ENVISION
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FUNCTIONAL SERVICING REPORT

1055 Bloor Street

Project #: 25-1018
Prepared for: CAPREIT Apartments Inc.
Date: September 11, 2026

Report Version: 03

6415 Northwest Drive
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Mississauga, ON L4V 1X1

envisionconsultants.ca

September 11, 2026

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

Attention: Tejas Bhatt, Associate Director – Development

SUBJECT: FUNCTIONAL SERVICING REPORT, 1055 BLOOR STREET

EnVision Consultants Ltd. is pleased to present the enclosed Functional Servicing Report in support of the Zoning By-Law Amendment (ZBA) and 3rd Site Plan Amendment (SPA) Applications 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	25-1018	25-1018	25-1018
PROJECT REFERENCE	Functional Servicing Report, 1055 Bloor Street	Functional Servicing Report, 1055 Bloor Street	Functional Servicing Report, 1055 Bloor Street
VERSION NO.	01	02	03
REMARKS	Final	Final	Final
PREPARED BY	Dabi Abikoye, P.Eng.	Dabi Abikoye, P.Eng.	Dabi Abikoye, P.Eng.
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DATE	August 14, 2025	January 23, 2026	September 11, 2026

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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 Zoning By-Law Amendment (ZBA) and 3rd Site Plan Amendment (SPA) Applications for the property located at 1055 Bloor Street (the 'Site').

The Site is a 2.82 ha parcel of land bounded by Bloor Street to the south, Riverspray Crescent to the northwest and an existing commercial development (1125 Bloor Street) to the east. Under existing conditions, the Site is occupied by an existing 17-storey apartment building with associated outdoor amenities and a surface parking lot. The development consists of a 0.33 ha South Development Area with two (2) proposed stacked townhouse buildings and a 0.43 ha North Development Area with two (2) proposed stacked townhouse buildings and an outdoor amenity. 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 September 11, 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 South Development Area will be serviced by the existing Zone 2 200mm watermain on Bloor Street and the existing Zone 2 300mm watermain on Riverspray Crescent. The proposed servicing for the development area will include a watermain connection looping between the 200mm Bloor Street watermain and the 300mm Riverspray Crescent watermain;
- The North Development Area will be serviced by the existing Zone 2 300mm watermain on Riverspray Crescent. The proposed servicing for the development area will include a watermain connection looping between the 300mm Riverspray Crescent watermain;
- The results of the hydrant flow tests performed by Hydrant Testing Ontario in May 2025 indicate 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 South Development Area will connect to the existing 300mm sanitary sewer on Bloor Street via two (2) 200mm municipal sanitary service connections from the Site;
- The proposed sanitary servicing for Block C in the North Development Area will connect to the existing 250mm sanitary sewer on Riverspray Crescent which flows south towards Bloor Street via a 200mm municipal sanitary service connection. The proposed sanitary servicing for Block D in the North Development Area will connect to the existing 250mm sanitary sewer on Riverspray Crescent which flows north towards Runningbrook Drive via a 200mm municipal sanitary service connection;
- The proposed development will increase sanitary flows to the Bloor Street sanitary sewer system by 3.85 L/s and increase flows to the Riverspray Crescent sanitary sewer system which drains

north towards Runningbrook Crescent by 1.33 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.

- One (1) 300mm municipal storm service connection is proposed from the South Development Area to the existing 600mm storm sewer on Riverspray Crescent which flows south towards Bloor Street. The combination of an underground stormwater cistern and an oil-grit separator treatment unit (HD-5) is proposed to meet the quantity control and quality control requirements for the development area prior to discharging flows to the existing storm sewer on Riverspray Crescent. Two (2) rain garden systems are proposed within the South Development area to meet the water balance requirements for the overall development; and
- One (1) 375mm municipal storm service connection is proposed from the North Development Area to the existing 1200mm storm sewer on Riverspray Crescent which flows north towards Runningbrook Drive. The combination of an underground stormwater cistern and an oil-grit separator treatment unit (HD-5) is proposed to meet the quantity control and quality control requirements for the development area prior to discharging flows to the existing storm sewer on Riverspray Crescent.

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 1055 Bloor Street (the 'Site'). It is our understanding that this assessment has been requested in support of the Zoning By-Law Amendment (ZBA) and 3rd Site Plan Amendment (SPA) Applications.

2.1. SITE DESCRIPTION

The Site is a 2.82 ha parcel of land bounded by Bloor Street to the south, Riverspray Crescent to the northwest and an existing commercial development (1125 Bloor Street) to the east. Under existing conditions, the Site is occupied by an existing 17-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 two (2) proposed stacked townhouse buildings in a 0.33 ha development area in the south portion of the Site (the 'South Development Area') and two (2) proposed stacked townhouse buildings and an outdoor amenity in a 0.43 ha development area in the north portion of the Site (the 'North 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	0.33	A	3	2,871	24	-
		B	3	2,871	24	-
NORTH DEVELOPMENT AREA	0.43	C	3	3,818	32	-
		D	3	3,818	32	-
EXISTING DEVELOPMENT AREA	2.06	Existing	17	31,314	323	1

The Site will be serviced by existing local municipal sewers and watermains within the adjoining municipal rights-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 buildings 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 September 7, 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 13, 2025;
- Architectural Plan prepared by Kohn Partnership Architects Inc. dated September 11, 2026;
- 1055 Bloor Street, Mississauga: SUE Investigation Results – QL-B prepared by Infrastructure Intelligence Services Inc. dated June 25, 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;

- Hydrogeological Investigation Report prepared by MTE Consultants Inc., dated April 10, 2026; and
- Stormwater Management Report – 1055 Bloor Street prepared by EnVision Consultants Ltd. dated September 7, 2026



CLIENT

CANADIAN APARTMENT PROPERTIES - REIT

TITLE

1055 BLOOR STREET, MISSISSAUGA

LOCATION PLAN

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Mississauga, ON Canada
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Date	SEPT 2026	Proj. No.	25-1018
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LEGEND

LIMIT OF PROPERTY

CLIENT

CAPREIT APARTMENTS INC.

TITLE

1055 BLOOR STREET, MISSISSAUGA

PRE- DEVELOPMENT PLAN

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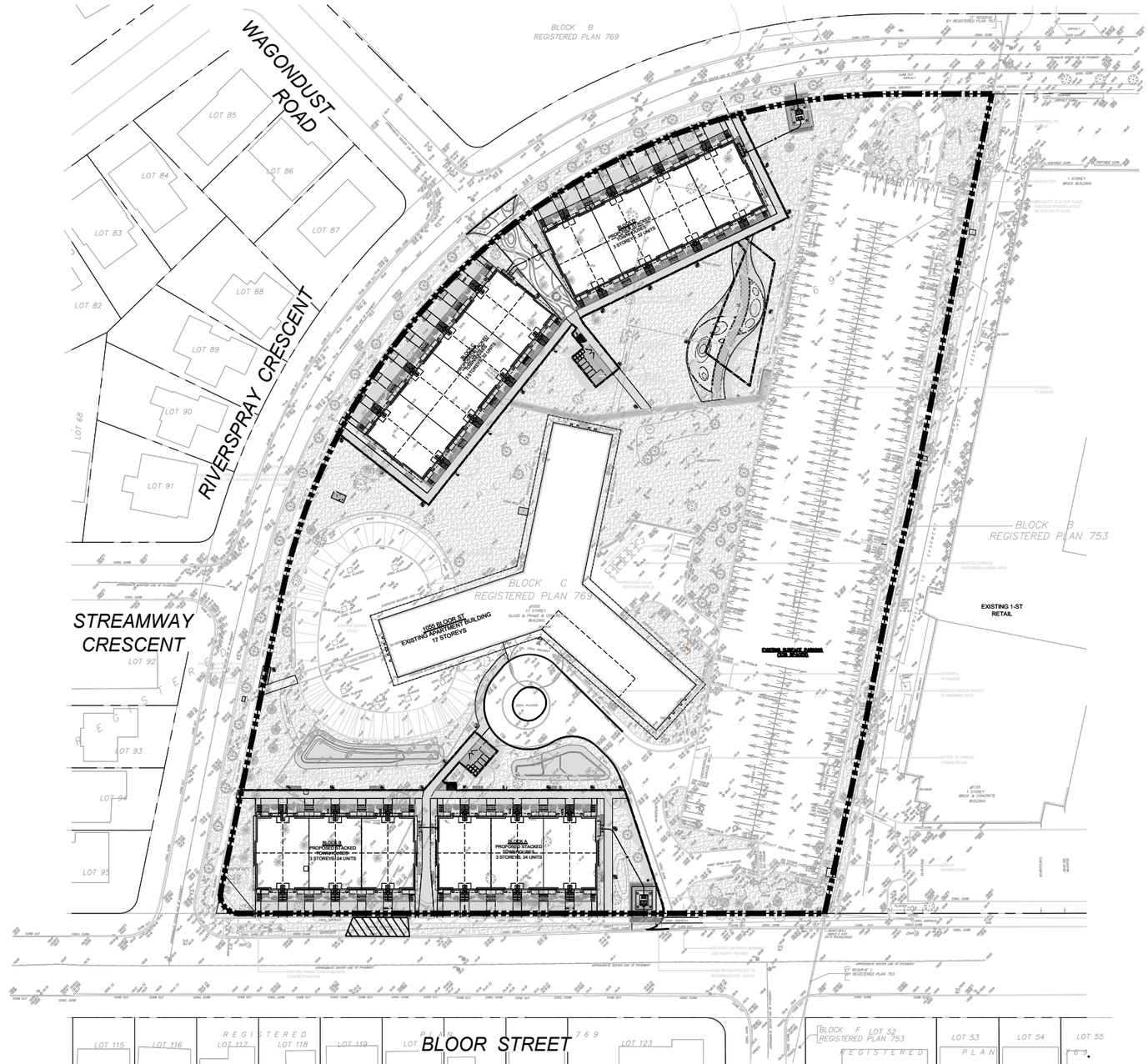

LEGEND

- LIMIT OF PROPERTY
- DEVELOPMENT LIMIT

CLIENT

CAPREIT APARTMENTS INC.

TITLE

1055 BLOOR STREET, MISSISSAUGA

PROPOSED DEVELOPMENT PLAN

6415 Northwest Dr.
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Checked D.A.	Drawn J.Z.
Date Sept 2026	Proj. No. 25-1018
Scale 1: 1250	Figure No. 3

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 200mm PVC Zone 2 watermain on the south side of Bloor Street, a 600mm CPP Zone 2 watermain on the north side of Bloor Street, a 300mm PVC Zone 2 watermain on Riverspray Crescent and an abandoned 200mm cast iron Zone 2 watermain on Riverspray Crescent 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 domestic water demand calculations.

Table 3-1: Estimated Domestic Water Demand

CRITERION	**INFORMATION**				
BLOCK	Block A	Block B	Block C	Block D	*Ex. Building*
RESIDENTIAL WATER DEMAND RATE	280 L/person/day				
TOTAL RESIDENTIAL UNITS	12 3-Bed Units 8 3-Bed + Den Units 4 4-Bed Units	12 3-Bed Units 8 3-Bed + Den Units 4 4-Bed Units	16 3-Bed Units 12 3-Bed + Den Units 4 4-Bed Units	16 3-Bed Units 12 3-Bed + Den Units 4 4-Bed Units	*1 Bachelor Unit* *152 1-Bed Units* *154 2-Bed Units* *16 3-Bed Units*
TOTAL RESIDENTIAL POPULATION	83 people	83 people	110 people	110 people	*789 people*
PEAKING FACTORS	Max. Day = 2.0, Peak Hour = 3.0				
AVERAGE WATER DEMAND FROM SITE	0.27 L/s	0.27 L/s	0.36 L/s	0.36 L/s	*2.56 L/s*
PEAK WATER DEMAND FROM SITE	Max. Day = 0.54 L/s Peak Hour = 0.81 L/s	Max. Day = 0.54 L/s Peak Hour = 0.81 L/s	Max. Day = 0.71 L/s Peak Hour = 1.07 L/s	Max. Day = 0.71 L/s Peak Hour = 1.07 L/s	*Max. Day = 5.11 L/s* *Peak Hour = 7.67 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 183.33 L/s (2,906USGPM) for Block A, 183.33 L/s (2,906 USGPM) for Block B, 200L/s (3,170 USGPM) for Block C and

183.33 L/s (2,906 USGPM) for Block D. Therefore, the maximum fire flow for the South Development Area is 183.33 L/s (2,906 USGPM) and the maximum fire flow for the North Development Area is 200 L/s (3,170 USGPM). The fire flow calculations have been prepared with the assumption that the buildings will be classified as wood frame construction with combustible hazard occupancy. The results of these calculations are included in Appendix B.

There are currently two (2) existing hydrants on Riverspray Crescent and one (1) existing hydrant on Bloor Street in the vicinity of the Site.

3.2.3. PROPOSED WATER SERVICING

3.2.3.1 South 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 100mm watermain network will loop between the existing 200mm watermain on Bloor Street and the existing 300mm watermain on Riverspray Crescent 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 rights-of-way will be designed to Region of Peel standards and the water services within the proposed buildings 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 North 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 100mm watermain network will loop to the existing 300mm watermain on Riverspray Crescent 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 rights-of-way will be designed to Region of Peel standards and the water services within the proposed buildings 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.

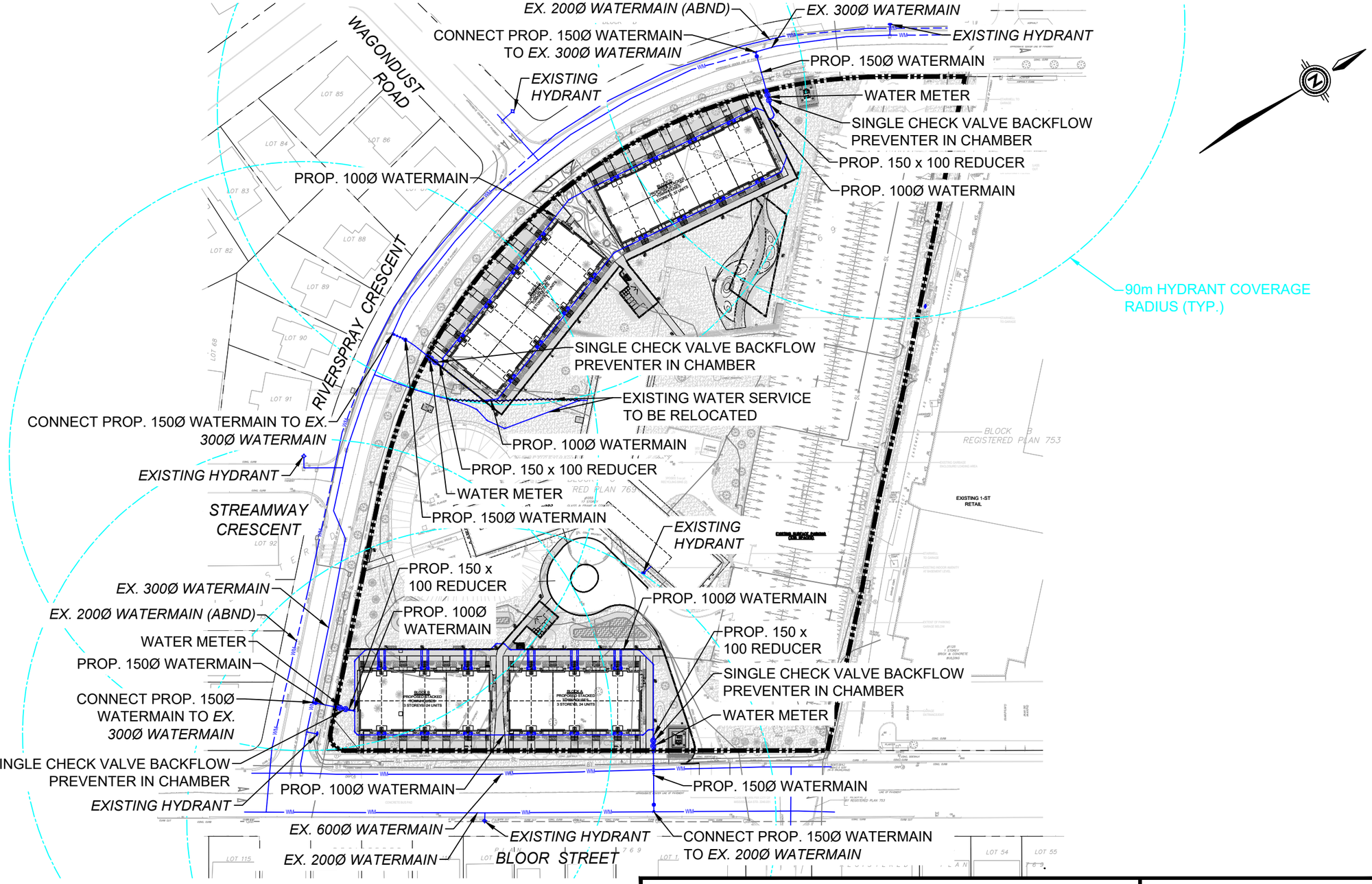
3.2.3.3 Existing Residential Building

The existing water service connection from the existing building to the 300mm watermain on Riverspray Crescent will generally remain and be maintained in place. A portion of the water service within the Site is proposed to be realigned to accommodate the development proposal.

