



MTE Consultants  
123 St. George St., London, Ontario N6A 3A1

June 23, 2022

MTE File No.: C47561-200

Mike Corby  
Development Services  
City of London  
300 Dufferin Avenue  
London, ON N6A 4L9

Attention: Mike Corby, RPP, MCIP  
Manager Planning and Implementation

**RE: Servicing Brief for Proposed 78 Unit Apartment Site  
Rear Portion of 2060 Dundas Street**

It is proposed to develop the rear portion of 2060 Dundas Street with a 6 storey, 78-unit apartment building. The apartment building site will be approximately 0.90 Ha in size and will be located to the north (rear) of the existing church at 2060 Dundas Street. The proposed site plan layout is attached. This letter brief outlines the proposed water, sanitary and storm servicing for the proposed development in support of the re-zoning application. Further servicing details, drawings and reports will be completed during the future site plan stage of the process.

**Water Servicing:**

There is an existing 300mm diameter PVC watermain on the north side of Dundas Street adjacent to 2060 Dundas Street. A fire flow test for this watermain is attached. The fire flow test shows a static pressure of 45 PSI with a residual pressure of 41 PSI at a fire flow of 1640 USGPM. This existing watermain will provide adequate domestic and fire flows for the proposed apartment development.

We understand there will be a private laneway (Sydorko Road) from the site to Dundas Street. The private laneway will be located within the existing vacant municipal road allowance. A private water service will connect the proposed site to the existing 300mm diameter watermain on Dundas Street. The private water service will be located adjacent to the private laneway within the road allowance corridor.

The sizing the private water service along with a detailed hydraulic analysis will be completed during the future site plan stage of the process.

### **Sanitary Servicing:**

There is an existing 300mm diameter sanitary sewer located on the north side of Dundas Street. The City of London has no drainage area information available for this existing sanitary sewer. As such, we have completed a general sanitary capacity analysis for the existing 300mm sanitary sewer on Dundas Street. Please see attached Sanitary Capacity Analysis and Sanitary Area Plan (Figure 1). The capacity analysis accounts for the proposed apartment development with 78 residential units. Please note this capacity analysis extends to just upstream of the existing 825mm diameter trunk sewer on Spriet Boulevard. As shown in the attached capacity analysis, there is sufficient capacity in the existing 300mm diameter sanitary sewer on Dundas Street to service the proposed 78 unit apartment building.

We understand there will be a private laneway (Sydorko Road) from the site to Dundas Street. The private laneway will be located within the existing vacant municipal road allowance. A private sanitary service will connect the proposed site to the existing 300mm diameter sanitary sewer on Dundas Street. The private sanitary service will be located under the private laneway (Sydorko Road) within the road allowance corridor.

The detailed design of the private sanitary servicing will be completed during the future site plan stage of the process.

### **Storm Servicing and Stormwater Management (SWM):**

The apartment site totals 0.90 Ha in size. The west portion of the site is 0.37 Ha in size and will remain as a woodlot. The total developable portion of the site is 0.53 Ha in size.

The drainage for the west portion of the site (woods) will remain as-is. This area is currently very flat and appears to overflow to the north.

#### Pre-development Drainage:

Under pre-development conditions, the drainage for the 0.53 Ha area is outlined below:

- The westerly portion drains to the west and outlets to the existing woods.
- The easterly portion drains to the east and outlets to an existing open ditch located on the municipal road allowance, Sydorko Road. This ditch drains to the north/north-west. Please see attached an overall UTRCA plan which shows this existing open ditch.

#### Post-Development Drainage:

The drainage for the west portion of the site (0.37 Ha woodlot) will remain as-is.

The drainage for the development portion of the site (0.53 Ha) will mainly be conveyed to the adjacent, existing ditch on Sydorko Road. The site will contain internal private storm sewers which will outlet minor flows to the existing ditch.

EXP has completed a water balance for the adjacent woodlot as part of the hydrogeological assessment. The water balance has determined that the following site areas should drain to the adjacent woodlot:

- The perimeter landscape area between the site parking and the woodlot (approximately 0.01 Ha)
- Approximately 100m<sup>2</sup> of the building rooftop (0.01 Ha)

As such for the development portion of the site (0.53 Ha):

- 0.02 Ha will outlet into the adjacent woodlot to the west of the site.
- The remainder of the development site (0.51 Ha) will be conveyed via site storm sewers to the existing ditch to the east of the site (Sydorko Road).

Prior to discharge to the existing ditch (Sydoko Road), on-site quantity controls will be provided such that the post-development flows from the 0.51 Ha area will not exceed the pre-development rates.

The open ditch on Sydorko Road Allowance will be re-aligned to be located on the eastern portion of the road allowance in order to a private 7-8m wide laneway in the corridor. The drainage for the new private laneway will sheet flow into the adjacent, re-aligned ditch. Grading and details for re-aligned ditch and proposed laneway will be completed during the future site plan stage of the process.

The detailed design of the private storm sewers and a detailed Stormwater Management report will be completed during future site plan stage of the process.

