



Stantec Consulting Ltd.
400-1305 Riverbend Road, London ON, N6K 0J5

September 25, 2024
File: 161414378

Attention: Michael Pease, Manager, Development Planning

Development and Compliance Services
City Hall – 6th Floor
300 Dufferin Avenue
London, ON, PO BOX 5035, N6A 4L9

Dear Michael,

Reference: 4040 Colonel Talbot Road – Sanitary Servicing Brief

This sanitary servicing brief has been prepared in support of the proposed development of an existing 0.80ha parcel of land located at 4040 Colonel Talbot Road. (See site plan exhibit A.4). The land is currently part of an area external to the Heathwoods Subdivision sanitary system and has been accounted for in its design as a future medium-density residential site. The proposed development is a medium density site consisting of 2, 3-storey stacked townhouse buildings and 2, 2-storey townhouse buildings, totaling 52 units.

The purpose of this brief is to demonstrate that the proposed development is adequately supported by the existing downstream sanitary sewer design of Heathwoods Subdivision. This report will investigate both the gravity serviceability and capacity of the proposed sanitary outlet; shown in exhibit A.1. Figure 1.0.

Sanitary Servicing Strategy

The site is currently designated as a 0.80 ha part of a larger 4.0 ha external area of the Heathwoods subdivision to the south. The external area shown in figure 1.0 as “future M.D. EXT 2” is designed to outlet to the Heathwoods Avenue sewer via a proposed 200mm sanitary sewer on Colonel Talbot Road. The entire external area was designed to service a population of 720 people. The proposed development gravity serviceability and maximum sanitary contribution herein demonstrating capacity in the accepted downstream sanitary system.

Gravity Serviceability Check

A sanitary outlet stub outlet will be provided at the property line at Colonel Talbot Road per the AECOM 2-lane Colonel talbot Road Upgrade. The stub fronting the subject lands will have an elevation of 259.241 m± at the property line and will be a 200mm diameter stub at a minimum slope of 0.50%. The stub will have sufficient capacity to service the subject lands.

Reference: 4040 Colonel Talbot Road Sanitary Servicing Brief

Capacity Check

As per the accepted drainage area plan for Heathwoods Subdivision Phase 4, the downstream accepted outlet for the 4.0ha Lands including the subject lands has capacity allocated for a total population of 720 people. As per Table 1 below, the proposed development has a density of 156 people/ha and is below the allocated 180 people/ha capacity in the accepted design. The proposed post-development peak sanitary flow is 1.61 L/s as detailed in Table 2 and is well below the capacity available in the downstream system.

Table 1 – Downstream Design Sanitary Capacity

Location	Area	Population	Pop/Ha
Entire M.D External Area	4.0ha	720	180
Proposed M.D. Site	0.8ha	125	156.25

**Table 2 – Site Maximum Population & Site Sanitary Peak Flows
(Per City of London Standards)**

	Units	Population (P)	Infiltration (L/s)	Peaking Factor	Sewage (L/s)	Total (L/s)
Proposed M.D	52	125	0.08	4.22	1.54	1.61

Reference: 4040 Colonel Talbot Road Sanitary Servicing Brief

CONCLUSIONS

- The sanitary design of the subject site falls well within the capacity of the sanitary sewer intended to service it. The proposed population density is below what was designed for in the external areas of Heathwoods Subdivision phase 4.
- The anticipated sanitary sewer stub elevation at the Colonel Talbot right of way is 259.241m±.

Sincerely,

Stantec Consulting Ltd.