3.3. HYDRANT FLOW TEST

The required fire flow demand for the South Development Area was calculated to be 183.33 L/s (2,906 USGPM) and the required fire flow demand for the North Development Area was calculated to be 200L/s (3,170 USGPM) as defined by the Fire Underwriters Survey (FUS). The maximum day demand for the South Development Area is 1.08 L/s and the maximum day demand for the North Development Area is 1.43 L/s. Therefore, the total maximum day plus fire flow demand is 184.41L/s for the South Development Area and 201.43 L/s for the North Development Area. Refer to Appendix B for FUS fire flow and detailed domestic demand calculations.

A hydrant flow test was performed on the existing 200mm watermain on Bloor Street and the existing 300mm watermain on Riverspray Crescent on May 8, 2025 by Hydrant Testing Ontario 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 200mm watermain on Bloor Street indicates that a flow of 366 L/s (5,797USGPM) could be achieved while maintaining a water pressure of 20psi (140kPa). The flow test on the existing 300mm watermain on Riverspray Crescent indicates that a flow of 315 L/s (4,987 USGPM) could be achieved while maintaining a water pressure of 20psi (140kPa). Therefore, the existing 200mm Bloor Street watermain and the existing 300mm Riverspray Crescent watermain have sufficient capacity to provide the required fire protection for the proposed development areas. 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
- DEVELOPMENT LIMIT
- EX. WATERMAIN
- PROP. W/M CONNECTION
- PROP. VALVE & CHAMBER
- PROP. VALVE & BOX

CLIENT

CAPREIT APARTMENTS INC.

TITLE

1055 BLOOR STREET, MISSISSAUGA

WATER SERVICING PLAN

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Date	Sept 2026	Proj. No.	25-1018
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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 300mm sanitary sewer system which flows east along Bloor Street, a 250mm sanitary sewer system on Riverspray Crescent which flows north towards a 450mm sanitary sewer on Runningbrook Crescent and a 250mm sanitary sewer system on Riverspray Crescent which flows south towards the 300mm Bloor Street sanitary sewer system 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 17-storey apartment building under existing conditions. The existing building has it's flows directed to the existing 250mm sanitary sewer on Riverspray Crescent which flows north towards Runningbrook Drive. An estimate of the pre-development sanitary sewage flows from the Site to the downstream Runningbrook Drive sanitary sewer system has been calculated using the Region of Peel Design Criteria:

- Average Sanitary Flow = 3.38 L/s (including Inflow/Infiltration allowance)
- Peak Sanitary Flow = 10.97 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 systems 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				
DISCHARGE LOCATION	Bloor Street			Runningbrook Drive	
BLOCK	Block A	Block B	Block C	Block D	*Ex. Building*
RESIDENTIAL SANITARY DEMAND RATE	290 L/person/day			290 L/person/day	
TOTAL RESIDENTIAL UNITS	12 3-Bed Units 8 3-Bed + Den Units 4 4-Bed Units	12 3-Bed Units 8 3-Bed + Den Units 4 4-Bed Units	16 3-Bed Units 12 3-Bed + Den Units 4 4-Bed Units	16 3-Bed Units 12 3-Bed + Den Units 4 4-Bed Units	*1 Bachelor Unit* *152 1-Bed Units* *154 2-Bed Units* *16 3-Bed Units*
TOTAL RESIDENTIAL POPULATION	83 people	83 people	110 people	110 people	*789 people*
PEAKING FACTORS	4.0 (Harmon Peaking Factor)	4.0 (Harmon Peaking Factor)	4.0 (Harmon Peaking Factor)	4.0 (Harmon Peaking Factor)	*3.9 (Harmon Peaking Factor)*
INFLOW / INFILTRATION ALLOWANCE	0.04 L/s	0.04 L/s	0.06 L/s	0.06 L/s	*0.53 L/s*
AVERAGE SANITARY FLOW FROM SITE	0.32 L/s	0.32 L/s	0.43 L/s	0.43 L/s	*3.18 L/s*
PEAK SANITARY FLOW FROM SITE	1.16 L/s	1.16 L/s	1.53 L/s	1.53 L/s	*10.76 L/s*

The approximate peak sanitary flow to the existing Bloor Street sanitary sewer system for the pre- and post-development conditions are 0.00 L/s and 3.85 L/s, respectively and the approximate peak sanitary flow to the existing Runningbrook Drive sanitary sewer system for the pre- and post-development conditions are 10.97 L/s and 12.30 L/s, respectively. Consequently, the increase in peak sanitary design flow resulting from the development to the Bloor Street sanitary sewer system is 3.85 L/s and the increase in peak sanitary design flow resulting from the development to the Runningbrook Drive sanitary sewer system is 1.33 L/s.

4.3. SANITARY SERVICING

4.3.1. SOUTH DEVELOPMENT AREA

Each townhouse unit will have one (1) 125mm diameter sanitary service connection. The unit service connections will be serviced by internal 150mm sanitary sewer networks. The internal 150mm sanitary sewer networks for Block A and Block B will connect separately to the 300mm sanitary sewer on Bloor

Street via a 200mm municipal sanitary connection resulting in two (2) municipal service connections for the South Development Area. As per the Region of Peel requirements, control manholes are proposed to be placed immediately inside the property line for each 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. NORTH DEVELOPMENT AREA

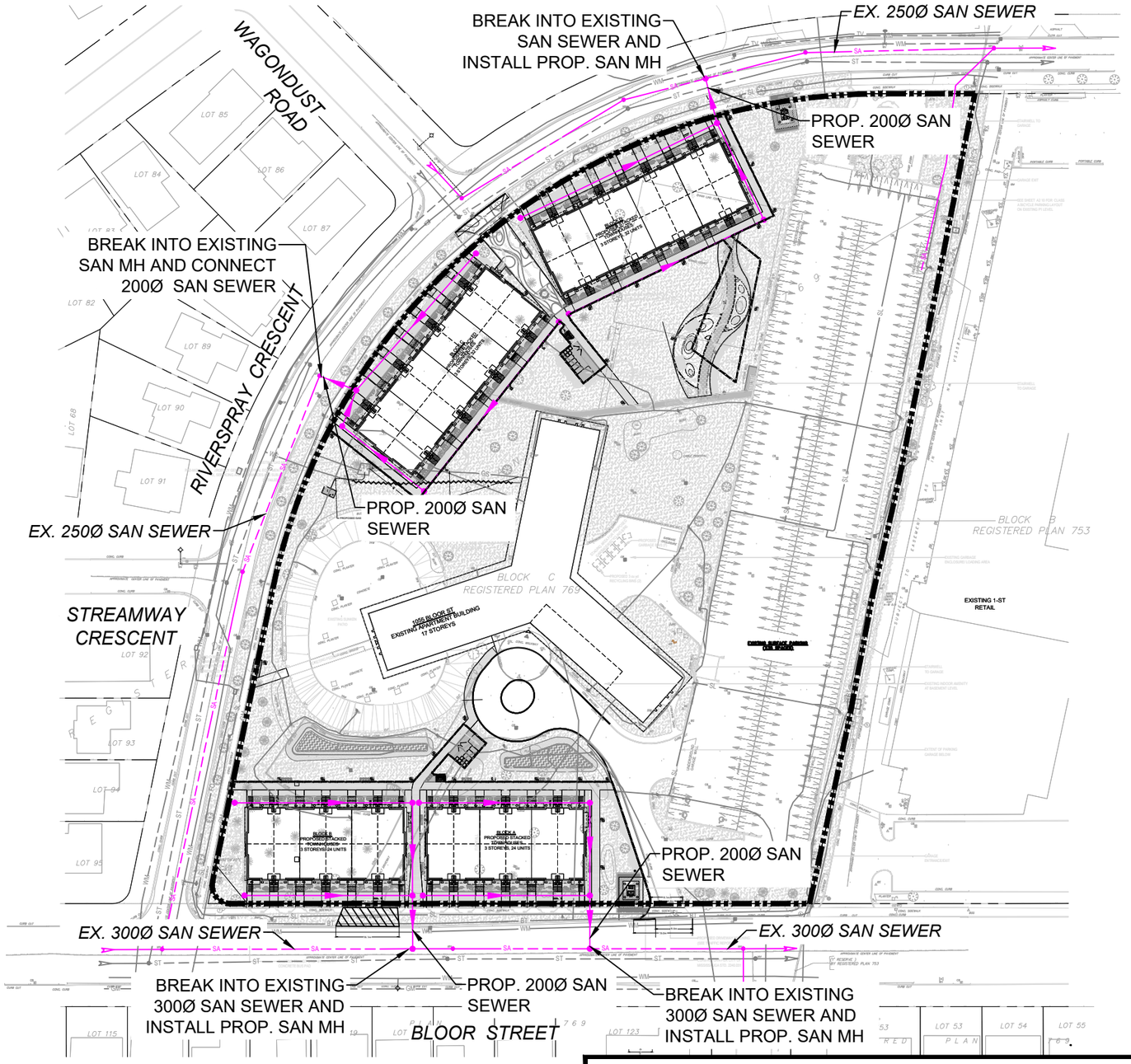
Each townhouse unit will have one (1) 125mm diameter sanitary service connection. The unit service connections will be serviced by internal 150mm sanitary sewer networks. The internal 150mm sanitary sewer network for Block C will connect to the 250mm sanitary sewer on Riverspray Crescent which flows south towards Bloor Street via a 200mm municipal sanitary connection while the internal 150m sanitary sewer network for Block D will connect to the 250mm sanitary sewer on Riverspray Crescent which flows north towards Runningbrook Drive via a 200mm municipal sanitary connection, resulting in two (2) municipal service connections for the North Development Area. As per the Region of Peel requirements, control manholes are proposed to be placed immediately inside the property line for each 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.

4.3.3. EXISTING RESIDENTIAL BUILDING

The existing sanitary service connection from the existing building to the 250mm sanitary sewer on Riverspray Crescent which flows north towards Runningbrook Drive will remain and be maintained in place.

4.4. DOWNSTREAM SEWER CAPACITY

The increase in sanitary flow contributions to the downstream 250mm sanitary sewer on Riverspray Crecent which drains north towards Runningbrook Drive is 1.33 L/s and the increase in sanitary flow contributions to the downstream 300mm sanitary sewer on Bloor Street is 3.85 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
- DEVELOPMENT LIMIT
- EX. SANITARY SEWER
- PROP. SAN CONNECTION
- PROP. STORM MH

CLIENT

CAPREIT APARTMENTS INC.

TITLE

1055 BLOOR STREET, MISSISSAUGA

SANITARY SERVICING PLAN

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Date	Sept 2026	Proj. No.	25-1018
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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 September 7, 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 Little Etobicoke Creek subwatershed. Based on City record drawings, there is a 1050mm storm sewer system on Bloor Street which drains east, a 1200mm storm sewer system on Riverspray Crescent which drains north towards Runningbrook Drive and a storm sewer system on Riverspray Crescent with pipe sizes ranging from 300mm to 600mm in diameter which drains south towards the Bloor Street storm sewer system.

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 Riverspray Crescent which drains north towards Runningbrook Drive while the remainder of the Site drains overland towards the Riverspray Crescent and Bloor Street rights-of-way. Majority of the South Development Area drains overland towards Bloor Street with the remainder of the development area draining towards the existing internal storm drainage system. The North Development Area primarily drains overland towards Riverspray Crescent.

5.3. PROPOSED MINOR STORM DRAINAGE SYSTEM

For the purposes of stormwater management, the Site will have two (2) stormwater management systems ("North" and "South"). 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 to the 2-year pre-development level 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. SOUTH SYSTEM

All storm flows within the South Development Area will be captured at-grade by proposed catchbasins and conveyed through storm sewers to a proposed underground stormwater storage tank ("South Tank") located in the west 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 the South Tank, the internal storm sewer system will be sized to capture and convey flows from all storm events up to the 100-year storm event. Groundwater flows from the Building 'A' and 'B' weeping tile systems will also be conveyed to the South Tank. Based on the Hydrogeological Investigation Report prepared by MTE Consultants Inc., dated April 10, 2026, the maximum estimated permanent dewatering requirement for the South Development Area is 270 L/day (0.003 L/s). The South Tank will be designed to hold a volume of 114 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 Riverspray Crescent. A mechanical pump system will be used to control the flow from the chamber to a peak release rate of 15.0 L/s. The release rate is such that for all storm events up to the 100-year storm event, the total outflow from the Site (groundwater + storm flows) is reduced to the 2-year pre-development level to conform with the 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 600mm storm sewer on Riverspray Crescent which drains south towards Bloor Street via a 300mm 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 April 2026 MTE Hydrogeological Investigation Report indicates that the on-site groundwater quality does not meet the criteria for discharge to the storm sewer without pre-treatment. Therefore, to meet water quality criteria, an Oil-Grit Separator (HD-5) is proposed to treat the combined groundwater and storm flows to achieve an 80% TSS removal rate in accordance with the City of Mississauga stormwater management criteria. Two (2) rain garden systems with a total volume of 36 m^3 will be provided within the South Development Area for stormwater to be retained, infiltrated and/or reused on-site to meet the water balance requirement for the overall proposed development.

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 South 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. NORTH SYSTEM

All storm flows within the North Development Area will be captured at-grade by proposed catchbasins and conveyed through storm sewers to a proposed underground stormwater storage tank ("North Tank") located in the east 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 the North Tank, the internal storm sewer system will be sized to capture and

convey flows from all storm events up to the 100-year storm event. Groundwater flows from the Building 'C' and 'D' weeping tile systems will also be conveyed to the North Tank. Based on the April 2026 MTE Hydrogeological Investigation Report , the maximum estimated permanent dewatering requirement for the North Development Area is 990 L/day (0.01 L/s). The North Tank will be designed to hold a volume of 178 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 Riverspray Crescent. A mechanical pump system will be used to control the flow from the chamber to a peak release rate of 7.5 L/s. The release rate is such that for all storm events up to the 100-year storm event, the total outflow from the Site (groundwater + storm flows) is reduced to the 2-year pre-development level to conform with the 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 1200mm storm sewer on Riverspray Crescent which drains north towards Runningbrook Drive via a 375mm 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 April 2026 MTE Hydrogeological Investigation Report indicates that the on-site groundwater quality does not meet the criteria for discharge to the storm sewer without pre-treatment. Therefore, to meet water quality criteria, an Oil-Grit Separator (HD-5) is proposed to treat the combined groundwater and 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 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 North 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.

