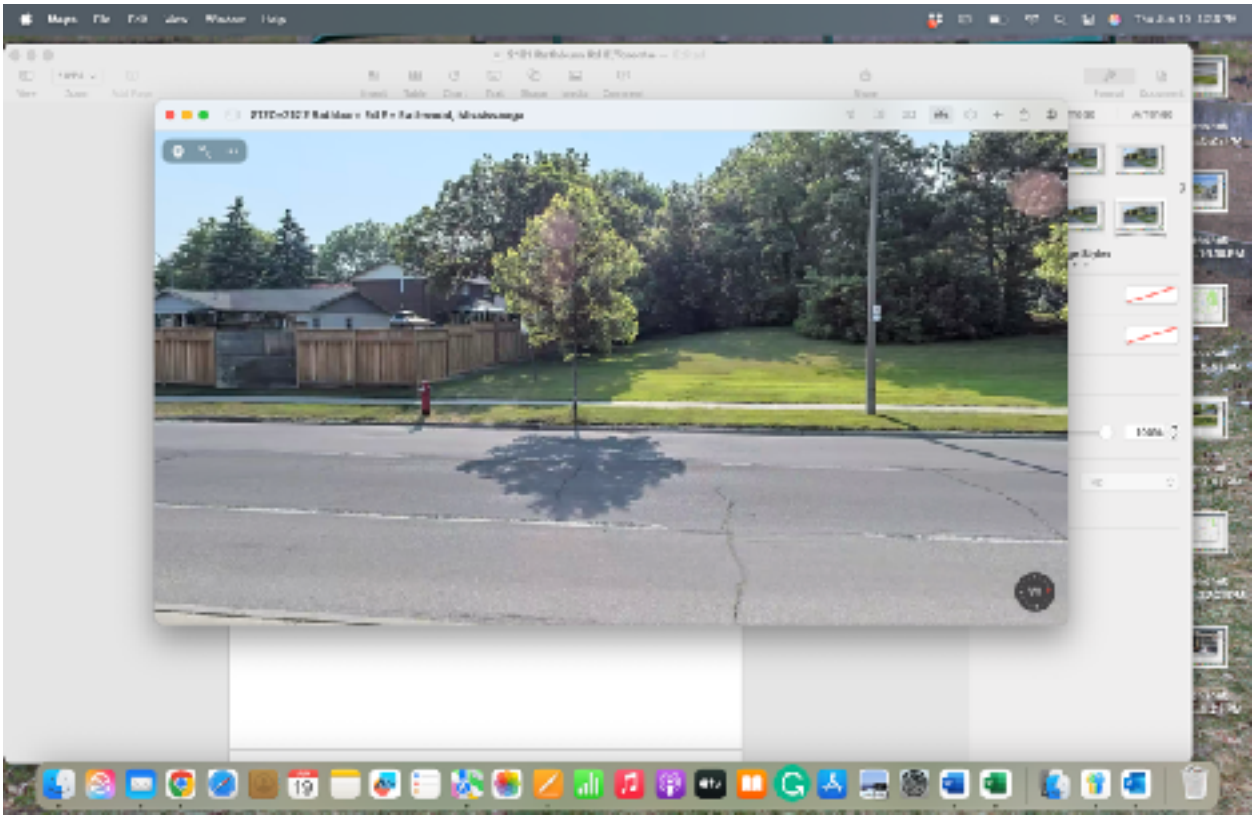
Massimo Lozzi

Cell: 416 990-2131

E-mail: lozziaquacheck@gmail.com

Flow





Lozzi Aqua Check

12307 Woodbine Ave, P.O. Box 519

Gormley, ON L0H 1G0

Massimo Lozzi

Cell: 416 990-2131

E-mail: lozziaquacheck@gmail.com

APPENDIX C:

Sanitary Demand Calculations

EnVision Consultants Ltd.
2121 Rathburn Rd, Mississauga
Project No.: 25-1026

Sanitary Flow Generation

Region of Peel

2026-07-15
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													
Residential													
Jr 1 Bedroom		1		1.7	persons/unit	2			0.01		0.03		
1 Bedroom		55		1.7	persons/unit	94			0.32		1.26		
2 Bedroom +Den	1.79	32	1.47	3.1	persons/unit	100	290	L/cap/day	0.34	4.0	1.34	0.47	5.31
2 Bedroom		40		3.1	persons/unit	124			0.42		1.66		
3 Bedroom		13		3.1	persons/unit	41			0.14		0.55		
Total - Existing Development	*1.79*	*141*	*1.47*			*361*			*1.21*		*4.85*	*0.47*	*5.31*

