

June 5, 2017

Project: DEL17-043

Zelinka Priamo Ltd.  
318 Wellington Rd.  
London, Ontario  
N6A 4L9

Attention: Ms. Michelle Doornbosch, Associate

**Re: Preliminary Maximum Sanitary Flow Estimate for  
100, 335 and 353 Kellogg Lane and 1063 Dundas Street**

Ms. Doornbosch:

Please accept this letter to address the City's Pre-Application Consultation comment regarding population and sanitary flow estimates generated from the proposed new land uses for the subject properties (the Site).

Based on the Key Plan provided, the proposed new land uses for the Site are split approximately 70/30 – 70% mixed commercial and institutional use, and 30% industrial warehousing. The approximate site area is +/-7.4Ha, therefore 5.18Ha of Commercial/Institutional use and 2.22Ha of Industrial use.

Referencing current City guidelines for land use; Commercial, Institutional, and Industrial land have an expected population of 100p/Ha, a per capita sanitary flow of 230l/p/day, and Harmon's peaking factor is used to determine the peak discharge. For Industrial land uses Harmon's peaking factor is reduced by a factor of 0.8. All land uses have a sewer infiltration rate of 0.1l/s/Ha, and a global 10% 'uncertainty factor' increase to the estimated flow rates.

Therefore, estimated population for the Commercial and Institutional land uses is 518, and 222 for the Industrial land use. Estimated peak sanitary flows generated from the proposed development are as follows:

Commercial, Institutional	=	5.469l/s
Industrial	=	1.953l/s
Infiltration	=	0.740l/s
Sub-total	=	8.162l/s
+10% 'Uncertainty' Factor	=	0.816l/s
<b>Total</b>	<b>=</b>	<b>8.978l/s</b>



City guidelines are conservative and the actual sanitary flows generated will likely be considerably smaller – particularly the industrial use, which the Key Plan identifies as warehousing/storage only. Once a Site Plan has been developed this estimate can be further refined and reduced using proposed GFA for the different usage types and tables in the OBC.

I trust the above will satisfy the City's requirement for land use population and sanitary flow estimates for the subject Site Plan Application.

Regards,

**DEVELOPMENT ENGINEERING (LONDON) LIMITED**



**Andrew Bratton, P.Eng.**

**Project Engineer**

100 Kellogg Ln - Sanitary Flow Estimate.docx