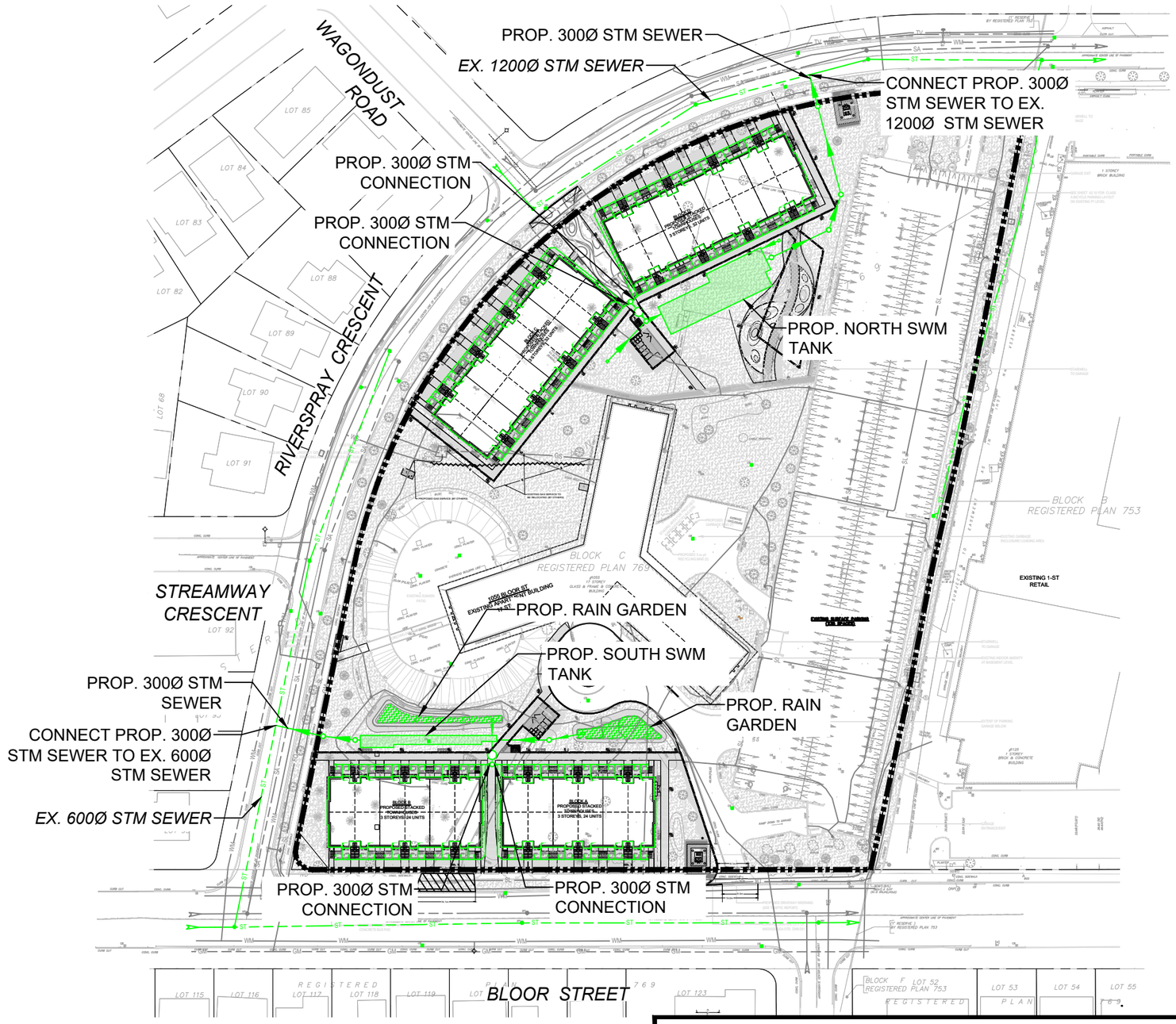
The on-site storm sewers and storm service connection within the municipal right-of-way will be designed to City of Mississauga standards and the storm services within the proposed buildings will be designed by the Site mechanical consultant to meet Ontario Plumbing Code Standards. The proposed storm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

5.4. 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 ill be provided to direct excess flows to the Riverspray Crescent and Bloor Street rights-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 rights-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 rights-of-way.



LEGEND

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

CLIENT

CAPREIT APARTMENTS INC.

TITLE

1055 BLOOR STREET, MISSISSAUGA

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 2026	Proj. No.	25-1018
Scale	1: 1250	Figure No.	6

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6. SITE GRADING

Under existing conditions, the north development area generally slopes from east to west with existing elevations generally ranging from to 130.0 masl to 134.0 masl. The south development area generally slopes from southwest to northeast with existing elevations generally ranging from 131.0 masl to 134.0 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 development areas 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 sewers on Riverspray Crescent. Overland flow routes are provided to direct major storm drainage away from proposed and existing structures towards the Riverspray Crescent and Bloor Street rights-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 South Development Area will be serviced by the existing Zone 2 200mm watermain on Bloor Street and the existing Zone 2 300mm watermain on Riverspray Crescent while the North Development Area will be serviced by the existing Zone 2 300mm watermain on Riverspray Crescent. The results of the hydrant flow tests performed by Hydrant Testing Ontario in May 2025 indicate that there is sufficient water supply in the municipal watermain system to meet the demands of the proposed development areas. 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 buildings are to be designed by the Site mechanical consultant per OBC, and coordinated with EnVision.

7.1.2. SANITARY SERVICING

The South Development Area will have two (2) 200mm sanitary connections which will discharge flows to the existing 300mm sanitary sewer system on Bloor Street. The North Development Area will have one (1) 200mm sanitary connection for Block C to the existing 250mm sanitary sewer on Riverspray Crescent which flows south towards Bloor Street and one (1) 200mm sanitary connection for Block D to the existing 250mm sanitary sewer on Riverspray Crescent which flows north towards Runningbrook Drive. The proposed development will increase flows to the Runningbrook Drive sanitary sewer system by 1.33 L/s and will increase flows to the Bloor Street sanitary sewer system by 3.85 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 connections within the municipal right-of-way will be designed to Region of Peel standards while the sanitary services within the proposed buildings 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 Oil-Grit Separators (HD-5). In compliance with City of Mississauga guidelines, the total discharge rate 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 and existing buildings, and towards the adjoining public rights-of-way.

One (1) 300mm storm service connection will be provided from the South Development Area to the existing 600mm storm sewer on Riverspray Crescent which flows south towards Bloor Street. One (1) 375mm storm service connection will be provided from the North Development Area to the existing 1200mm storm sewer on Riverspray Crescent which flows north towards Runningbrook Drive. The on-site storm sewers and storm service connections within the municipal right-of-way will be designed to City of Mississauga standards while the storm services within the proposed buildings 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



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Reviewed by

Alex Williams, P.Eng.
Director – Land Development
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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.

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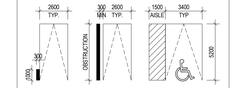
This limitations statement is considered an integral part of this report.

APPENDIX A:

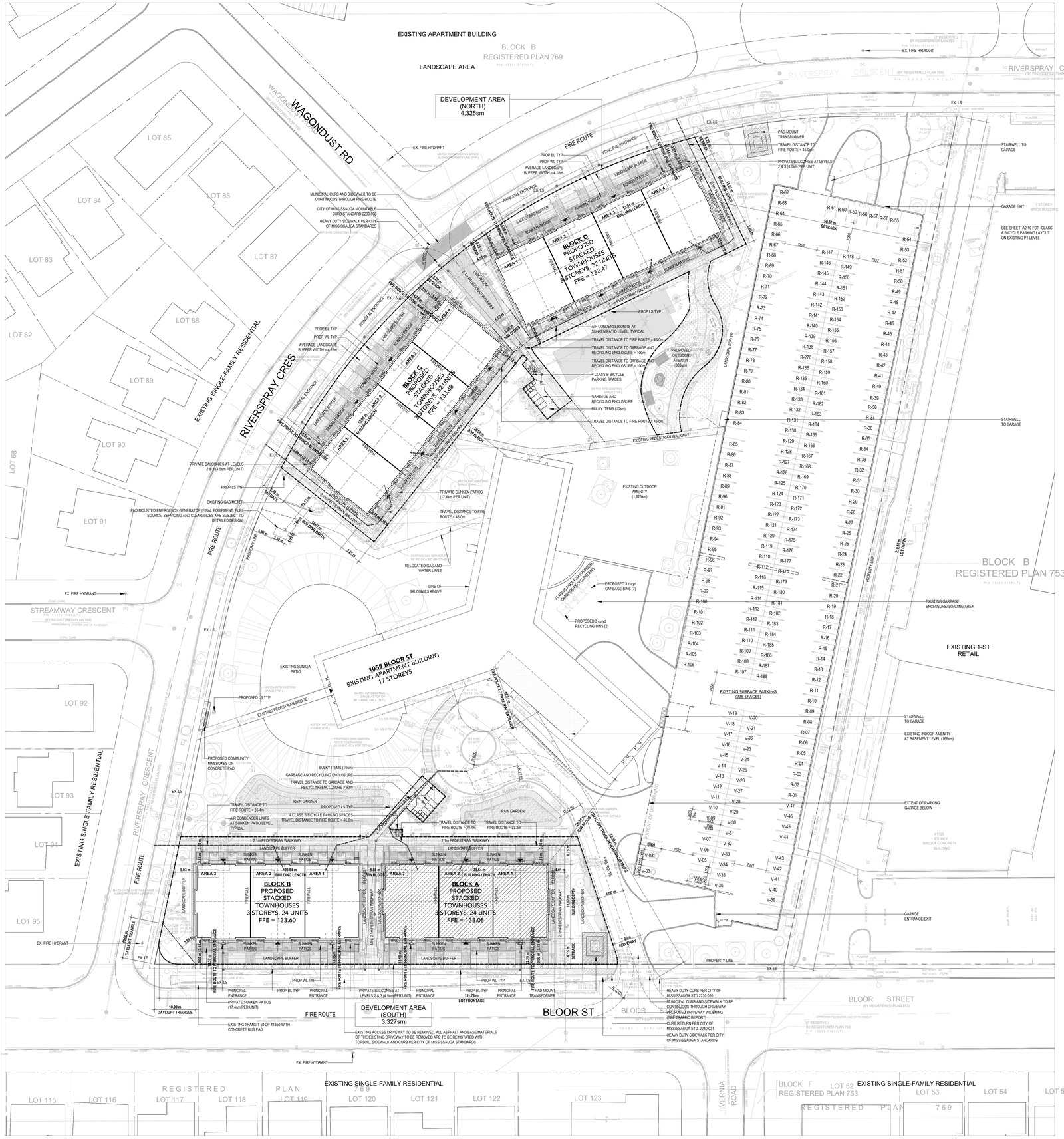
Site Plan, Topographic Survey & Subsurface Utility Investigation

TYPICAL PROPOSED VEHICULAR PARKING SPACE:
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 PROPOSED HORIZONTAL BICYCLE PARKING SPACE:	
WIDTH: LENGTH: VERTICAL CLEARANCE:	0.6m (MIN) 1.8m 1.9m

TYPICAL PROPOSED VERTICAL BICYCLE PARKING SPACE:	
WIDTH: LENGTH: VERTICAL CLEARANCE:	0.6m (MIN) 1.2m 1.9m



SITE PLAN
SCALE: 1 : 350
1 / A1-00A

KEY MAP



SITE AND BUILDING STATISTICS		
EXISTING ZONING: RA5-1	PROPOSED ZONING: RA5-1	
	AREA (sm)	**AREA (sf)**
GROSS LOT AREA DEVELOPMENT AREA	28,234 sm 7,594 sm	303,918 sf 81,741 sf
TOTAL GFA	**44,692 sm**	**481,060 sf**
LOT FRONTAGE LOT DEPTH EXISTING BUILDING HEIGHT	151.78 m 210.16 m 50.4 m (APPROX.)	498 ft 690 ft 165 ft (APPROX.)
BLOCK A BUILDING HEIGHT (ZONING) BLOCK B BUILDING HEIGHT (ZONING) BLOCK C BUILDING HEIGHT (ZONING) BLOCK D BUILDING HEIGHT (ZONING)	12.06 m 11.97 m 12.22 m 11.87 m	39.6 ft 39.3 ft 40.1 ft 38.9 ft
BLOCK A BUILDING HEIGHT (BUILDING PERMIT) BLOCK B BUILDING HEIGHT (BUILDING PERMIT) BLOCK C BUILDING HEIGHT (BUILDING PERMIT) BLOCK D BUILDING HEIGHT (BUILDING PERMIT)	7.78 m 7.69 m 7.94 m 7.59 m	25.5 ft 25.2 ft 26.1 ft 24.9 ft
No. OF STOREYS	**17 STOREYS EXISTING / 3 STOREYS PROPOSED**	
DENSITY (FSI)	1.6	(TOTAL GFA / GROSS LOT AREA)
LANDSCAPE AREAS - *DEVELOPMENT AREA*		
BUILDING COVERAGE HARDSCAPE COVERAGE LANDSCAPE COVERAGE	3,422 sm (45%) 2,815 sm (37%) 1,357 sm (18%)	(BUILDING FOOTPRINT / DEV. AREA) (PAVING AREA / DEV. AREA (LANDSCAPE AREA / DEV. AREA)
LANDSCAPE AREAS - *GROSS LOT AREA*		
NON-LANDSCAPE AREA LANDSCAPE AREA SOFT LANDSCAPE AREA	15,891 sm (56.3%) 12,343 sm (43.7%) 10,169 sm (82.4%)	(NON-LANDSCAPE AREA / GROSS LOT AREA) (LANDSCAPE AREA / GROSS LOT AREA) (SOFT LANDSCAPE AREA / LANDSCAPE AREA)
LANDSCAPE BUFFER	**REQUIRED**	**PROPOSED**
PROPOSED STACKED TH	4.5 m	3.00 - 5.31 m
EXISTING BUILDING STATISTICS (APPROXIMATE)		

	GFA (sm)	GFA (sf)	UNITS
17-ST HIGH RISE (RENTAL)	31,314 sm	337,061 sf	323
TOTAL	**31,314 sm**	**337,061 sf**	**323**

PROPOSED GROSS FLOOR AREA

	GFA (sm)	GFA (sf)	
BLOCK A (RENTAL) BLOCK B (RENTAL) BLOCK C (RENTAL) BLOCK D (RENTAL)	2,875 sm 2,875 sm 3,821 sm 3,821 sm	30,950 sf 30,950 sf 41,129 sf 41,129 sf	
TOTAL	**13,392 sm**	**144,158 sf**	

PROPOSED UNIT MIX AND COUNT

	3 BED	3 BED + DEN	4 BED	TOTAL
BLOCK A	12	8	4	24
BLOCK B	12	8	4	24
BLOCK C	16	12	4	32
BLOCK D	16	12	4	32
TOTAL	**56** (50%)	**40** (36%)	**16** (14%)	**112**

AMENITY SPACES

AMENITY AREA RATES

OUTDOOR EXISTING	OUTDOOR PROPOSED	PRIVATE OUTDOOR
5.6 sm/ UNIT	2.8 sm / UNIT	4.5 sm / UNIT

INDOOR EXISTING
0.52 sm/UNIT

INDOOR AMENITY	EXISTING	RETAINED
EXISTING APARTMENT	168 sm	168 sm

COMMUNAL OUTDOOR AMENITY	REQUIRED	PROPOSED
EXISTING APARTMENT (5.6sm/UNIT) PROPOSED STACKED TH (2.8sm/UNIT)	1,809 sm 314 sm	1,825sm 383 sm
TOTAL COMMUNAL OUTDOOR AMENITY	**2,123 sm**	**2,208 sm**

PRIVATE OUTDOOR AMENITY		
STACKED TH SUNKEN PATIOS (6.0sm/UNIT) STACKED TH BALCONIES (4.5sm/UNIT)	672 sm 252 sm	1,949 sm 504 sm
TOTAL PRIVATE OUTDOOR AMENITY	**924sm**	**2,453 sm**
TOTAL OUTDOOR AMENITY AREA	**3,047sm**	**4,661sm**

PARKING SPACES RATES

SURFACE RESIDENT PARKING	SURFACE RESIDENTIAL VISITOR PARKING
0.77/UNIT	0.13/ UNIT
STACKED TH RESIDENT PARKING	STACKED TH RESIDENTIAL VISITOR PARKING
1.33/ UNIT	0.04/ UNIT

PARKING SPACES	EXISTING	RETAINED
SURFACE PARKING UNDERGROUND PARKING	243 SPACES 216 SPACES	235 SPACES 210 SPACES
TOTAL SPACES	**459 SPACES**	**445 SPACES**

BARRIER-FREE PARKING	REQUIRED	PROPOSED
REQUIRED VISITOR RATE 4% OF TOTAL REQUIRED		
SURFACE PARKING UNDERGROUND PARKING	4 SPACES 6 SPACES	3 SPACES 6 SPACES

NOTE: REFER TO TRANSPORTATION IMPACT STUDY FOR FURTHER DETAILS.