### **Servicing Summary:**

In summary municipal water and sanitary servicing are available for the proposed development. Storm serving and drainage for the development will outlet to the adjacent existing woodlot and the adjacent open ditch. Stormwater management quantity and quality controls will be provided. Further servicing details and reports will be provided during the future site plan stage of the process.

Yours truly,

**MTE Consultants Inc.**



**Kyle McIntosh, P. Eng.**  
Manager, Land Development  
519-204-6510 ext. 2203  
[kmcintosh@mte85.com](mailto:kmcintosh@mte85.com)

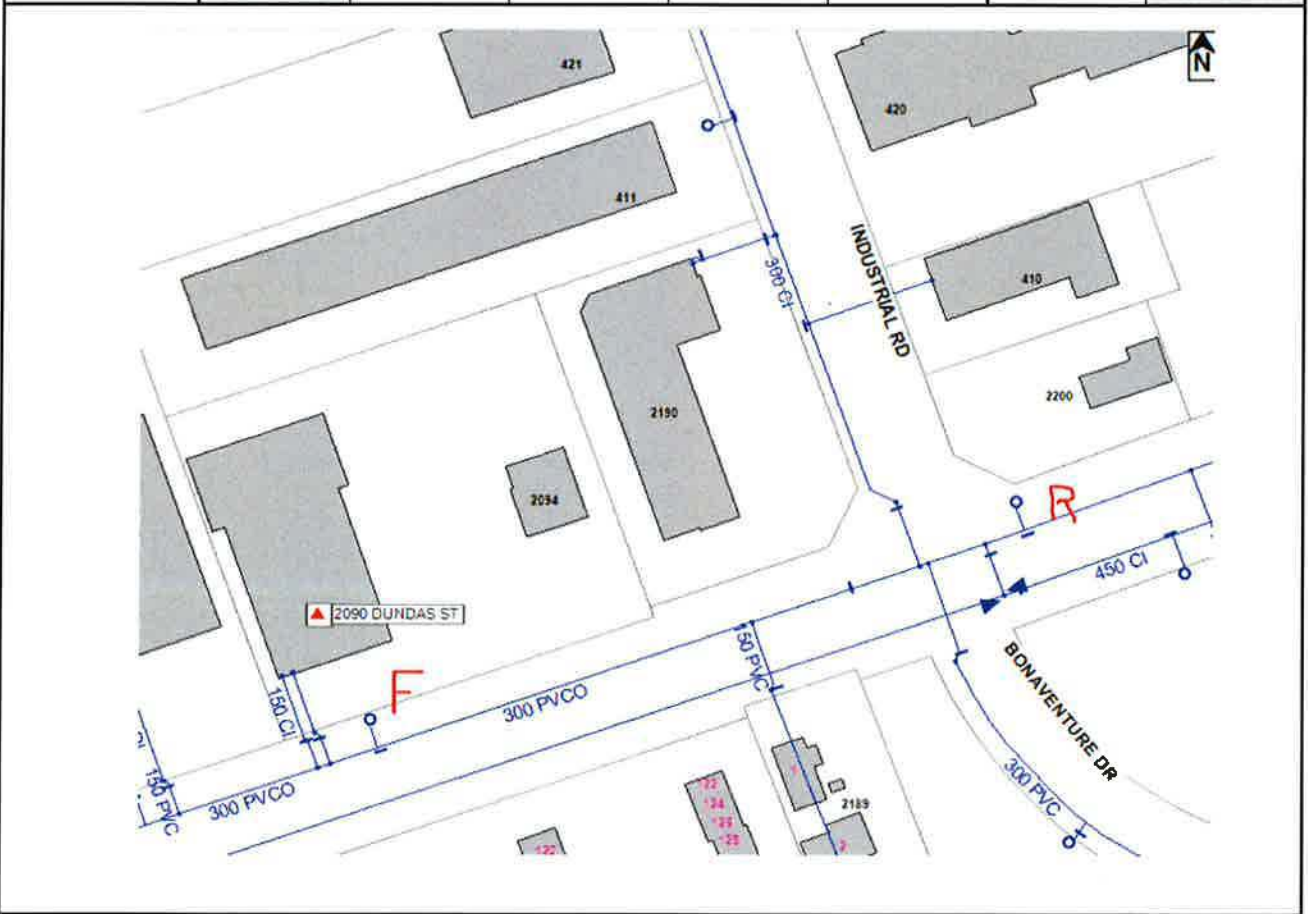
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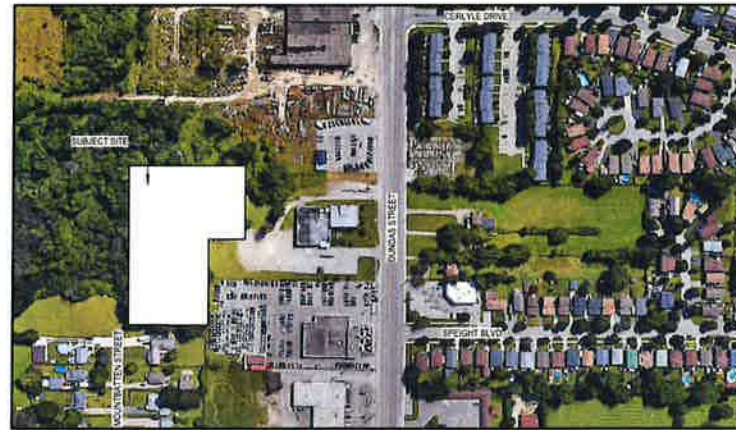
**WATER SUPPLY DEPARTMENT**  
**FLOW TESTS**