Isaac Austin

Isaac Austin C. Tech
Project Coordinator
Community Development
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Isaac.Austin@stantec.com



Dan Vucetic MEng., P.Eng.
Project Manager, Engineering Team Lead Associate,
Community Development
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September 25, 2024

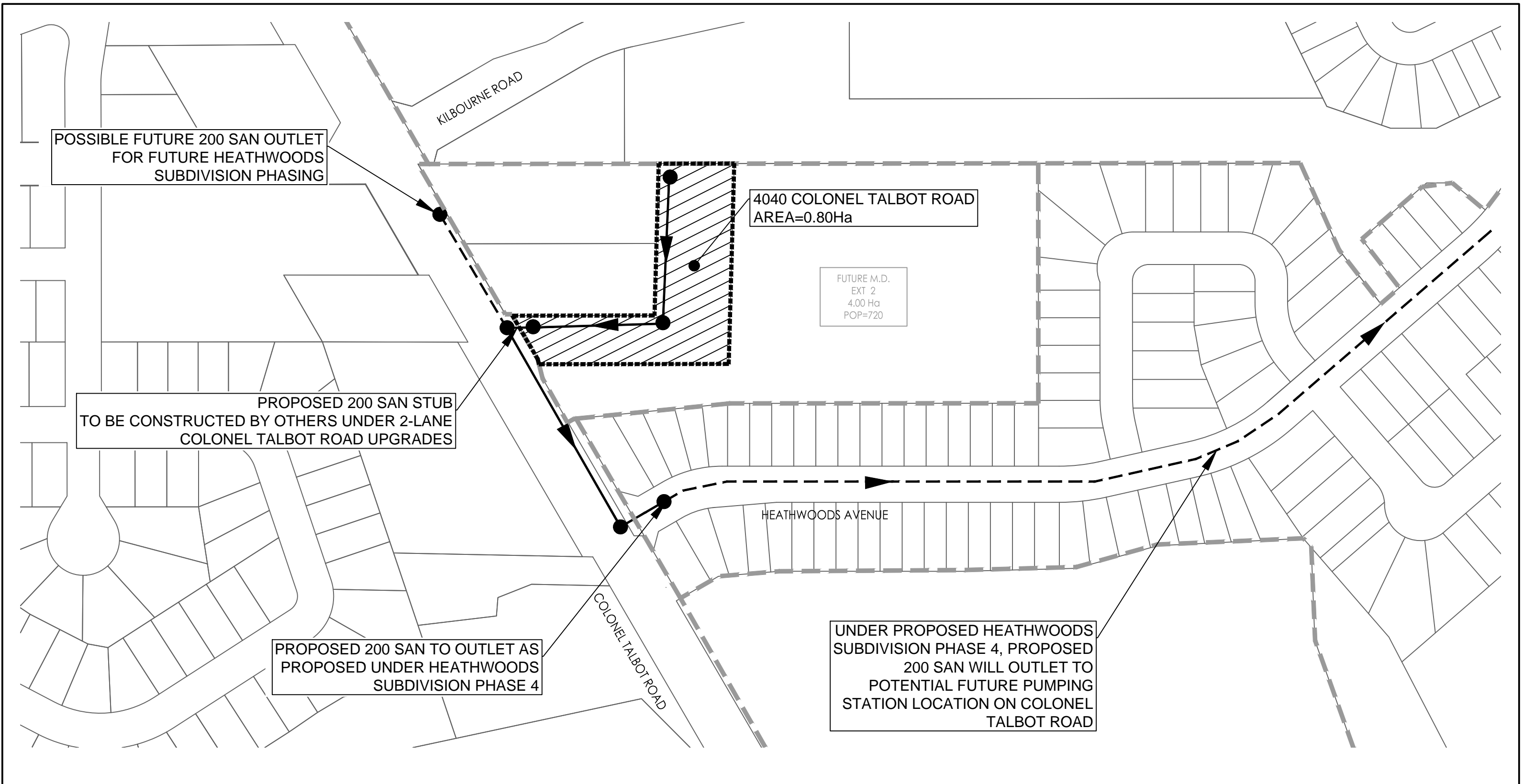
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Reference: 4040 Colonel Talbot Road Sanitary Servicing Brief

Appendix A

A.1 FIGURE 1.0 - PRELIMINARY SANITARY SERVICING FIGURE




Submitted by Stantec Consulting Ltd. October 2023.