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 CLASS B	67 SPACES 6 SPACES	67 SPACES 8 SPACES
TOTAL SPACES	**73 SPACES**	**75 SPACES**

NOTE: BICYCLE REPAIR STATION PROVIDED ON P1 LEVEL.

LOADING SPACE RATES

RESIDENTIAL LOADING

LOADING SPACES

	EXISTING	RETAINED
RESIDENTIAL	1	1

SURVEY INFORMATION
PLAN OF SURVEY OF ALL OF BLOCK C
REGISTERED PLAN 769
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

PREPARED BY:
R. AVIS SURVEYING INC.
TORONTO, ON
T: (416) 490-8352

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	26/05/08	50% PROGRESS SET
2	26/06/04	65% PROGRESS SET
3	26/07/03	80% PROGRESS SET
4	26/08/21	85% PROGRESS SET

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

SITE PLAN APPLICATION #: SP 25-49 W3

CANADIAN APARTMENT PROPERTIES • REIT

PROJECT NORTH | TRUE NORTH | SEAL

Project:
1085 BLOOR STREET, BLOCK A

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.
AN	25-106
Date Plotted:	Scale:
2026-08-28 12:57:39 PM	As indicated

Drawing No.:
A1-00A

FILE NAME/Autodesk Docs:/25106_1055BloorSt_ACC/25106_1055BloorSt.rvt

A0


BLOCK B
REGISTERED PLAN 769
PIN 13323-0137(LT)
WAGONDUST ROAD
(BY REGISTERED PLAN 769)
RIVERSPRAY CRESCENT
(BY REGISTERED PLAN 769)
PIN 13323-0140(LT)
(1' RESERVE)
BY REGISTERED PLAN 753
PIN 13323-0142(LT)
RIVERSPRAY CRESCENT
(BY REGISTERED PLAN 753)
PIN 13323-0139(LT)
LOT 85
LOT 84
LOT 86
LOT 83
LOT 87
LOT 82
LOT 88
LOT 89
LOT 68
LOT 90
LOT 91
LOT 92
LOT 93
LOT 94
LOT 95
REGISTERED PLAN 769
BLOCK C
REGISTERED PLAN 769
PIN 13323-0138(LT)
#1055
17 STOREY
GLASS & FRAME & CONCRETE
BUILDING
1 STOREY
BRICK BUILDING
#1125
1 STOREY
BRICK & CONCRETE
BUILDING
BLOCK B
REGISTERED PLAN 753
PIN 13323-0139(LT)
STREAMWAY CRESCENT
PIN 13323-0143(LT)
(BY REGISTERED PLAN 769)
BLOOR STREET
(BY REGISTERED PLAN 769)
PIN 13323-0141(LT)
BLOOR STREET
(BY REGISTERED PLAN 753)
IVERNIA ROAD
BLOCK F LOT 52
REGISTERED PLAN 753
LOT 115
LOT 116
LOT 117
LOT 118
LOT 119
LOT 120
LOT 121
LOT 122
LOT 123
LOT 53
LOT 54
LOT 55
REGISTERED PLAN 769
TENNIS COURT
GRASS
PARKING LOT
SUBJECT TO EASEMENT
A=107.84
A=215.68(MEAS)
C=105.76
N11°45'29"E
N31°17'55"E(P1,M)
147.30(P1,P2,ST)
N82°09'40"E
C=7.09(P1,SET)
A=8.12(P1,P2,M)
D=4.57(P1,P2,ST)
N30°10'20"E
N34°56'20"E
N31°16'40"E(M)
N32°10'00"E(P3,P4)
N11°15'15"E(M)
N31°18'43"E(P1)
N26°26'(P1,SET)
N13°34'20"E
(P1,SET)
N30°09'(P3,ST)
N30°09'(P3,M)
N30°09'(P3,SET)
N34°56'20"E
2.87
N31°17'55"E(P1,M)
147.30(P1,P2,ST)
N30°10'20"E
169.47
N82°09'40"E
C=7.09(P1,SET)
A=8.12(P1,P2,M)
D=4.57(P1,P2,ST)
N11°45'29"E
A=107.84
A=215.68(MEAS)
C=105.76
N11°15'15"E(M)
N31°18'43"E(P1)
N26°26'(P1,SET)
N13°34'20"E
(P1,SET)
N30°09'(P3,ST)
N30°09'(P3,M)
N30°09'(P3,SET)
N34°56'20"E
2.87
N31°16'40"E(M)
N32°10'00"E(P3,P4)

CAPREIT

Infrastructure Intelligence Services Inc.

INTEGRITY | COLLABORATION | PERFORMANCE

SUE – Quality Level B – Utility Locates
1055 Bloor Street, Mississauga

Study Area



Project # 2019-350I
May 28, 2025

615 Main St. E.
Milton, Ontario
L9T 3J2

905-699-1065
info@i2sinc.ca
I2Sinc.ca

Draft

May 28, 2025

CAPREIT
11 Church Street
Toronto, ON
M5E 1W1

Infrastructure Intelligence Services Inc.
INTEGRITY | COLLABORATION | PERFORMANCE

Att: Ben McCauley,

RE: SUE – Quality Level B – Utility Locates
1055 Bloor Street, Mississauga

Infrastructure Intelligence Services Inc. (I2S Inc.) is pleased to submit our results for the QL-B investigation completed at the above referenced site. The intent of the investigation was to locate surrounding buried utilities along the municipal right of ways that may be impacted by future development of the site.

A summary of findings are as follows:

Horizontal Linework (QL-B)

- The utilities in the right of ways along Riverspray/Bloor Street and within private property were surveyed as per the scope of the investigation and were readily located.
- Record drawing 25908-D indicates a 200mm water main along the west boulevard on Riverspray Crescent, but no traceable signal was detected (record indicates this pipe to abandoned).
- The Water main along Riverspray Crescent, passing the intersection with Wagoundust Road was marked as QL-D level due to signal lost (untoneable pipeline) and cross-referenced with available records # 25909-D/25908-D.
- Hydro for streetlights on the east side of the building was traced until the stairwell and subsequently the signal was lost passing that point due to underground garage.
- Invert measurements were collected for the corresponding upstream and downstream manholes/catch basins along Riverspray/Bloor Street and within the property. However, we were unable to properly collect measurements for the municipal storm sewer lines due to offset pipes and sizes.

Draft

615 Main St. E.
Milton, Ontario
L9T 3J2

905-699-1065
info@i2sinc.ca
I2Sinc.ca

Attachments

The following information is attached**:**

Appendix A – Composite Utility Plan Drawing

- Contains a drawing(s) showing utilities based on their level of quality/confidence.

Appendix B – Utility Circulation & On1Call Records

- Record drawings from utilities and/or stakeout sheets provided through a record drawing/ON1Call request.

Appendix C – SUE Methodology

- Further details on the ASTM 38 Standard and the tool/approaches used to collect buried infrastructure data.

Given the size and attachments, they are provided via a digital sharing link – Attachment Link.

Closing

Please feel free to contact the undersigned if you have any questions or comments.

Sincerely,

Niall Quinlan
Manager, I&I Services
Tel.: 647-229-9175
Email: niall.quinlan@i2sinc.ca

Draft

Prepared By:

Infrastructure Intelligence Services Inc.

Juan Carlos Gallardo
Subservice Utility Engineering Coordinator

Niall Quinlan
Manager, Inflow and Infiltration Services

Revisions Registry

Description	Date	Comments

Qualifications and Limitations

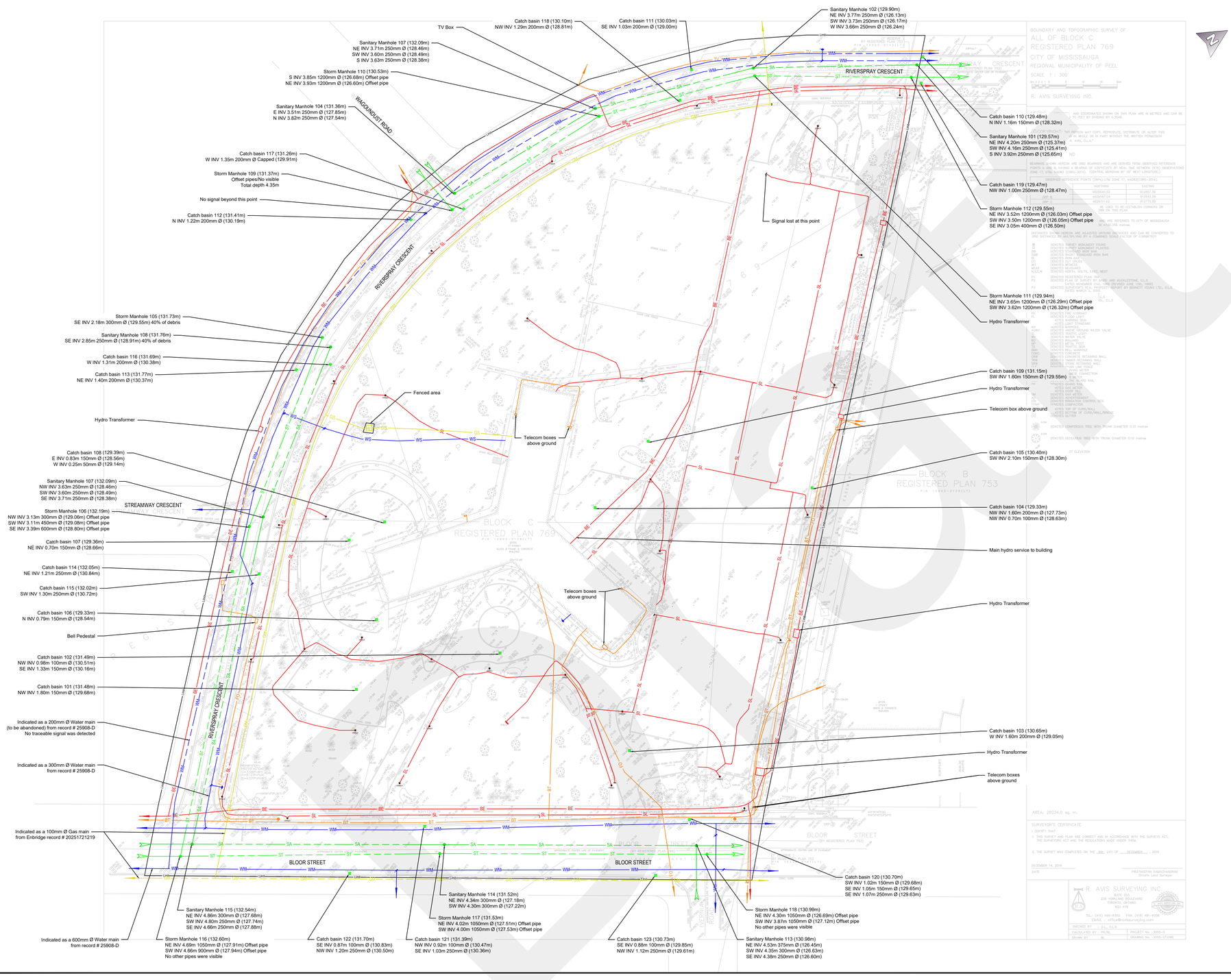
Infrastructure Intelligence Services Inc. (I2S) has prepared this report for the Project Owner in accordance with the industry practices and the scope of work agreed upon for the project. The information contained is based on the judgement of data provide to I2S and collected in the field by I2S. The information is current as per the date that the information was collected, and any changes made following the investigation are not covered by this report. Third party information provided by the Project Owner has been relied upon and I2S is not responsible for the accuracy of that information. The report should be treated as confidential information and should not be used by any third parties unless agreed upon by I2S. Any damages incurred by unauthorized parties using the data is their responsibility.

Draft

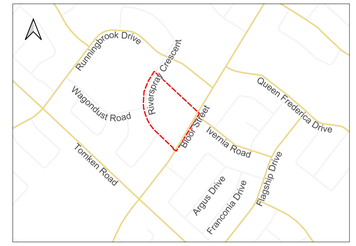
Appendix A

Composite Utility Plan Drawing

Draft



KEY MAP



GENERAL NOTES

1. FIELD INVESTIGATION DISCLAIMER:

THE FIELD INVESTIGATION WAS CONDUCTED IN MAY 2025. 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: FROM THE WEST CURBLINE ON RIVERSPRAY CRESCENT AT THE NORTHWEST SIDE OF PROPERTY 1055 BLOOR STREET TO THE SOUTH CURBLINE ON BLOOR STREET AND EAST SIDE OF PROPERTY LINE. 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 SIGNS 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
- STC — 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.

CAPREIT
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	J. Gallardo	May 27, 2025
CHECKED	N. Quinlan	May 27, 2025
APPROVED	N. Quinlan	May 27, 2025
SCALE	1:600	

PROJECT.
1055 Bloor Street, Mississauga

DRAWING.
SUE Investigation Results - QL-B

PROJECT NO. 2019-350I

SHEET NO. 01 of 01

Appendix B

Utility Circulation & On1Call Records

Draft

Project Reference	2019-350_01 QLB
Location	1055 Bloor St, Mississauga
ON1Call #	20251721219

Utility Circulation List

#	Utility Name	Request Date	Contact Info	Email Address	Phone Number	Date Received	Notes
1	# Client provided drawings		NA	NA	NA	2024-10-07	PDF, DWG, XML, TIF
2	City Drawings			engdrawings@toronto.ca	416 338 5023		No response
3	Bell Canada		General Mailbox	bell.moc@telecon.ca	416 296 6587	2025-04-25	PDF
4	Beanfield		General Mailbox	gtapucc@beanfield.com		2025-05-14	Email, Site Clear
5	Rogers Cable Communications		General Mailbox	GTA.Markups@rci.rogers.com	905 361 4953	2025-05-05	PDF, DWG
6	Alectra		General Mailbox	RecordsMississauga.Info@alectrautilities.com		2025-05-02	PDF
7	Enbridge Gas		General Mailbox	Mark-Ups@enbridge.com	416 758 7956	2025-04-29	PDF
8	Tera Span		General Mailbox	TPUCC@teraspan.com	604 630 1491	2025-04-27	Email, Site Clear
9	Zayo		General Mailbox	Utility.Circulations@Zayo.com	416 649 7509	2025-04-25	Email, Site Clear
10	Videotron		General Mailbox				N/A
11	Enwave		General Mailbox	tpucc@enwave.com	437-216-4341		N/A
12	TTC		General Mailbox	TPUCCAdministration@ttc.ca			No response
13	Telus		General Mailbox	telusutilitymarkups@telecon.ca	905 804 6219		No response
14	Hydro One		General Mailbox	TPUCCDrawings@hydroone.com		2025-04-25	Email, Site Clear