<b>DATE:</b>	Friday, October 14, 2016	<b>FLOW TEST No.</b>		<b>16-50</b>
<b>TIME:</b>	8:15 AM	<b>HYDRANT ID</b>		H12246
<b>OPERATOR:</b>	Frank Zoula	<b>CHLORINE RESIDUAL mg/L</b>		0.76
<b>OPERATOR:</b>	Ian McCann	<b>WATER QUALITY AFTER TEST</b>	POOR	GOOD
<b>REQUESTED BY:</b>	Western Fire Protection - Dave Verberne			✓
<b>LOCATION:</b>	2090 Dundas St	<b>TIME USED FOR FLUSHING</b>		5 min

TEST NUMBER	FLOW HYDRANT					RESIDUAL HYDRANT	
	STATIC PRESSURE P.S.I.	OUTLET SIZE IN.	PITOT READING P.S.I.	INDIVIDUAL FLOW U.S.G.P.M.	TOTAL FLOW U.S.G.P.M.	RESIDUAL PRESSURE P.S.I.	STATIC PRESSURE P.S.I.
1	45	2 1/2	43	1125	1125	43	45
2		2 1/2	24	820	1640	41	
		2 1/2	24	820			



Information contained in this report is representative of flows and pressure losses at the time of the test and depends on reservoir levels, pump operation and customer water demand. Results will vary throughout the day and time of year. Available pressure at other times should be based on a design hydraulic grade line for the pressure zone in which the hydrants are located. By issuing this information report, neither the City nor any of its employees makes any warranty, express or implied, concerning the location, type or extent of services described in this report. Furthermore, neither the City nor any of its employees shall be liable in any manner for any personal injury or property damage or loss of any kind arising from or connected with this information or incomplete information.



2 KEY PLAN  
A1.1 N.T.S.

**ABBREVIATION LEGEND**

- BF BARRIER FREE
- BOL BOLLARD
- CB CATCH BASIN
- CONC CONCRETE
- DA DIAMETER
- EA EXISTING
- EXT EXTENT
- FF FACING
- LAVUS LAVUS MANHOLE
- LS LIGHT STANDARD
- MH MANHOLE
- MH MANHOLE
- MH MANHOLE
- OC ON CEILING
- OCS OIL GREASE SEPARATOR
- P.T. PRESSURE TREATED
- POD POTENTIAL DRAINAGE CROSSOVER
- RFD ROLL OVER
- RD ROLL OVER
- SD/SJK SIDEWALK