Stantec

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 London, ON N6A 5J7
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 www.stantec.com

LEGEND

-  FUTURE SANITARY ROUTES
-  PROPOSED SANITARY OUTLET ROUTE FOR SITE
-  EXTERNAL SANITARY AREA BOUNDARY

SCALE

1:2000

Client/Project
 4040 COLONEL TALBOT ROAD

FIGURE
 FIGURE 1.0
 PRELIMINARY SANITARY SERVICING FIGURE

PROJ. No. - 1614-13686 September 25, 2024

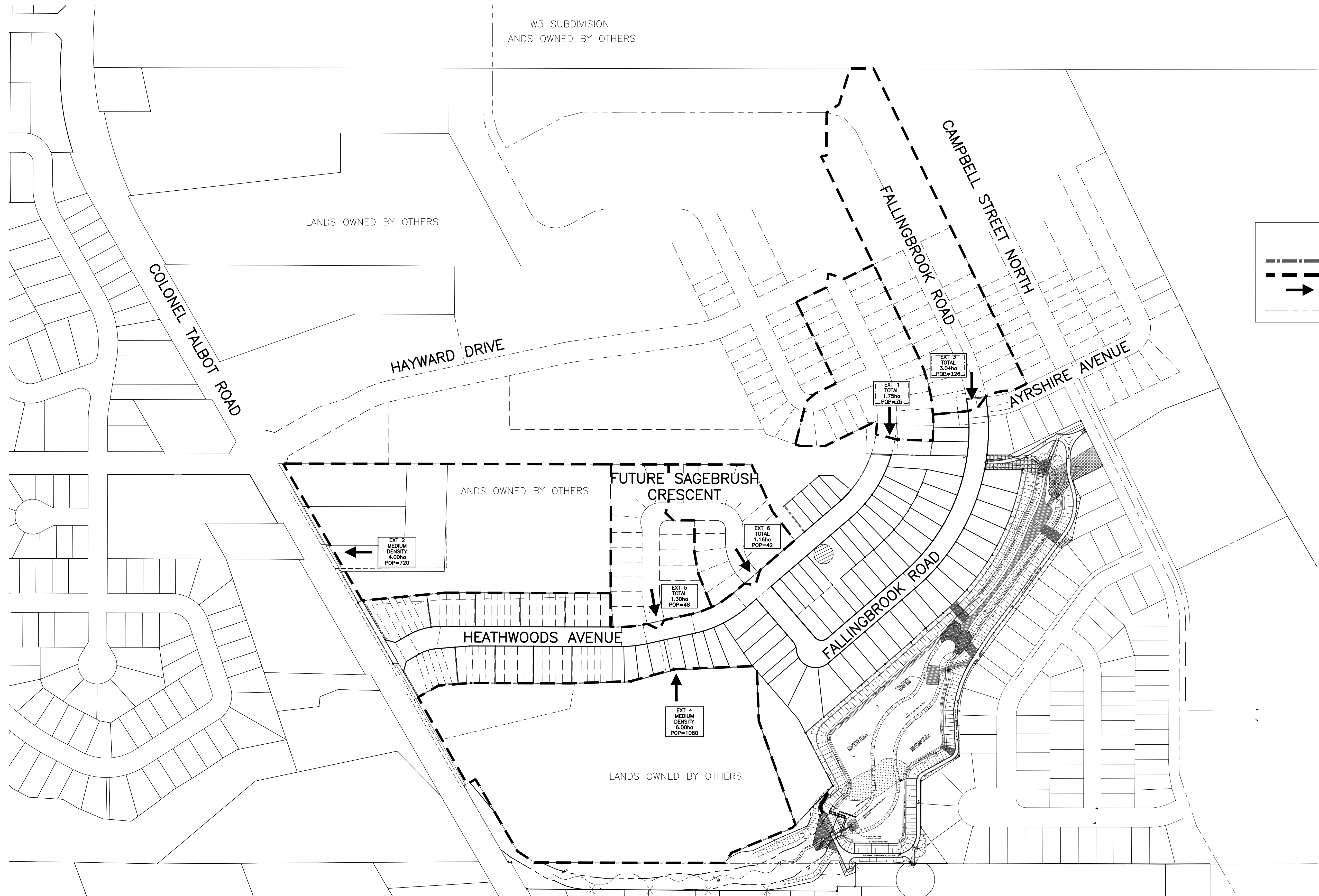
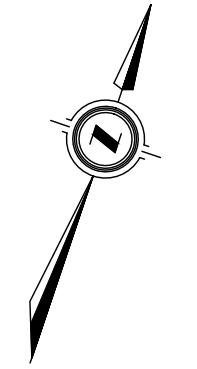
September 25, 2024