Draft



NOTES

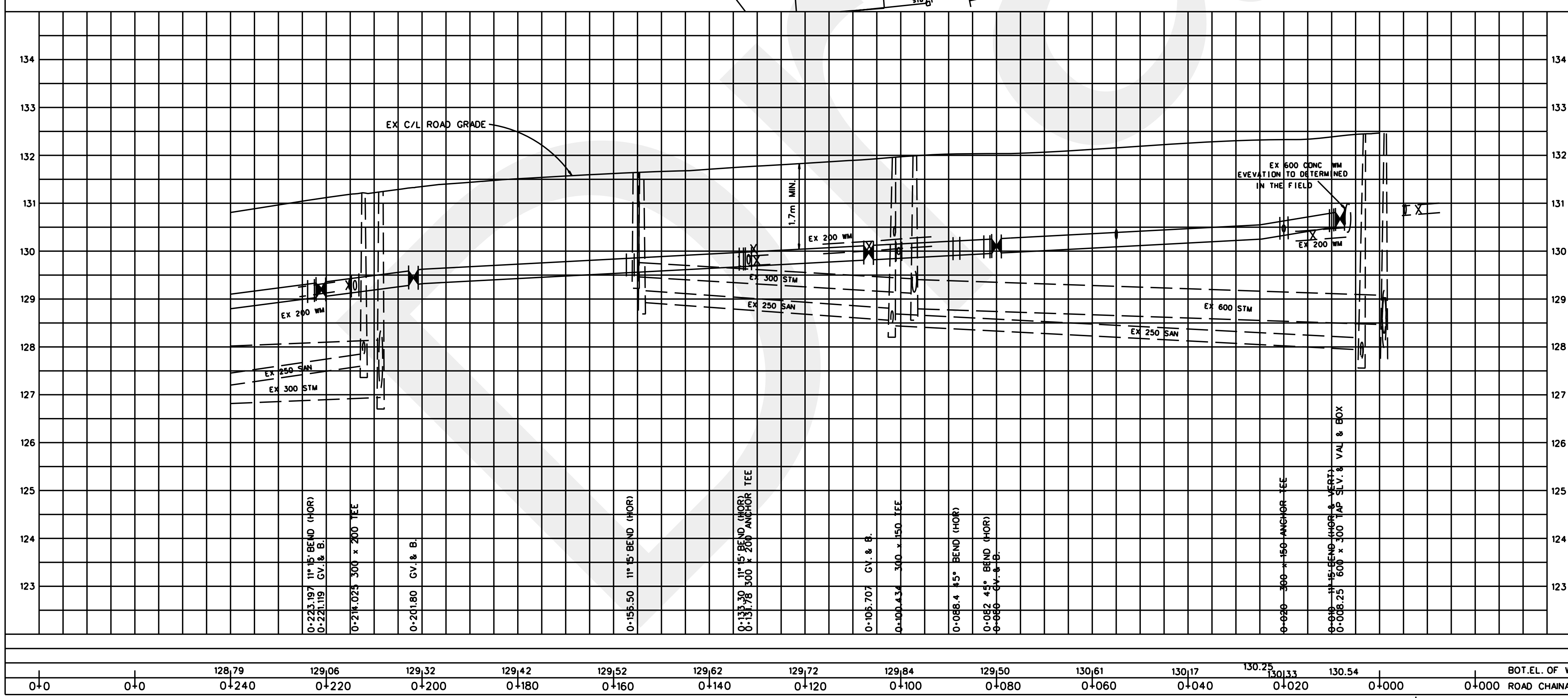
1. ALL W/S'S 19mm OR SMALLER TO BE REPLACED WITH 25mm COPPER TYPE K W/S'S
2. FOR GENERAL NOTES AND LEGEND SEE DWG. No. 25904-D
3. FOR REINSTATEMENT DETAIL AND DETAIL OF BEDDING AND BACKFILL SEE DWG. No. 25409-D

SERVICE DATA

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

REVISIONS

DATE	DETAILS	INIT.
SEPT 16 02	AS CONSTRUCTED	B.E.



General Notes

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

B.M. NO. ELEV.

THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION LOCATION OF EXISTING UTILITIES APPROXIMATE ONLY. TO BE VERIFIED IN FIELD BY CONTRACTOR.

DESIGNED BY ____ CHKD. ____ APPROVED BY ____

NOTICE TO CONTRACTOR

48 HOURS PRIOR TO COMMMENCING WORK NOTIFY THE FOLLOWING

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

10m 0 10 20 30m HORIZONTAL SCALE

1m 0 1 2 3m VERTICAL SCALE

Region of Peel
Public Works

RIVERSPRAY CRESCENT

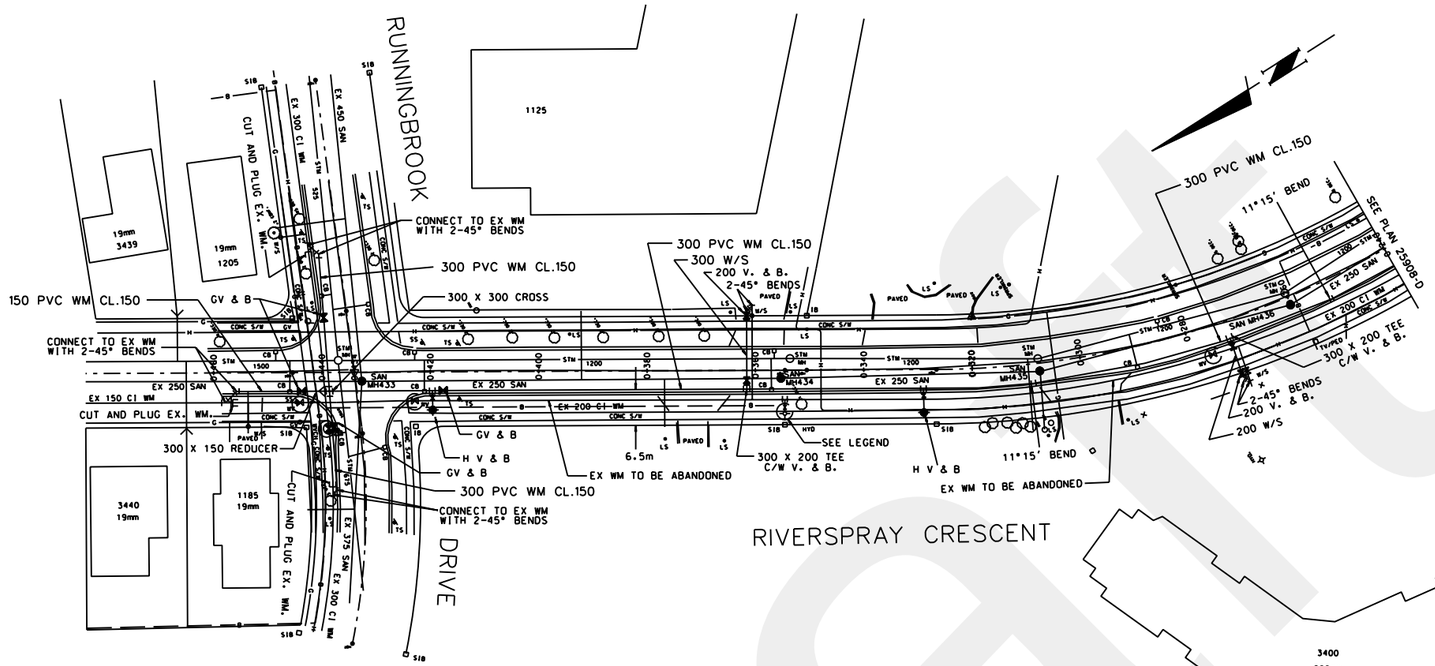
(FROM BLOOR STREET TO RUNNINGBROOK DRIVE)

300 mm WATERMAIN

Sta. 0+000 **To Sta.** 0+240

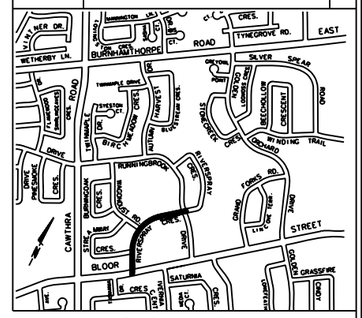
LOTS	AREA Z-20	PROJECT NO. 00-1370
CHECKED BY	DRAWN BY B.E.	PLAN NO. 25908-D
DATE MAR. 29, 00	SHEET 1 OF 2	

25908_d.dgn 03/12/08 1:09:52 PM



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

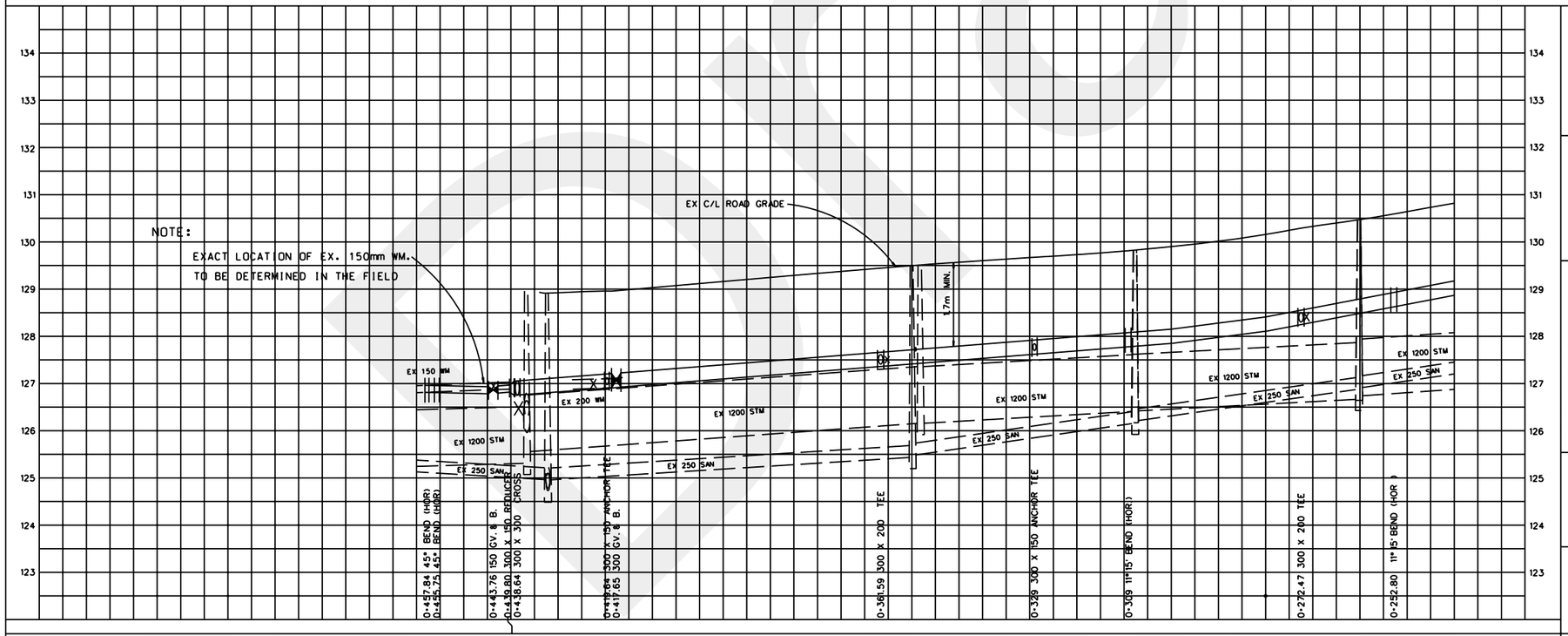
REVISIONS		
DATE	DETAILS	INIT.
SEPT 17 02	AS CONSTRUCTED	B.E.



KEY PLAN N.T.S.

NOTES

1. FOR GENERAL NOTES AND LEGEND SEE DWG. No. 25904-D
2. FOR REINSTATEMENT DETAIL AND DETAIL OF BEDDING AND BACKFILL SEE DWG. No. 25409-D



General Notes

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

B.M. NO. ELEV.

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DESIGNED BY | CHKD. | APPROVED BY

NOTICE TO CONTRACTOR

48 HOURS PRIOR TO COMMENCING WORK NOTIFY THE FOLLOWING

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

10m 0 10 20 30m HORIZONTAL SCALE

1m 0 1 2 3m VERTICAL SCALE

Region of Peel
Public Works

RIVERSPRAY CRESCENT

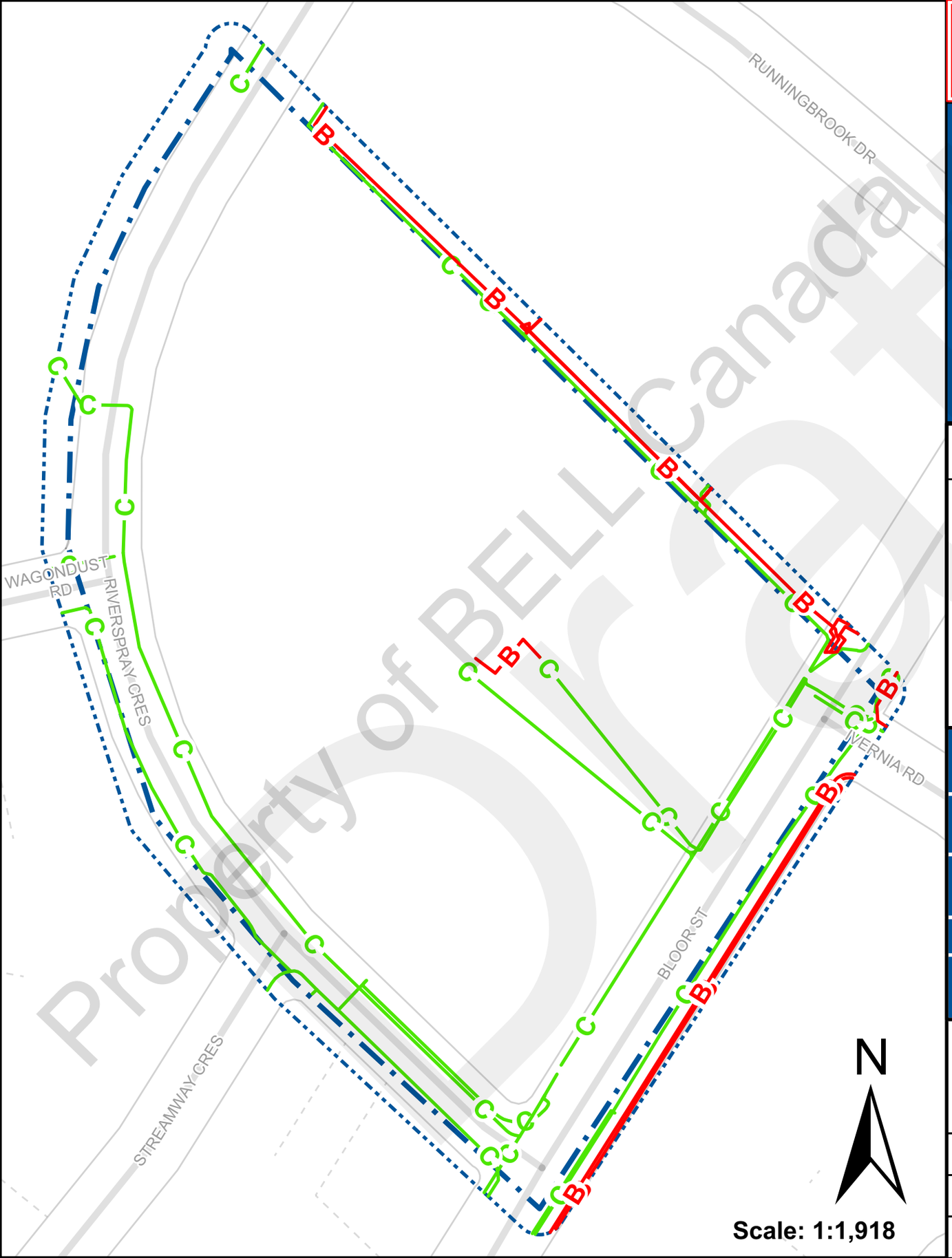
(BLOOR STREET TO RUNNINGBROOK DRIVE)

300mm WATERMAIN

Sta. 0+240 **To Sta.** 0+434

LOTS	AREA Z-20	PROJECT NO.	00-1370
CHECKED BY	DRAWN BY B.E.		
DATE APR. 1, 00	SHEET 2 OF 2	PLAN NO.	25909-D

25909_d.dgn 03/12/08 1:10:38 PM



PLEASE NOTE:

THIS DRAWING IS INTENDED FOR PRE-ENGINEERING MARKUP ONLY - NOT FOR PERMIT TO PROCEED CONSTRUCTION. BELL CANADA PLANT LOCATION IS APPROXIMATE

Bell

Municipal Operations Department

Floor 2, 100 Wynford Drive
Toronto, Ontario, M3C 4B4

Email: bellmarkups@bell.ca

This plan or drawing is the property of Bell Canada and the copyright of which is owned by Bell Canada. This plan or drawing may not be copied or used by others without the written consent of Bell Canada, which may be withheld at Bell Canada's discretion.