**SURVEY INFORMATION**

**LEGAL DESCRIPTION**

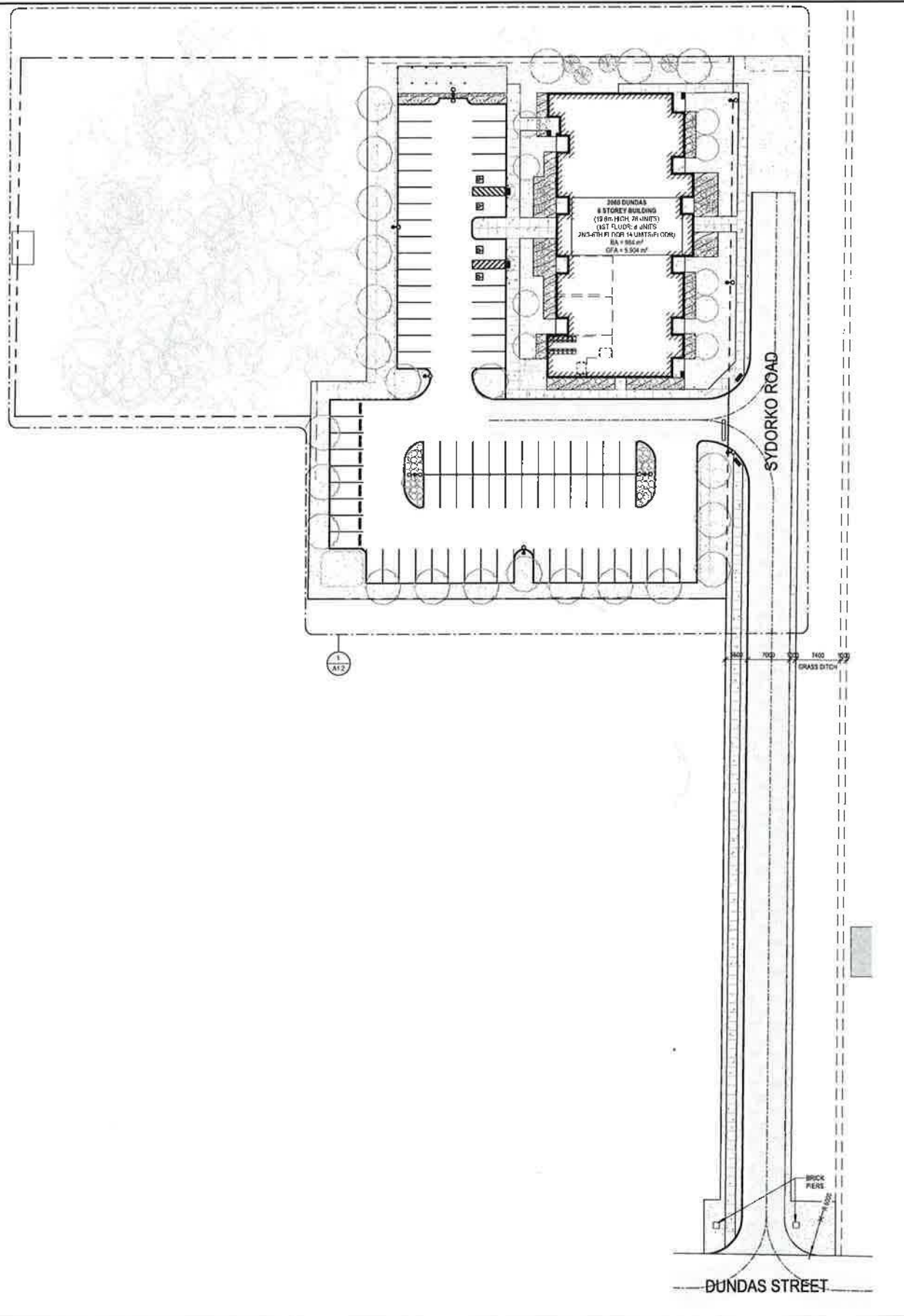
2060 DUNDAS STREET EAST  
LONDON ONTARIO  
LOT 4 & 5, REGISTERED PLAN NO. 16 PART 1 & 2 PLAN 28R 5281  
IN THE CITY OF LONDON  
COUNTY OF MIDDLESEX

**SITE GENERAL NOTES**

1. CONTRACTOR SHALL BE RESPONSIBLE TO MAKE GOOD ALL ASPHALT TO ORIGINAL CONDITION AS PER SPECIFICATIONS WHERE DAMAGED AND NOT INDICATED TO BE REPLACED. ALL REPAIRS TO BE DONE TO SATISFACTION OF CONSULTANT.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY SERVICES PRIOR TO COMMENCEMENT OF EXCAVATION WORK. REVISIONS REFER AS GO TO MECHANICAL, ELECTRICAL AND SITE SERVICES DRAWINGS.
3. REMOVAL AND DISPOSAL OF ALL UNSUITABLE SOIL, DEBRIS AND DEREGULATED MATERIAL OFF SITE MUST BE TO THE SATISFACTION OF CONSULTANT AND GEOTECHNICAL REPORT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY STABILIZATION REQUIRED, PROVIDED IN ACCORDANCE WITH CURTAIN FRAMING AND ENGINEER'S APPROVAL. APPROVAL IS REQUIRED TO ENSURE THE STABILITY OF ALL EXISTING STRUCTURES AND COMPONENTS OF THE WORK POTENTIALLY AFFECTED BY THE NEW CONSTRUCTION.
5. PROVIDE NEW CHAINLINK FENCE AS REQUIRED TO ACT AS CONSTRUCTION HOARDING. REFER TO DRAWINGS FOR LOCATIONS AND SPECIFICATIONS FOR MINIMUM REQUIREMENTS.
6. PROTECT EXISTING SERVICES TO REMAIN.
7. MAINTAIN SAFE ACCESS TO AND EGRESS FROM EXISTING BUILDING AT ALL TIMES.
8. THE CONSULTANT DOES NOT WARRANT THE ACCURACY OF THE EXISTING BUILDING CONDITIONS, DIMENSIONS OR MATERIALS REPRESENTED ON THE DRAWINGS. DRAWINGS SHOWING EXISTING CONDITIONS ARE PROVIDED SOLELY FOR THE CONTRACTOR'S CONVENIENCE.