Notes:

1. Site statistics are based on the architectural site plan prepared by Kohn Partnership Architects Inc. dated July 15, 2025.
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.
2121 Rathburn Rd, Mississauga
Project No.: 25-1026

Sanitary Flow Generation

Region of Peel

46218.0
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													
Development Area - Block A													
3 Bedroom TH Unit	0.40	20	0.48	3.4	persons/unit	68	290	L/cap/day	0.23	4.0	0.91	0.10	1.94
3 Bedroom + Den TH Unit		16		3.4	persons/unit	55			0.18		0.74		
4 Bedroom TH Unit		4		3.4	persons/unit	14			0.05		0.19		
Total - Block A	*0.40*	*40*	*0.48*			*137*			*0.46*		*1.84*	*0.10*	*1.94*
Existing Development													
Residential													
Jr 1 Bedroom	*1.39*	*1*	*1.47*	*1.7*	*persons/unit*	*2*	*290*	*L/cap/day*	*0.01*	*4.0*	*0.03*	*0.36*	*5.21*
1 Bedroom		*55*		*1.7*	*persons/unit*	*94*			*0.32*		*1.26*		
2 Bedroom +Den		*32*		*3.1*	*persons/unit*	*100*			*0.34*		*1.34*		
2 Bedroom		*40*		*3.1*	*persons/unit*	*124*			*0.42*		*1.66*		
3 Bedroom		*13*		*3.1*	*persons/unit*	*41*			*0.14*		*0.55*		
Total - Existing Development	*1.39*	*141*	*1.47*			*361*			*1.21*		*4.85*	*0.36*	*5.21*
Total Discharge	**1.79**	**181**	**1.94**			**498**			**1.67**		**6.69**	**0.46**	**7.15**

Notes:

1. Site statistics are based on the architectural site plan prepared by Kohn Partnership Architects Inc. dated July 15, 2025.
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.

APPENDIX D:

Region of Peel Multi-Use Demand Table

EnVision Consultants Ltd.
2121 Rathburn Rd., Mississauga
Project No.: 25-1026

Water and Wastewater Multi-Use Demand Table

Region of Peel

2026-07-15
Designed: D.A.
Checked: A.W.

POPULATION

Existing

	units	persons*	
Residential (Apartments)			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.
Jr 1 Bedroom	1	2	
1 Bedroom	55	94	
2 Bedroom +Den	32	100	
2 Bedroom	40	124	
3 Bedroom	13	41	
Institutional/Employment			
Total	141	361	

Proposed

		units	persons*	
Residential				Population density of 3.4 persons/unit based on Region of Peel Linear Wastewater Standards dated March 29, 2023.
Block A				
	3 Bedroom TH Unit	20	68	
	3 Bedroom + Den TH Unit	16	55	
	4 Bedroom TH Unit	4	14	
Proposed Employment				
Total Proposed		40	137	

Other

Existing GFA (residential) (sqm)	14,671
Proposed GFA (residential) (sqm)	4,764
Proposed Land Area (ha)	1.79

WATER CONNECTION

Hydrant flow test TBD		
1	1072 Bloor St, Mississauga	
2	Riverspray Cres/Runningbrook Dr	

		Pressure (kPa)	Flow (L/s)	Time
1 port	Minimum water pressure	517.11	87.06	11:50 AM
2 port		503.32	146.37	12:20 PM
1 port	Maximum water pressure	634.32	0	11:50 AM
2 port		634.32	0	12:20 PM

No.	**Water demands**		
		Demand (L/s)	
	Demand type	**Residential**	**Total**
	Existing Fire Flow		
1	Proposed average day flow	0.44	0.44
2	Proposed maximum day flow	0.89	0.89
3	Proposed peak hour flow	1.33	1.33
4	Proposed fire flow	166.67	166.67
	Analysis		
5	Maximum day plus fire flow	167.56	167.56

WASTEWATER CONNECTION

		Discharge Location	**Flow (L/s)**
			Residential
6	Existing wastewater effluent	Existing 250mm sanitary sewer on Rathburn Road East	5.21
7	Proposed wastewater effluent	Existing 250mm sanitary sewer on Rathburn Road East	1.94
8	Total wastewater effluent	Existing 250mm sanitary sewer on Rathburn Road East	7.15