Bell Canada Legend Info

- B — BELL Infrastructure
- C — Existing Conduit
- One Call Center - Dig Area
- Dig Area Buffer (10.0m)

CALL FOR LOCATES
1-800-400-2255

HAND DIG
If within 1m of Bell plant

HAND DIG
when crossing Bell plant

Maintain clearance of 0.6m

If further details required
you must acquire Locates or Test Pits

Ticket request date:
24-04-2025 14:18:34
Ticket creation date:
25-04-2025 05:55:50

Markup #: 20251721219

Dwg #: 1

Location: 1055 BLOOR ST

ROGERS

Rogers Communications
Outside Plant
Engineering
3573 Wolfdale Road
Mississauga, ON
L5C 3T6

Markup Response Form

Application Date	April 24, 2025	**Applicant:**	Infrastructure Intelligence Services Inc
Date Returned:	May 5, 2025		
Rogers Ref. No.:	M252321	**Applicant Ref. No.:**	20251721219
Location / Municipality:	1055 Bloor St /Mississauga		

Rogers Communications has reviewed your drawing(s) as requested.
Our comments follow below with an "X" indicating Rogers' stance on your proposed plan.

Markup Response is valid for 6 months from the date issued.

Please inform Rogers Communications a minimum of 6 - 12 months in advance of the proposed construction schedule in order to coordinate our plant relocation.

Contact Ontario One Call at 1-800-400-2255 or www.on1call.com at least 5 business days before beginning work to obtain utility locates.
Hand dig / Vac truck when crossing, or within 1.0m of existing Rogers plant.
Plant is to approximation.

Comments:

[X]	**Markup Only**	Not for PUCC Approval
[ ]	**No Plant**	Rogers Communications currently does not possess existing plant in the area indicated on your attached plans
[X]	**For your Reference**	Rogers Communications currently has existing plant as marked on your drawing. Our standard depth in this municipality is: 1m Please ensure you maintain clearances of 0.3m vertically and 0.6m horizontally
[ ]	**No Conflict**	Meets with Approval
[ ]	**CONFLICT**	Your proposed construction appears to encroach within existing Rogers Communications plant. Please ensure you maintain clearances of 0.3 m vertically and 0.6 m horizontally. For hand dig maintain 0.6 m and for directional bore maintain 1.0 m horizontally. Please relocate your proposed construction to allow adequate clearance

CAUTION NOTES:

[ ]	Use vactruck and expose ducts, maintain minimum of 0.6m clearance
[X]	Rogers Communications has aerial plant in this area, as it is indicated on the attached plans
[X]	Fiber Optic Cable is present in the area of your proposed construction. Please obtain locates and maintain minimum 1.0m/1.0m clearance
[ ]	Proposed Fiber Optic Cable in a joint use duct structure
[X]	Plant currently under construction

Itishree Samantaray
Rogers.MOC@telecon.ca

May 5, 2025
DATE

Draft

Planning & Design Response Form

Received Date: ***4/24/2025***

Ontario One Call Request Number:
20251721219

Company:*INFRASTRUCTURE INTELLIGENCE SERVICES INC*

Region: ***Mississauga***

Contact Name:*NIALL QUINLAN*

Boundaries:*1055, BLOOR ST*

Completed by: RecordsMississauga.Info@alectrautilities.com

Please find attached drawing file containing our underground facilities and land base information for your project area.

Proposed work identified in this area. ☐
For information regarding status please contact:

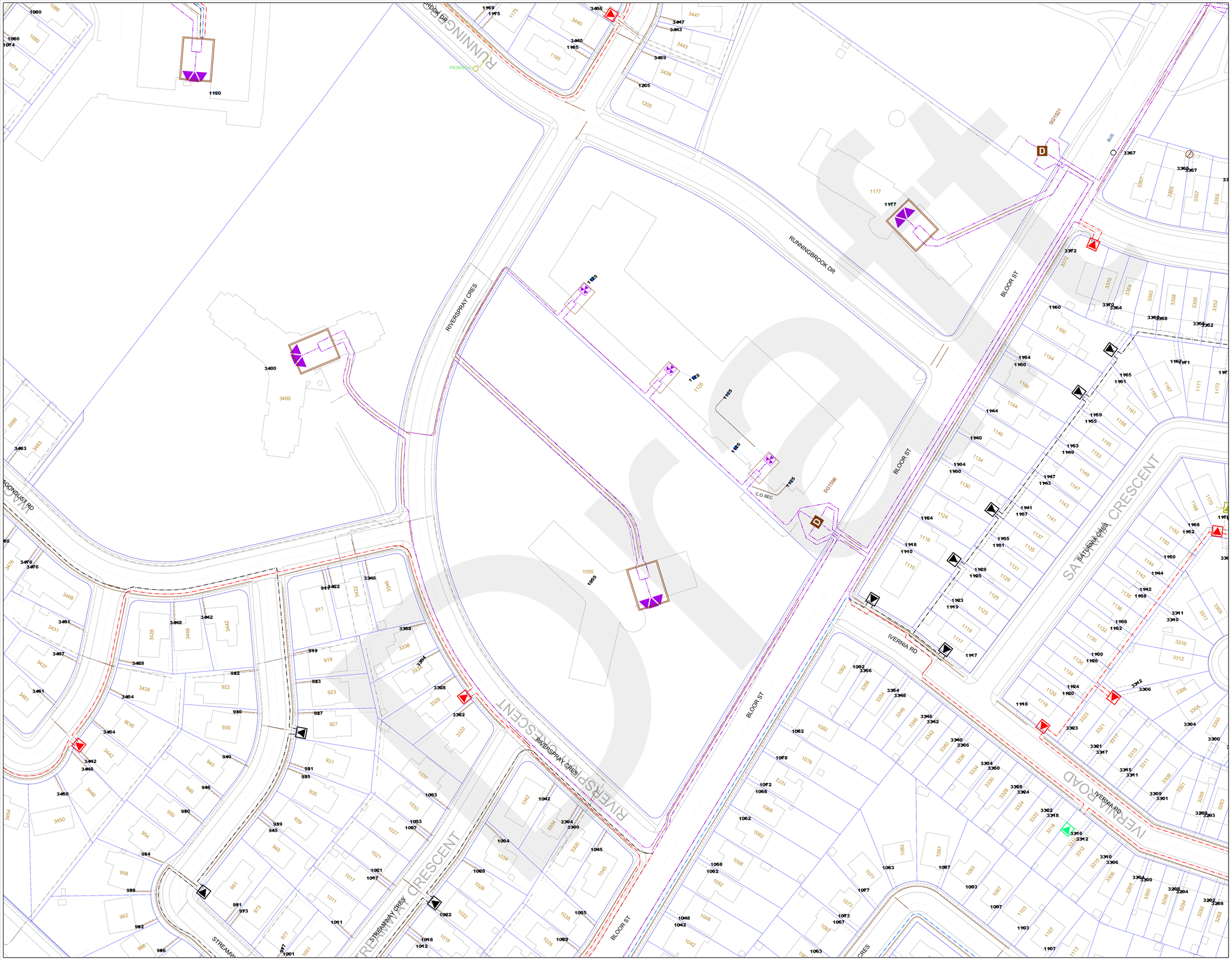
The accompanying data is supplied as a matter of courtesy and is in no way to be taken, associated with or in placement of copies of the officially signed and sealed documents. The data is provided "AS IS" without a warranty of any kind either expressed or implied. Any person(s) making use of or relying upon this data is/are responsible for confirming its accuracy and completeness. These files do not include a professional engineer's stamp on the drawings, and only drawings with such stamps are to be considered as true and final as issued by our office.

Verification of Alectra underground facilities for "Planning and Design" purposes may be done by locating. Such verification efforts will be at your expense and responsibility to arrange.

Prior to any excavation

Contact Ontario One Call @ 1 800 400-2255 or www.on1call.com
to locate Alectra underground facilities.

Draft



Legend:
Note that colour of the symbols may vary depending on the state of the feature.

- Alectra Owned Pole
- Non Alectra Owned Pole
- Transformer
- Manhole
- Hydro Pedestal/Pit
- Pull Box
- Vault Structure/Switch Cabinet/Pad
- Switchgear Symbols
- Ductbank-Concrete Encased
- Ductbank-Direct Buried
- Ductbank-Other
- Trench
- Down guy and Anchor
- Underground Primary Conductor (colour and dash style will vary)
- Underground Secondary Conductor (colour will vary)
- Transformer-Padmount 3-Phase
- Transformer-Padmount 1-Phase
- Transformer-Kiosk
- Transformer-Submersible 1-Phase
- Transformer-Submersible 3-Phase
- Transformer-Vault

OVERHEAD PLANT NOT SHOWN ON DRAWING

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CITY:
MISSISSAUGA

SCALE:
1:800

DATE:
02-05-2025

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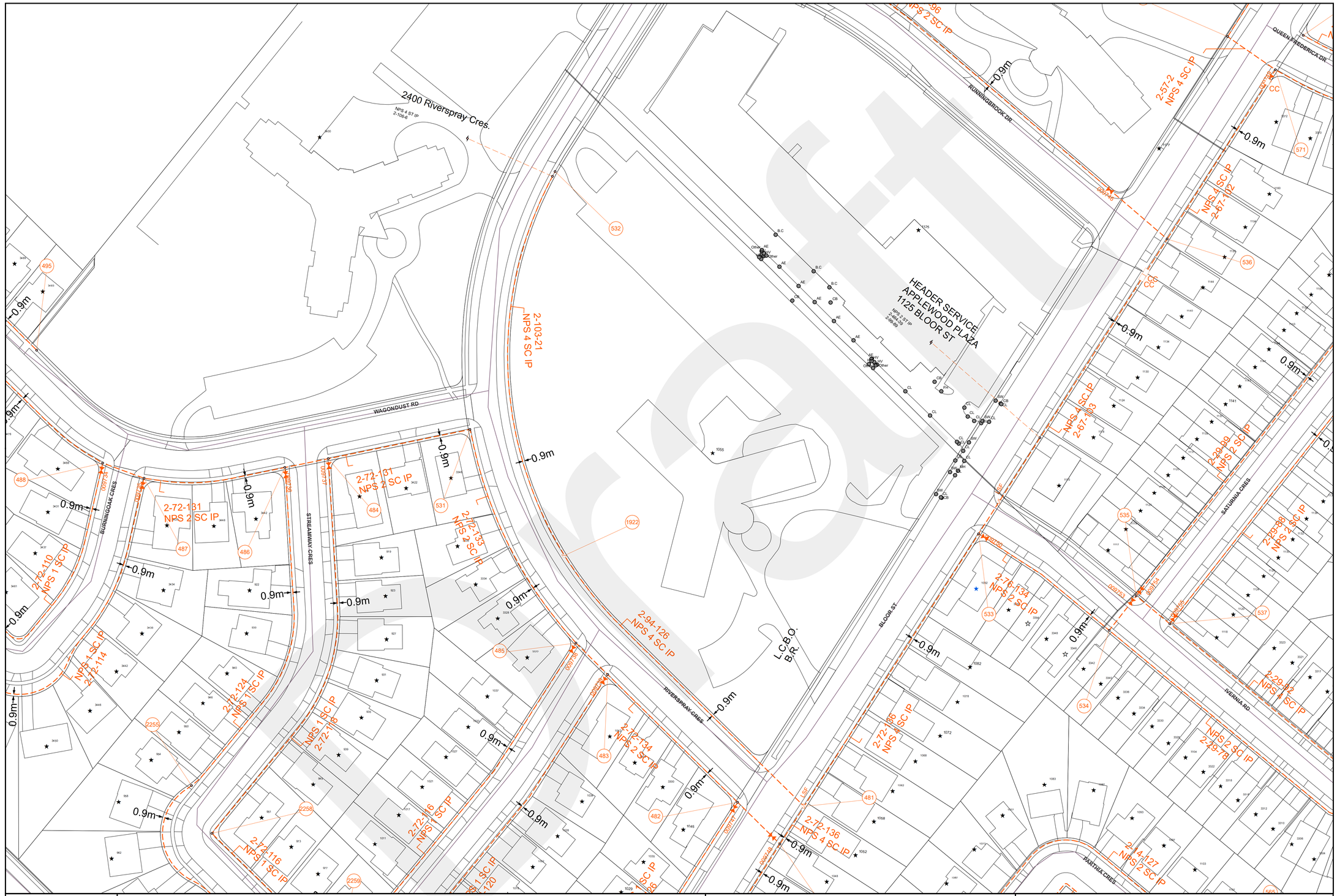

ENBRIDGE

Plotted By: Nicole Abram

Date Plotted: 4/29/2025 10:02:00 AM

Note : Map is not to scale.

Appendix C

SUE Methodology

Draft

1.0 Investigation Scope and Methodology

I2S completes sub-surface investigation in accordance with the ASCE 38-22 Standard.

1.1 ASCE 38 Quality Level Description

All utility information collected and depicted as part of this investigation were assigned a quality level in accordance with the ASCE 38 Standard. The following is a summary of the Quality Level descriptions identified in the ASCE 38 Standard.

Quality Level D (QL-D) – Information shown on the drawing is based solely on information provided by Utility Owners, As-built records, verbal recounts, or other third-party sources.

Quality Level C (QL-C) – Information shown the drawing is based on correlating surveyed surface features with records information provided by Utility Owners, As-built records, verbal recounts, or

other third-party sources.

Quality Level B (QL-B) – Information shown on the drawing is based on geophysical designating using a variety of geophysical sources which are outlined in the report.

Quality Level A (QL-A) – Information shown on the drawing is based on exposure of the utility at test hole (TH) locations, and the subsequent survey of those points.

2.0 Scope of Work

1.2 Quality Level B Investigation

Scope of work for QL-B investigations includes:

- Request and collect utility records information from the various Utility Companies. Review utility records information provided by Project Owner, and those received from our records request.
- Complete a field investigation using electromagnetic pipe and cable locate equipment to attempt to determine the horizontal alignment of the conductive utilities present within the investigation area. Any utilities that were not identified on the records will be considered as un-documented.
- I2S will attempt to find undocumented utilities however cannot confirm that we will find all undocumented utilities.
- Utilities that will be in this investigation will be water, telecom, hydro and gas to Quality Level B where possible.
- Where Quality Level B can not be achieved for a utility, that facility will be depicted per utility record information (i.e. Quality Level D)
- Utilities that will be excluded for the investigation will be: underground storage tanks, and landscape irrigation.
- Collect measure down values at storm and sanitary manhole and catch-basin locations and use this data along with records information to determine as best as possible the alignments of the sewers at Quality Level C. Invert values will be calculated utilizing the collected measure down values and, when available, the rim elevations provided from the client's topographic survey.
- Survey paint marks in the field and tie them into the control provided for the project.

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- Produce a set of signed and sealed (by a licensed professional engineer in the province of Ontario) deliverables which will include:
  - An ASCE 38 compliant drawing in Autodesk Civil 3D showing utilities at the quality level determined by the professional engineer in charge.
  - A SUE report highlighting the record information gathered, methodologies used, and key findings from the SUE investigation.

3.0 Investigation Techniques Utilized

I2S uses a number of techniques for the collection of information contained in this report.

1.3 Pipe and Cable Locators (PCL's)



Pipe and cable locators (PCLs) were essential tools used for the investigation. Various equipment models were employed. Scans were conducted at different frequencies, including 8kHz, 33kHz, and passive 60Hz mode.

PCLs function by transmitting a signal onto the utility being sought and then pinpointing its location based on the electromagnetic field detected by the receiver. The utility must have conductive properties for the PCL to be effective.

The outcomes obtained from PCL readings can be influenced by several factors. These include the quality of electrical conductivity in the conductor or tracer wire, the conductivity of the ground, and the presence or interference from nearby utilities or other conductive elements.

1.4 Measuring Rods



We utilized a measuring rod to record the inverts collected during the project. The rod was modified to enhance measurement accuracy, especially in pipes that are not directly aligned with the manhole lid.

1.5 Survey Equipment



We use a total station and local control points provided by the client to survey the paint markings, utility features and to record invert information collected on site.

Draft

APPENDIX B:

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

EnVision Consultants Ltd.
1055 Bloor Street, Mississauga
Project No.: 25-1018

Domestic Water Demand

Region of Peel

2026-01-23
Designed: D.A.
Checked: A.W.