**SITE LEGEND**

▲ MAIN ENTRANCE (BARRIER FREE)	→ VEHICLE DIRECTION (REFER)
△ SECONDARY ENTRANCE EXIT (BARRIER FREE)	○ TREE PROTECTION
▽ EXIT ONLY	○ BARRIER - REFER TO LANDSCAPE DRAWINGS FOR DETAIL
/// BARRIER FREE PATH OF TRAVEL (PAVEMENT MARKING)	□ CONSTRUCTION HOARDING
- - - FIRE ROUTE	○ TREE (REFER TO LANDSCAPE PLAN)
- - - (BARRIER) TRUCK ROUTE (700mm WDC)	○ TREE TO BE REMOVED - REFER TO LANDSCAPE DRAWINGS
♿ BARRIER FREE PARKING SYMBOL	○ BO BOLLARD - REFER TO DETAILS
— NEW FENCE	○ PP FLAG POLE - REFER TO DETAILS
- - - EXISTING FENCE TO BE REMOVED	○ FIRE DEPARTMENT CONNECTION (800MM WDC)
--- TRAFFIC SIGNS REFER TO DETAILS	■ GRASS
○ FIRE HYDRANT - REFER TO CIVIL DWGS	■ NEW ASPHALT - REFER TO SITE SERVICES DWGS FOR TYPE
○ MH MANHOLE - REFER TO CIVIL DWGS	■ NEW LANDSCAPE AREA - REFER TO LANDSCAPE DRAWINGS
■ CB CATCH BASIN - REFER TO CIVIL DWGS	■ NEW CONCRETE SIDEWALK
○ LS LIGHT STANDARD - REFER TO ELECTRICAL DWGS	■ NEW CONCRETE SIDEWALK (800MM WDC)



1 OVERALL SITE PLAN  
A1.1 1:400

No.	Revision	Date



**NICHOLSON SHEFFIELD ARCHITECTS INC.**  
259 Talbot Street  
London, Ontario N6A 2H6  
519.673.1190  
info@nicholsonsheffield.ca  
nicholsonsheffield.ca

PROJECT: 2060 DUNDAS STREET EAST

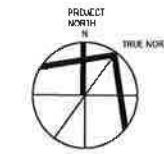
Project  
**2060 DUNDAS STREET EAST**

2060 Dundas Street East

Drawing  
**Overall Site Plan**

Project No.	20-29	Drawing No.	A1.1
Scale	As indicated	Drawn by	CU
Drawn by	CU	Checked by	JS
Checked by	JS	Date	Apr 21, 2022





No.	Revision	Date



**NICHOLSON SHEFFIELD ARCHITECTS INC.**

750 Talbot Street  
 London, Ontario N6A 2S8  
 519.613.1120  
 info@nicholsonsheffields.ca  
 nicholsonsheffields.ca

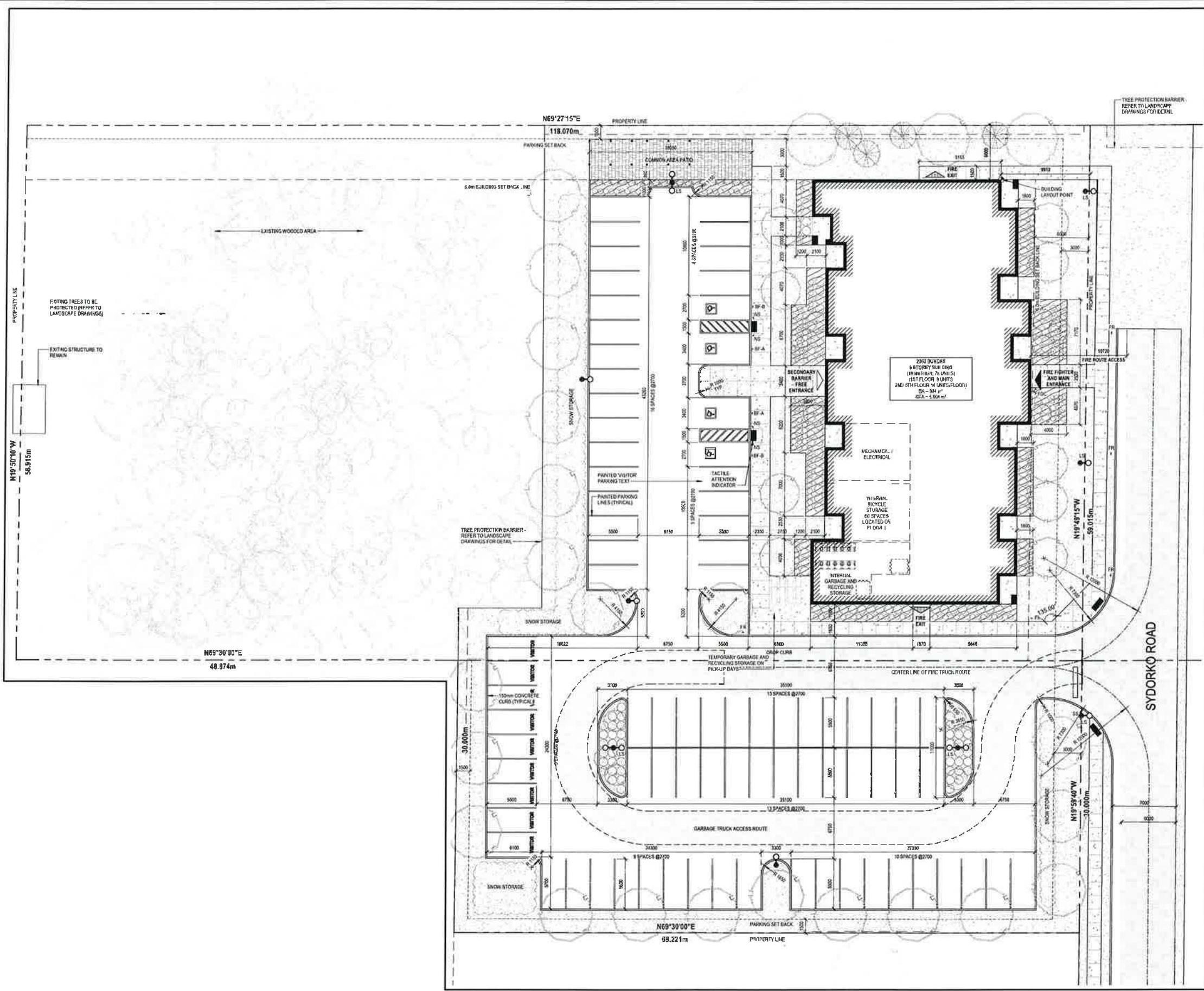
CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS AND FIELD SURVEYING. TO THE EXTENT OF THE CONTRACTOR'S PROPERTY, ALL DIMENSIONS AND FIELD SURVEYING ARE THE PROPERTY OF THE ARCHITECT FURNISHED BY ARCHITECTS AT THE COMMENCEMENT OF THE WORK. DIMENSIONS ARE TO BE READ AS SHOWN UNLESS NOTED OTHERWISE.

