



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

July 7, 2023

MTE File No.: 44567-201

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

Attention: Paul Di Losa

**RE: 130 Southdale Road West Functional Servicing Brief**

## Introduction

This brief has been prepared to support the zoning bylaw amendment application for 130 Southdale Road West.

## Existing Servicing Infrastructure

### Water

There is an existing 400mmØ watermain on the north side of Southdale Road West. There is an existing hydrant approximately 50m west of the site on the north side of Southdale Road West.

### Sanitary

There is an existing 300mmØ sanitary sewer on Southdale Road West.

### Storm

There is an existing 600mmØ storm sewer on Southdale Road West. Based on City as-built information (File No. 28400 attached) there is an existing 150mm PDC to the site.

## Water Supply Servicing

Four 25mmØ water supply services will be provided to service the stacked unit four-plex. These services and the water meter locations will be designed as per City of London standard DWG SW 7.0 SHT 4.

The existing fire hydrant adjacent to the development site approximately 50m west will supply fire protection for the proposed development.

## Sanitary Servicing

Two 100mmØ sanitary private drain connections (PDC) will be provided with the minimum separation of 2.5m from the water services to services the proposed stacked units.

## Sanitary Servicing Capacity Analysis

Based on as-constructed sanitary area plan No. 4817, the site is tributary to the existing 300mm sanitary sewer on Southdale Road West. The site is allocated 105 people per acre. The total area of the site is 0.15 acres which is equivalent to a population of 15 people.

The proposed development has a population of 10 people using 2.4 people per unit. The proposed population is less than the existing allocated amount therefore, the existing sewer was adequately designed to service the proposed development.

## Stormwater Management Consideration

The existing 150mm PDC to the site will be capped and abandoned at the property line. A new 300mm storm connection is proposed to service the development from the existing 600mm storm sewer on Southdale Road West.

As per the record of pre-application consultation, the sites grading will allow for the conveyance of overland flows external to the property that naturally drain by topography through and around the subject lands to their existing outlet location(s) and safely convey the 250 year storm event. The grading and servicing design for the development is attached to this report for reference.

## Erosion and Sediment Controls

In order to minimize the effects of erosion during the grading of the site, sediment control fencing will be installed: as shown on the enclosed engineering drawing. Silt sacks will be installed in the catch basins during construction. Any sediment that is tracked onto the roadway during construction will be cleaned by the contractor, a mud mat is proposed to minimize sediment tracking off site by construction equipment.

## Conclusion

Based on the foregoing analysis, it is concluded that:

- i. There is adequate existing infrastructure in the vicinity of the development to provide fire protection and domestic water supply.
- ii. The existing downstream sanitary sewer is adequately designed to service the proposed development.
- iii. the proposed grading and servicing design will all external flows to naturally drain through and around the development.
- iv. The proposed grading will safely convey the 250 year storm event.
- v. upon completion of construction, the site will conform to the design criteria specified by the City of London.

Should you have questions or comments, please do not hesitate to contact the undersigned.

Respectfully Submitted,

Yours truly,

**MTE Consultants Inc.**

**Derrick Rice, P.Eng.**  
Project Manager  
519-204-6510 ext. 2265  
[drice@mte85.com](mailto:drice@mte85.com)



Attach: Grading and servicing plan, City File No. 28400, City File No. 4817

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