Existing Flows

Land Use	Developemnt 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											
Bachelor	2.82	1	3.13	1.7 persons/unit	2	280 L/cap/day	0.01	2.0	0.01	3.0	0.02
1 Bedroom		152		1.7 persons/unit	259		0.84	2.0	1.68	3.0	2.52
2 Bedroom		154		3.1 persons/unit	478		1.55	2.0	3.10	3.0	4.65
3 Bedroom		16		3.1 persons/unit	50		0.16	2.0	0.32	3.0	0.49
Total - Existing Development	**2.82**	**323**	**3.13**		**789**		**2.56**		**5.11**		**7.67**

Notes:
1. Site statistics are based on the architectural site plan prepared by Kohn Partnership Architects Inc. dated December 5, 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.
4. Residential population density of 2.7 ppu was considered, as the population equivalent is greater than 475 persons/ha per the Region's guidelines.

EnVision Consultants Ltd.
1055 Bloor Street, Mississauga
Project No.: 25-1018

Domestic Water Demand

Region of Peel

2026-01-23
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 SOUTH DEVELOPMENT AREA											
South Development Area - Block A											
3 Bedroom TH Unit		12		3.4 persons/unit	41		0.13		0.27		0.40
3 Bedroom + Den TH Unit	0.17	8	0.29	3.4 persons/unit	28	280 L/cap/day	0.09	2.0	0.18	3.0	0.27
4 Bedroom TH Unit		4		3.4 persons/unit	14		0.05		0.09		0.14
Total - Block A	*0.17*	*24*	*0.29*		*83*		*0.27*		*0.54*		*0.81*
South Development Area - Block B											
3 Bedroom TH Unit		12		3.4 persons/unit	41		0.13		0.27		0.40
3 Bedroom + Den TH Unit	0.17	8	0.29	3.4 persons/unit	28	280 L/cap/day	0.09	2.0	0.18	3.0	0.27
4 Bedroom TH Unit		4		3.4 persons/unit	14		0.05		0.09		0.14
Total - Block B	*0.17*	*24*	*0.29*		*83*		*0.27*		*0.54*		*0.81*
Total - Proposed South Development Area	**0.33**	**48**	**0.57**		**166**		**0.54**		**1.08**		**1.61**
PROPOSED NORTH DEVELOPMENT AREA											
North Development Area - Block C											
3 Bedroom TH Unit		16		3.4 persons/unit	55		0.18		0.36		0.53
3 Bedroom + Den TH Unit	0.22	12	0.38	3.4 persons/unit	41	280 L/cap/day	0.13	2.0	0.27	3.0	0.40
4 Bedroom TH Unit		4		3.4 persons/unit	14		0.05		0.09		0.14
Total - Block C	*0.22*	*32*	*0.38*		*110*		*0.36*		*0.71*		*1.07*
North Development Area - Block D											
3 Bedroom TH Unit		16		3.4 persons/unit	55		0.18		0.36		0.53
3 Bedroom + Den TH Unit	0.22	12	0.38	3.4 persons/unit	41	280 L/cap/day	0.13	2.0	0.27	3.0	0.40
4 Bedroom TH Unit		4		3.4 persons/unit	14		0.05		0.09		0.14
Total - Block D	*0.22*	*32*	*0.38*		*110*		*0.36*		*0.71*		*1.07*
Total - Proposed North Development Area	**0.43**	**64**	**0.76**		**220**		**0.71**		**1.43**		**2.14**
EXISTING DEVELOPMENT											
Residential											
Bachelor		1		1.7 persons/unit	2		0.01	2.0	0.01	3.0	FALSE
1 Bedroom	2.06	152	3.13	1.7 persons/unit	259	280 L/cap/day	0.84	2.0	1.68	3.0	2.52
2 Bedroom		154		3.1 persons/unit	478		1.55	2.0	3.10	3.0	4.65
3 Bedroom		16		3.1 persons/unit	50		0.16	2.0	0.32	3.0	0.49
Total - Existing Development	**2.06**	**323**	**3.13**		**789**		**2.56**		**5.11**		**7.65**
TOTAL - 1055 BLOOR STREET	**2.82**	**435**	**4.47**		**1175**		**3.81**		**7.62**		**11.40**

Notes:
1. Site statistics are based on the architectural site plan prepared by Kohn Partnership Architects Inc. dated December 5, 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 West

EnVision Consultants Ltd. | 2026-01-23

1055 Bloor Street, Mississauga | Region of Peel | Designed: D.A.

Project No.: 25-1018 | 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 + 100% of Adjoining Floor Areas (excl. basements)

= 239.25+ 1.00(239.25 + 239.25)

= 718 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 √718

= 8843 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 =	35.3	m
South exposure distance =	39.8	m
East exposure distance =	0	m
West exposure distance =	6	m

RFF Adjustment for Building Exposure = 20%

Total RFF Adjustment = 20%

= 0.2 x 8843 Lpm

= 1769 Lpm

Section F - Required Fire Flow Calculation

RFF = Base RFF + Total RFF Adjustments

= 10612 Lpm

≈ 11000 Lpm (rounded to the nearest 1000 Lpm)

= 2902 US GPM

= 183.33 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 December 5, 2025.

Fire Flow Demand - Block A East

EnVision Consultants Ltd. | 2026-01-23

1055 Bloor Street, Mississauga | Region of Peel | Designed: D.A.

Project No.: 25-1018 | 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 + 100% of Adjoining Floor Areas (excl. basements)

= 239.25+ 1.00(239.25 + 239.25)

= 718 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 √718

= 8843 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 =	35.3	m
South exposure distance =	39.8	m
East exposure distance =	82.4	m
West exposure distance =	0	m

RFF Adjustment for Building Exposure = 0%

Total RFF Adjustment = 0%

= 0 x 8843 Lpm

= 0 Lpm

Section F - Required Fire Flow Calculation

RFF = Base RFF + Total RFF Adjustments

= 8843 Lpm

≈ 9000 Lpm (rounded to the nearest 1000 Lpm)

= 2375 US GPM

= 150 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 December 5, 2025.

Fire Flow Demand - Block B West

EnVision Consultants Ltd. | 2026-01-23

1055 Bloor Street, Mississauga | Region of Peel | Designed: D.A.

Project No.: 25-1018 | 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 + 100% of Adjoining Floor Areas (excl. basements)

= 239.25+ 1.00(239.25 + 239.25)

= 718 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 √718

= 8843 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 =	35.9	m
South exposure distance =	38.3	m
East exposure distance =	0	m
West exposure distance =	32.9	m

RFF Adjustment for Building Exposure = 0%

Total RFF Adjustment = 0%

= 0 x 8843 Lpm

= 0 Lpm

Section F - Required Fire Flow Calculation

RFF = Base RFF + Total RFF Adjustments

= 8843 Lpm

≈ 9000 Lpm (rounded to the nearest 1000 Lpm)

= 2375 US GPM

= 150 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 December 5, 2025.

Fire Flow Demand - Block B East

EnVision Consultants Ltd. | 2026-01-23

1055 Bloor Street, Mississauga | Region of Peel | Designed: D.A.

Project No.: 25-1018 | 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 + 100% of Adjoining Floor Areas (excl. basements)

= 239.25+ 1.00(239.25 + 239.25)

= 718 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 √718

= 8843 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 =	35.9	m
South exposure distance =	38.3	m
East exposure distance =	6	m
West exposure distance =	0	m

RFF Adjustment for Building Exposure = 20%

Total RFF Adjustment = 20%

= 0.2 x 8843 Lpm

= 1769 Lpm

Section F - Required Fire Flow Calculation

RFF = Base RFF + Total RFF Adjustments

= 10612 Lpm

≈ 11000 Lpm (rounded to the nearest 1000 Lpm)

= 2902 US GPM

= 183.33 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 December 5, 2025.

Fire Flow Demand - Block C South

EnVision Consultants Ltd. | 2026-01-23

1055 Bloor Street, Mississauga | Region of Peel | Designed: D.A.

Project No.: 25-1018 | 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 + 100% of Adjoining Floor Areas (excl. basements)

= 238.625+ 1.00(238.625 + 238.625)

= 716 m2

Section C - Building Height in Storeys

3 storey

Section D - Base Required Fire Flow

RFF = Required Fire Flow

= 220 x C x √A

= 220 x 1.5 x √716

= 8830 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 =	34.8	m
East exposure distance =	18.7	m
West exposure distance =	32.3	m

RFF Adjustment for Building Exposure = 15%

Total RFF Adjustment = 15%

= 0.15 x 8830 Lpm

= 1325 Lpm

Section F - Required Fire Flow Calculation

RFF = Base RFF + Total RFF Adjustments

= 10155 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 December 5, 2025.

Fire Flow Demand - Block C North

EnVision Consultants Ltd. | 2026-01-23

1055 Bloor Street, Mississauga | Region of Peel | Designed: D.A.

Project No.: 25-1018 | 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 + 100% of Adjoining Floor Areas (excl. basements)

= 238.625+ 1.00(238.625 + 238.625)

= 716 m2

Section C - Building Height in Storeys

3 storey

Section D - Base Required Fire Flow

RFF = Required Fire Flow

= 220 x C x √A

= 220 x 1.5 x √716

= 8830 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 =	6	m
South exposure distance =	0	m
East exposure distance =	18.7	m
West exposure distance =	32.3	m

RFF Adjustment for Building Exposure = 35%

Total RFF Adjustment = 35%

= 0.35 x 8830 Lpm

= 3091 Lpm

Section F - Required Fire Flow Calculation

RFF = Base RFF + Total RFF Adjustments

= 11921 Lpm

≈ 12000 Lpm (rounded to the nearest 1000 Lpm)

= 3166 US GPM

= 200 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 December 5, 2025.

Fire Flow Demand - Block D

EnVision Consultants Ltd. | 2026-01-23

1055 Bloor Street, Mississauga | Region of Peel | Designed: D.A.

Project No.: 25-1018 | 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 + 100% of Adjoining Floor Areas (excl. basements)

= 238.625+ 1.00(238.625 + 238.625)

= 716 m2

Section C - Building Height in Storeys

3 storey

Section D - Base Required Fire Flow

RFF = Required Fire Flow

= 220 x C x √A

= 220 x 1.5 x √716

= 8830 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 =	6	m
East exposure distance =	34.1	m
West exposure distance =	35.9	m

RFF Adjustment for Building Exposure = 20%

Total RFF Adjustment = 20%

= 0.2 x 8830 Lpm

= 1766 Lpm

Section F - Required Fire Flow Calculation

RFF = Base RFF + Total RFF Adjustments

= 10596 Lpm

≈ 11000 Lpm (rounded to the nearest 1000 Lpm)

= 2902 US GPM

= 183.33 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 December 5, 2025.

Fire Flow Demand - Block D

EnVision Consultants Ltd. | 2026-01-23

1055 Bloor Street, Mississauga | Region of Peel | Designed: D.A.

Project No.: 25-1018 | 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 + 100% of Adjoining Floor Areas (excl. basements)

= 238.625+ 1.00(238.625 + 238.625)

= 716 m2

Section C - Building Height in Storeys

3 storey

Section D - Base Required Fire Flow

RFF = Required Fire Flow

= 220 x C x √A

= 220 x 1.5 x √716

= 8830 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 =	80.8	m
South exposure distance =	0	m
East exposure distance =	34.1	m
West exposure distance =	35.9	m

RFF Adjustment for Building Exposure = 0%

Total RFF Adjustment = 0%

= 0 x 8830 Lpm

= 0 Lpm

Section F - Required Fire Flow Calculation

RFF = Base RFF + Total RFF Adjustments

= 8830 Lpm

≈ 9000 Lpm (rounded to the nearest 1000 Lpm)

= 2375 US GPM

= 150 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 December 5, 2025.

Hydrant Testing Ontario
Tel: 289-354-1942
Info@HTOntario.ca

REPORT
N°. 2616

May 14, 2025

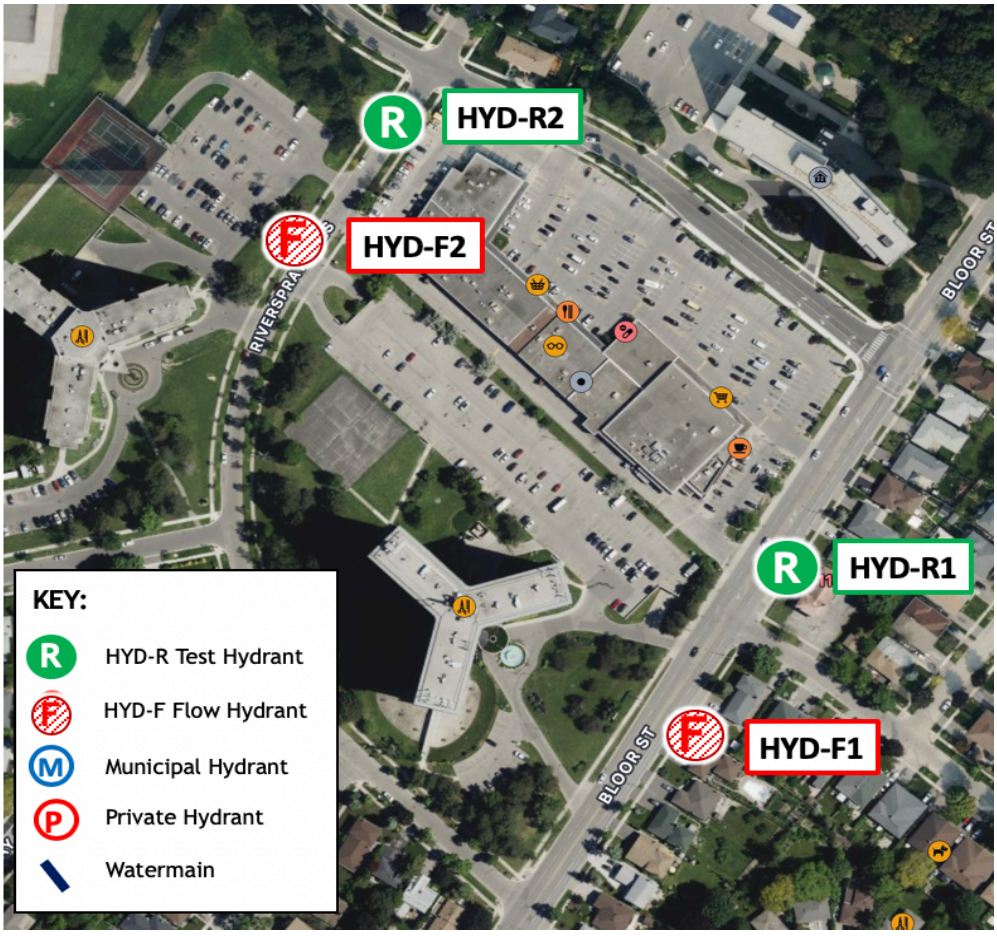
To:

CAPREIT Limited Partnership
11 Church St Suite 401, Toronto, ON M5E 1W1

RE: Hydrant Flow Test - BLOOR STREET / RIVERSPRAY CRES

Please find the Report for the following works

Scope: Conducted Hydrant Flow Test as per NFPA291 Recommended Practices for Water Flow Testing and Marking of Hydrants.