Project  
**2060 DUNDAS STREET EAST**

2060 Dundas Street East

Drawing  
**Enlarged Site Plan**

Project No.	20-29	Drawing No.	A1.2
Scale	1:200		
Drawn by	CV		
Checked by	JJ		
Date	Apr 21 2022		



**1 ENLARGED SITE PLAN**  
 A1.2 1:200

**RESIDENTIAL POPULATION DENSITIES**

THE FOLLOWING POPULATION ALLOWANCES WILL APPLY WHEN DESIGNING SANITARY SEWERS:

**(A) HECTARE BASIS**

- LOW DENSITY (SINGLE FAMILY/SEMI-DETACHED) = 30 UNITS/HA @ 3 PEOPLE/UNIT
- MEDIUM DENSITY (TOWNHOUSES) = 75 UNITS/HA @ 2.4 PEOPLE/UNIT
- HIGH DENSITY (APARTMENTS) = 150-300 UNITS/HA @ 1.6 PEOPLE/UNIT
- COMMERCIAL / INSTITUTIONAL / CHURCH = 100 PEOPLE/HA
- ELEMENTARY SCHOOL = 400 PEOPLE
- SECONDARY SCHOOL = 1500 PEOPLE

**(B) LOT BASIS**

- SINGLE FAMILY = 3 PEOPLE
- DUPLEX / SEMI = 6 PEOPLE

**SANITARY SEWER CAPACITY ANALYSIS**

**CITY OF LONDON**

**CITY ENGINEER'S DEPARTMENT**

**PROJECT NAME : 2060 DUNDAS STREET - NEW 78 UNIT APARTMENT BUILDING**

DATE : June 24, 2022  
 DESIGNED BY : DS  
 CHECKED BY :  
 FILE No : 47561-200  
 SHEET :

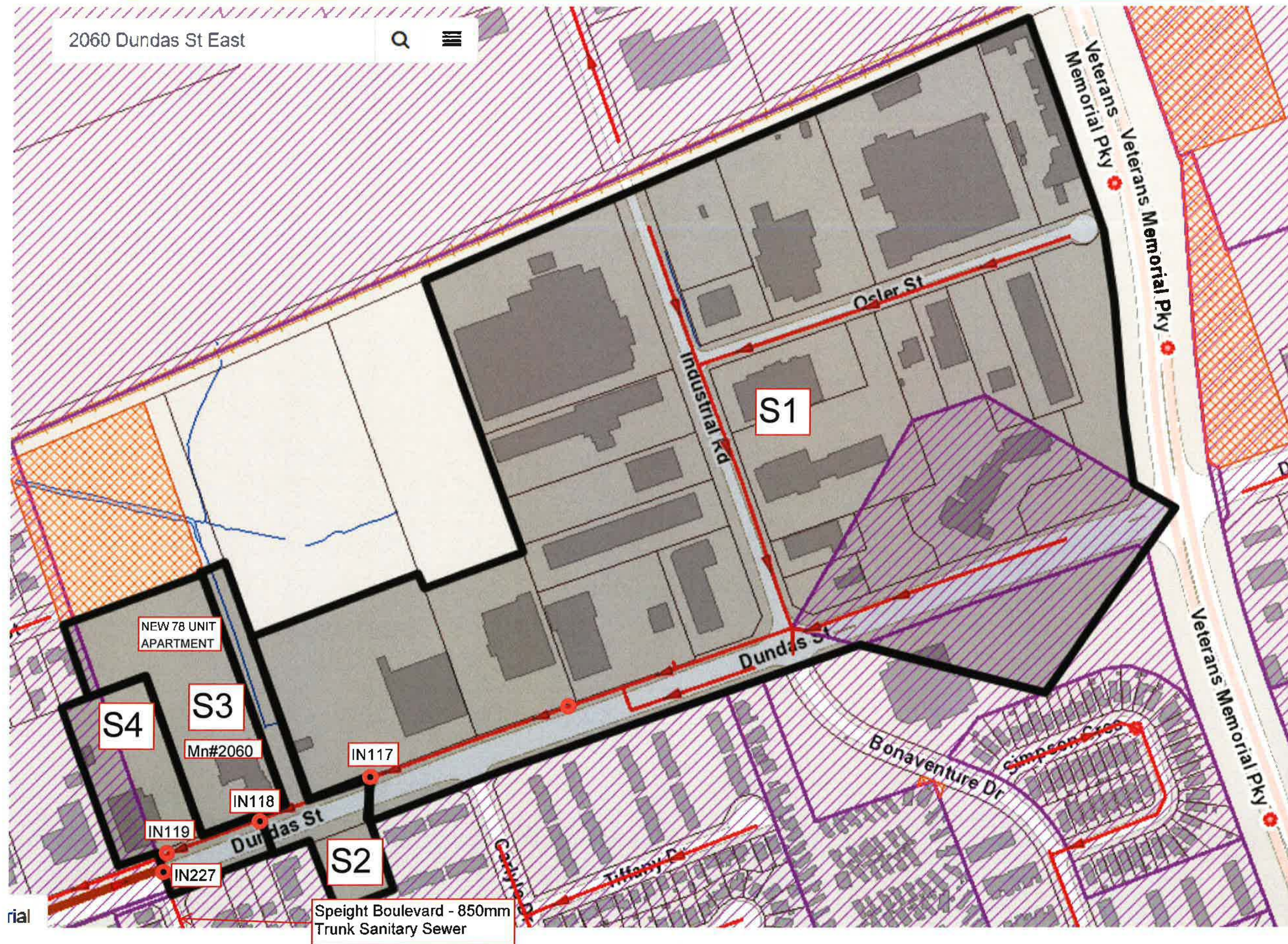
**DESIGN CRITERIA**

SEWAGE = 230 L/DAY/CAP = 0.00266 x 1.1 l/s/person  
 INFILTRATION = 8640 L/HA/DAY = inflit. of 0.100 l/s/ha  
 PEAKING FACTOR = HARMON FORMULA  $M = 1 + \frac{14}{4 + P^{0.5}}$

LOCATION				AREA (HECTARES)			POPULATION					SEWAGE FLOW				SEWER DESIGN					PROFILE						
AREA No.	STREET	FROM M.H.	TO M.H.	NET OR GROSS	DELTA AREA ha	TOTAL AREA ha	PER ha	PER UNIT	No. OF UNITS	DELTA POP.	TOTAL POP.	M Min. 2.0	SEWAGE l/s	INFILT. l/s	TOTAL l/s	DIA mm	SLOPE %	n	VELOCITY m/s	CAP. l/s	LENGTH M	FALL IN SEWER	HEADLOSS	DROP IN MANHOLE	INVERT ELEV. U.S.	D.S.	
S1	Dundas St		IN117			25.13	100			2513	2513	3.51	25.83	2.51	28.34	300	0.32	0.013	0.77	54.70							
S2	Dundas St	IN117	IN118		0.96	26.09	100			96	2609	3.49	26.66	2.61	29.27	300	0.32	0.013	0.77	54.70							
S3	2060 Dundas St -Proposed Building	IN118	IN119		1.64	27.73	100	1.6	78	269	2898	3.46	29.36	2.77	32.13	300	0.37	0.013	0.83	58.82							
S4	2038 Dundas St	IN119	IN227		1.25	28.98	100			125	3023	3.44	30.45	2.90	33.35	300	2.00	0.013	1.93	135.76							