HYDRANT FLOW TEST

MISSISSAUGA — TEST 1

DATE: May 8, 2025 TIME: 11:50 AM

R -TEST HYDRANT 1072 BLOOR STREET HYDRANT No. HYD-R1

HYDRANT MODEL: AVK COLOUR: NONE

STATIC PRESSURE psi (hr-20^0.54): **57** VARIANCE: 7%

Q - FLOW HYDRANT 1118 BLOOR STREET HYDRANT No. HYD-F1

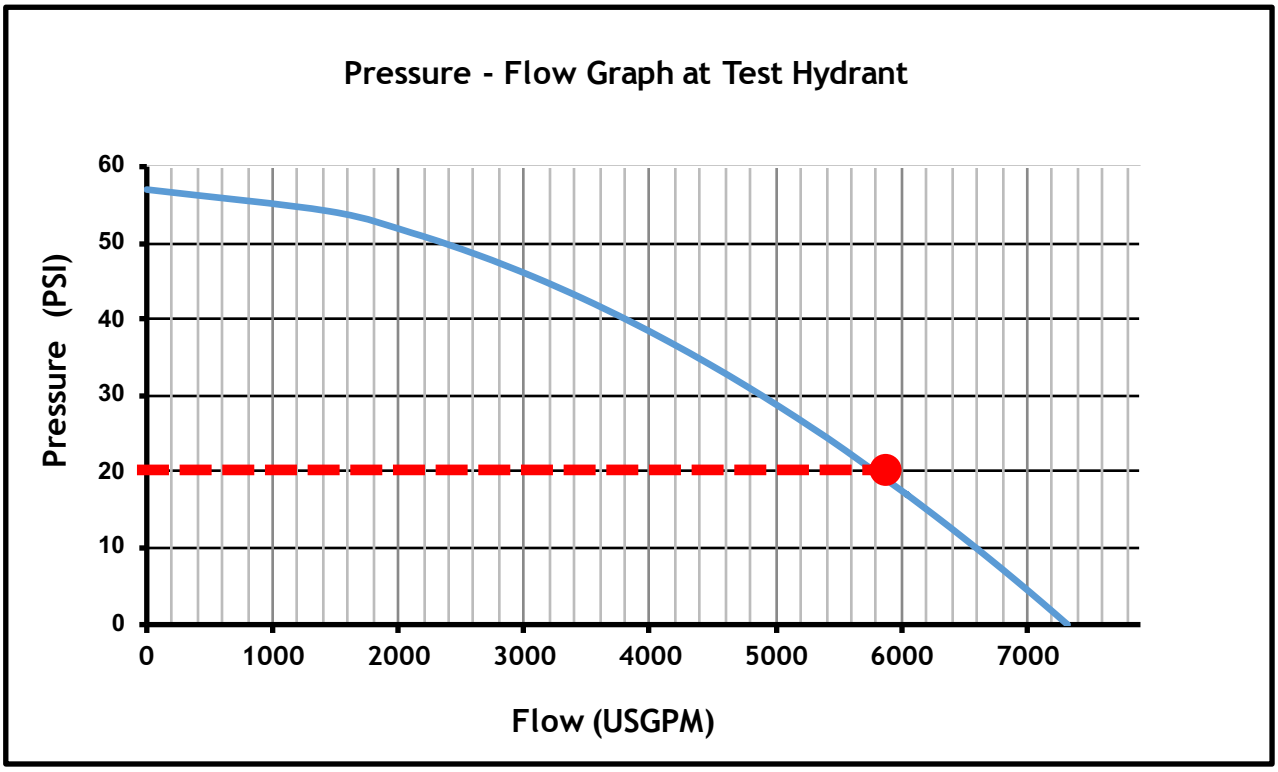
HYDRANT MODEL: AVK COLOUR: NONE

No. Outlets	Residual Pressure (hf-R^0.54)	Orifice Dia Dia. (in.) (d^2)	Coefficient	Nozzle PSI $(\sqrt{psi})$	Q = Flow (USGPM) $Q = 29.83\,(c)\,(d2)\,(\sqrt{psi})$
1	55	2.5	0.9	45	1126
2	53	2.5	0.9	27	872
			Q_F = Total Flow (USGPM)		**1744**

Q_R = flow predicted @ 20 psi $Q_R = Q_F * (H_r - 20^{\wedge 0.54}) / (H_f - R^{\wedge 0.54})$

5797	USGPM
366	L/s

NFPA Rating: **CLASS AA - BLUE**



HYDRANT FLOW TEST

MISSISSAUGA — TEST 2

DATE: May 8, 2025 TIME: 12:20 PM

R -TEST HYDRANT RIVERSPRAY CRES/RUNNINGBROC HYDRANT No. HYD-R2

HYDRANT MODEL: CENTURY COLOUR: BLUE

STATIC PRESSURE psi (hr-20^0.54): **62** VARIANCE: 10%

Q - FLOW HYDRANT 3402 RIVERSPRAY CRECSENT HYDRANT No. HYD-F2

HYDRANT MODEL: McAVITY COLOUR: BLUE

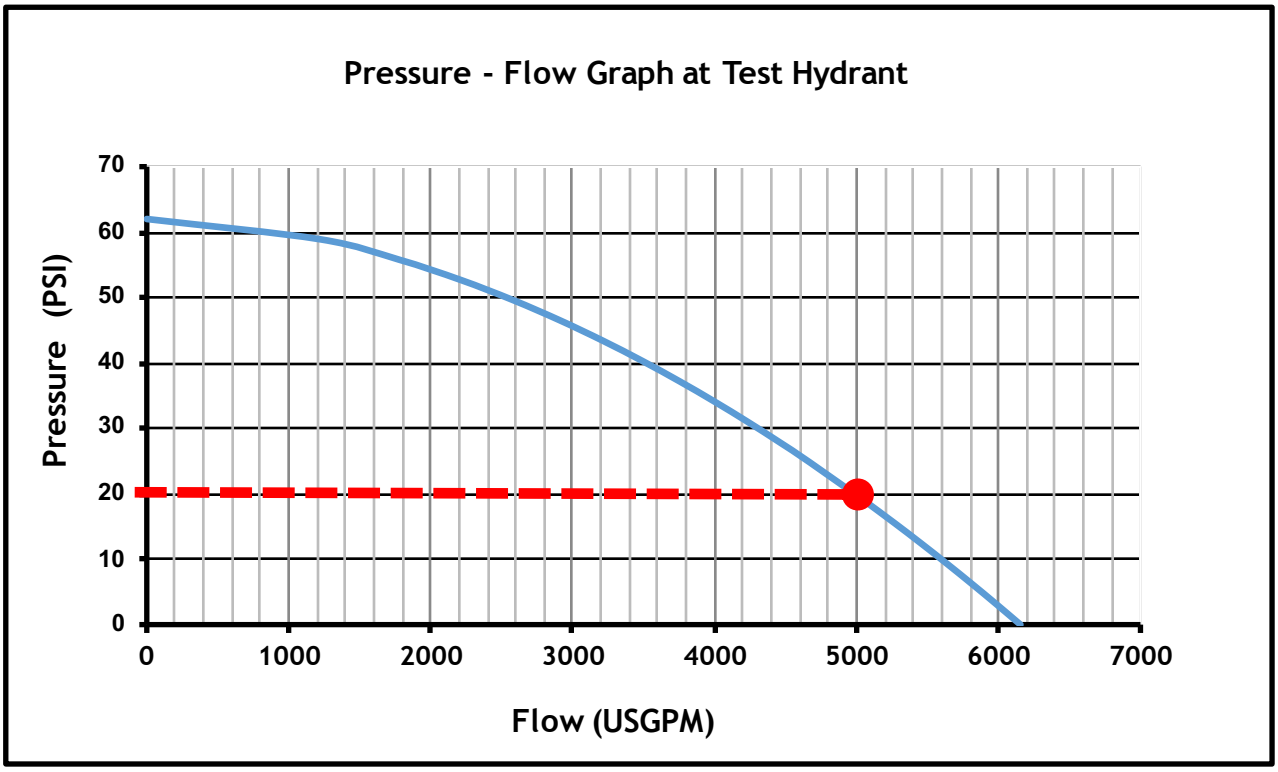
No. Outlets	Residual Pressure (hf-R^0.54)	Orifice Dia Dia. (in.) (d^2)	Coefficient	Nozzle PSI $(\sqrt{psi})$	Q = Flow (USGPM) $Q = 29.83\,(c)\,(d2)\,(\sqrt{psi})$
1	59	2.5	0.9	45	1126
2	56	2.5	0.9	27	872
			Q_F = Total Flow (USGPM)		**1744**

Q_R = flow predicted @ 20 psi

$Q_R = Q_F * (H_r - 20^{\wedge 0.54}) / (H_f - R^{\wedge 0.54})$

4987	USGPM
315	L/s

NFPA Rating: **CLASS AA - BLUE**



Test Conclusion

The system at the time of testing produced a theorectical projected flow rate of:

LOCATION	Total USGPM	USGPM at 20 psi	lps at 20 psi	Test #
BLOOR ST	1744	5797	366	1
RIVERSPRAY CRES	1744	4987	315	2

Hydrants are classified in accordance with their rated capacities as per NFPA291.

COLOUR	CLASS	Available Flow @ 20psi
BLUE	***AA***	***1500 GPM or more***
GREEN	A	1000 – 1499 GPM
ORANGE	B	500 – 999 GPM
RED	C	Below 500 GPM

We strongly feel that all attempts have been made to ensure that the required data as stipulated was captured, stored and presented in an accurate, efficient and timely manner for the required period.

We look forward to working with you in the future.

Please feel free to contact the undersigned should you require any further information.

Best Regards



Rob Gamache E.P
Manager of Operations
Hydrant Testing Ontario
Info@HTOntario.ca

APPENDIX C:

Sanitary Demand Calculations

EnVision Consultants Ltd.
1055 Bloor Street, Mississauga
Project No.: 25-1018

Sanitary Flow Generation

Region of Peel

2026-01-23
Designed: D.A.
Checked: A.W.

EXISTING FLOWS

Land Use	Site Area (ha)	Number of Residential Units	Net Developable Area (ha)	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														
Bachelor	2.82	1	2.82	3.13	1.7	persons/unit	2	290	L/cap/day	0.01	3.9	0.03	0.73	10.97
1 Bedroom		152			1.7	persons/unit	259			0.87		3.36		
2 Bedroom		154			3.1	persons/unit	478			1.60		6.20		
3 Bedroom		16			3.1	persons/unit	50			0.17		0.65		
Total - Existing Development	*2.82*	*323*	*2.82*	*3.13*			*789*			*2.65*		*10.23*	*0.73*	*10.97*

Notes:
1. Site statistics are based on the architectural site plan prepared by Kohn Partnership Architects Inc. dated December 5, 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.
1055 Bloor Street, Mississauga
Project No.: 25-1018

Sanitary Flow Generation

Region of Peel

46045.0
Designed: D.A.
Checked: A.W.

PROPOSED FLOWS

Land Use	Site Area (ha)	Number of Residential Units	Net Developable Area (ha)	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)
ULTIMATE DISCHARGE TO BLOOR ST SYSTEM														
South Development Area - Block A														
3 Bedroom TH Unit		12			3.4	persons/unit	41			0.14		0.55		
3 Bedroom + Den TH Unit	0.17	8	0.17	0.29	3.4	persons/unit	28	290	L/cap/day	0.09	4.0	0.38	0.04	1.16
4 Bedroom TH Unit		4			3.4	persons/unit	14			0.05		0.19		
Total - Block A	*0.17*	*24*	*0.17*	*0.29*			*83*			*0.28*		*1.11*	*0.04*	*1.16*
South Development Area - Block B														
3 Bedroom TH Unit		12			3.4	persons/unit	41			0.14		0.55		
3 Bedroom + Den TH Unit	0.17	8	0.17	0.29	3.4	persons/unit	28	290	L/cap/day	0.09	4.0	0.38	0.04	1.16
4 Bedroom TH Unit		4			3.4	persons/unit	14			0.05		0.19		
Total - Block B	*0.17*	*24*	*0.17*	*0.29*			*83*			*0.28*		*1.11*	*0.04*	*1.16*
North Development Area - Block C														
3 Bedroom TH Unit		16			3.4	persons/unit	55			0.18		0.74		
3 Bedroom + Den TH Unit	0.22	12	0.22	0.38	3.4	persons/unit	41	290	L/cap/day	0.14	4.0	0.55	0.06	1.53
4 Bedroom TH Unit		4			3.4	persons/unit	14			0.05		0.19		
Total - Block C	*0.22*	*32*	*0.22*	*0.38*			*110*			*0.37*		*1.48*	*0.06*	*1.53*
Total - Discharge to Bloor St System	**0.55**	**80**	**0.55**	**0.956**			**276**			**0.93**		**3.71**	**0.14**	**3.85**
ULTIMATE DISCHARGE TO RUNNINGBROOK DRIVE SYSTEM														
North Development Area - Block D														
3 Bedroom TH Unit		16			3.4	persons/unit	55			0.18		0.74		
3 Bedroom + Den TH Unit	0.22	12	0.22	0.38	3.4	persons/unit	41	290	L/cap/day	0.14	4.0	0.55	0.06	1.53
4 Bedroom TH Unit		4			3.4	persons/unit	14			0.05		0.19		
Total - Block D	*0.22*	*32*	*0.22*	*0.38*			*110*			*0.37*		*1.48*	*0.06*	*1.53*
Existing Development														
Residential														
Bachelor		1			1.7	persons/unit	2			0.01		0.03		
1 Bedroom	2.06	152	2.06	3.13	1.7	persons/unit	259	290	L/cap/day	0.87	3.9	3.36	0.54	10.77
2 Bedroom		154			3.1	persons/unit	478			1.60		6.20		
3 Bedroom		16			3.1	persons/unit	50			0.17		0.65		
Total - Existing Development	*2.06*	*323*	*2.06*	*3.13*			*789*			*2.65*		*10.23*	*0.54*	*10.77*
Total - Discharge to Runningbrook Drive System	**2.28**	**355**	**2.28**	**3.51**			**899**			**3.02**		**11.71**	**0.59**	**12.30**
TOTAL - 1055 BLOOR STREET	**2.82**	**435**	**2.82**	**4.47**			**1175**			**3.94**		**15.42**	**0.73**	**16.15**

Notes:
1. Site statistics are based on the architectural site plan prepared by Kohn Partnership Architects Inc. dated December 5, 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.
1055 Bloor Street, Mississauga
Project No.: 25-1018

Water and Wastewater Multi-Use Demand Table

Region of Peel

2026-01-23
Designed: D.A.
Checked: A.W.

POPULATION

Existing

	units	persons*	
Residential (Apartments)			*Population density based on Peel Region Linear Wastewater Stds (March 29, 2023).
Bachelor	1	2	
1 Bedroom	152	259	
2 Bedroom	154	478	1.7 persns/unit for 1 bdrm.
3 Bedroom	16	50	
Institutional/Employment			3.1 person/unit for 2+ bdrm.
Total	323	789	

Proposed

		units	persons*	
Residential				
Block A				
	3 Bedroom TH Unit	12	41	
	3 Bedroom + Den TH Unit	8	28	
	4 Bedroom TH Unit	4	14	
Block B				
	3 Bedroom TH Unit	12	41	
	3 Bedroom + Den TH Unit	8	28	
	4 Bedroom TH Unit	4	14	Population density of 3.4 persons/unit based on Region of Peel Linear Wastewater Standards dated March 29, 2023.
Block C				
	3 Bedroom TH Unit	16	55	
	3 Bedroom + Den TH Unit	12	41	
	4 Bedroom TH Unit	4	14	
Block D				
	3 Bedroom TH Unit	16	55	
	3 Bedroom + Den TH Unit	12	41	
	4 Bedroom TH Unit	4	14	
Proposed Employment				
Total Proposed		112	386	

Other

Existing GFA (residential) (sqm)	31,314
Proposed GFA (residential) (sqm)	13,378
Proposed Land Area (ha)	0.79

WATER CONNECTION

Hydrant flow test		
1	1072 Bloor St, Mississauga	08-May-25
2	Riverspray Cres/Runningbrook Dr	08-May-25

		Pressure (kPa)	Flow (L/s)	Time
1	Minimum water pressure	365.42	55.01	11:50 AM
2		386.11	55.01	12:20 PM
1	Maximum water pressure	393.00	0	11:50 AM
2		427.47	0	12:20 PM

No.	**Water demands**			
		Demand (L/s)		
		Residential		**Total**
	Demand type	Block A&B	Block C&D	
	Existing Fire Flow			
1	Proposed average day flow	0.54	0.71	1.25
2	Proposed maximum day flow	1.08	1.43	2.51
3	Proposed peak hour flow	1.61	2.14	3.75
4	Proposed fire flow	183.33	200	200
Analysis				
5	Maximum day plus fire flow	184.41	201.43	202.51

WASTEWATER CONNECTION

	Discharge Location	**Flow (L/s)**
		Residential
Existing Effluent	Runningbrook Drive System	10.97
Proposed Effluent	Bloor St System	3.85
	Runningbrook Drive System	12.30