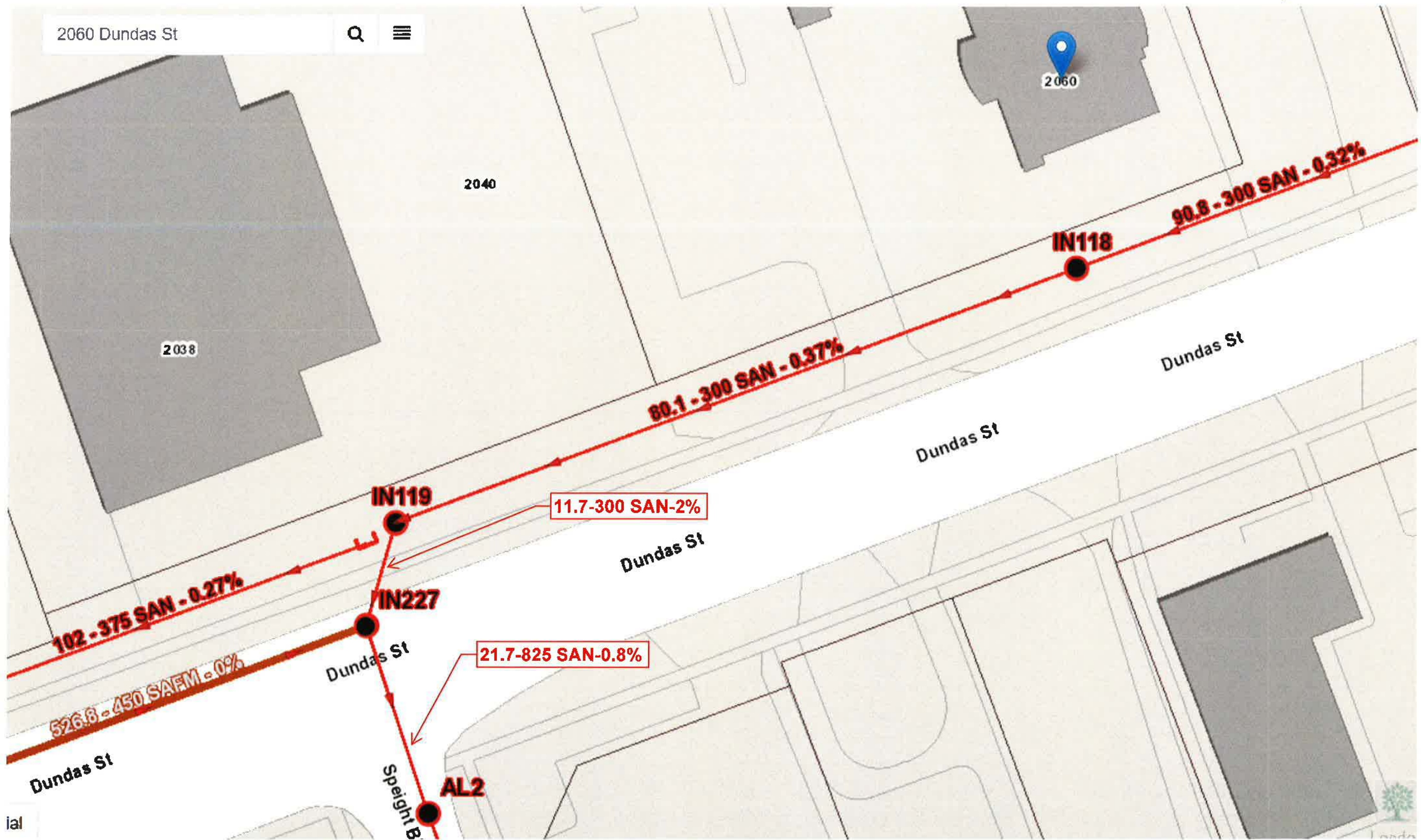
# Dundas St. Sanitary Drainage Area Plan and Existing Surrounding Sanitary Drainage Areas



rial



# Sanitary Sewers in Vicinity of 2060 Dundas St.







## Regulation Limit

Regulation under s.28 of the *Conservation Authorities Act*  
 Development, interference with wetlands, and alterations  
 to shorelines and watercourses O.Reg 157/06, 97/04

### Legend

- Assessment Parcel (MPAC)
- Watercourse (UTRCA, 2015)
  - Open
  - Tiled
- Middlesex NHSS Woodland (2014)
  - Candidate for Ecologically Important
  - Ecologically Important
  - Significant Ecologically Important
- Wetlands (MNR)
  - Evaluated-Provincial
  - Evaluated-Other
  - Not Evaluated
- Wetland Hazard
- Flooding Hazard
- Erosion Hazard
- Regulation Limit 2018

The Regulation Limit depicted on this map schedule is a representation of O.Reg 157/06 under O.Reg 97/04.

The Regulation Limit is a conservative estimation of the hazard lands within the UTRCA watershed. In the case of discrepancies between the mapping and the actual features on a property, the text of Ontario Regulation 157/06 prevails and the jurisdiction of the UTRCA may extend beyond areas shown on the maps.

The UTRCA disclaims explicitly any warranty, representation or guarantee as to the content, sequence, accuracy, timeliness, fitness for a particular purpose, merchantability or completeness of any of the data depicted and provided herein.

The UTRCA assumes no liability for any errors, omissions or inaccuracies in the information provided herein and further assumes no liability for any decisions made or actions taken or not taken by any person in reliance upon the information and data furnished hereunder.

This map is not a substitute for professional advice. Please contact UTRCA staff for any changes, updates and amendments to the information provided.

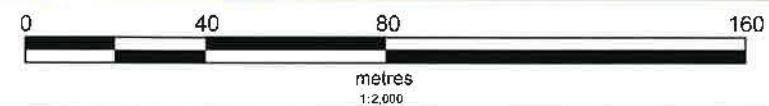
This document is not a Plan of Survey.

Sources: Base data, 2015 Aerial Photography used under licence with the Ontario Ministry of Natural Resources Copyright © Queen's Printer for Ontario, City of London.

**Notes:**  
 2060 Dundas Street, London

Created By: SP November 13, 2019

\* Please note: Any reference to scale on this map is only appropriate when it is printed landscape on legal-sized (8.5" x 14") paper.



**UPPER THAMES RIVER**  
 CONSERVATION AUTHORITY  
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