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Reference: 4040 Colonel Talbot Road Sanitary Servicing Brief

A.2 HEATHWOODS SUBDIVISION PHASE 4 - EXTERNAL SANITARY DRAINAGE AREA PLAN

Accepted by City of London. March 15, 2024.



LEGEND

- LIMIT OF SUBDIVISION
- - - EXTERNAL DRAINAGE AREA
- DIRECTION OF FLOW
- TRUNK SANITARY SEWER ALIGNMENT

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 2024-03-15 10:00:00 AM System Administrator

EXISTING SERVICES	DRAWING #, SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT
					DESIGN	1.	PER 1st SUBMISSION COMMENTS	MAR 02, 2022	STANTEC
					DRAWN BY	2.	PER 2ND SUBMISSION COMMENTS	AUG 16, 2022	STANTEC
					CHECKED	3.	PER 3RD SUBMISSION COMMENTS	NOV 07, 2023	STANTEC
					APPROVED	4.	PER 4TH SUBMISSION COMMENTS	JAN 26, 2024	STANTEC
					DATE	5.	REV. AFI SETTING & SERV. DETAIL	FEB 6, 2024	STANTEC
						6.	PER 5TH SUBMISSION COMMENTS	MAR 6, 2024	STANTEC

<p>400-1303 Riverbend Road London, ON N6B 0J5 www.stantec.com</p> <p><small>The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyright in all design and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.</small></p>	<p>ENGINEER'S STAMP</p>	<p>CORPORATION OF THE CITY OF LONDON PLANNING & ECONOMIC DEVELOPMENT ACCEPTED 03/15/2024 SUBJECT TO THE CONDITION(S) IDENTIFIED IN THE ACCEPTANCE LETTER OF THE SAME DATE.</p>	<p>SCALE</p> <p>HORZ - 1 : 1000</p>	<p>TITLE</p> <p>HEATHWOODS SUBDIVISION - PHASE 4 COLONEL TALBOT DEVELOPMENTS INC.</p> <p>EXTERNAL SANITARY DRAINAGE AREA PLAN</p>	<p>PROJECT No. 161413686</p> <p>SHEET No. 4 of 27</p> <p>PLAN FILE No.</p>
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September 25, 2024

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Reference: 4040 Colonel Talbot Road Sanitary Servicing Brief

A.3 HEATHWOODS SUBDIVISION PHASE 4 - SANITARY DESIGN SHEET

Accepted by City of London March 15, 2024.

RESIDENTIAL COMMERCIAL AND INSTITUTIONAL POPULATION DENSITIES

THE FOLLOWING POPULATION ALLOWANCES WILL APPLY WHEN DESIGNING SANITARY SEWERS:
 LOW DENSITY (SINGLE-FAMILY / SEMI-DETACHED) = 30 UNITS / HECTARE @ 3 PEOPLE / UNIT
 MEDIUM DENSITY (MULTI-FAMILY / TOWNHOUSE / ROWHOUSE) = 75 UNITS / HECTARE @ 2.4 PEOPLE / UNIT
 HIGH DENSITY (APARTMENTS) = 150 - 300 UNIT / HECTARE @ 1.6 PEOPLE / UNIT
 COMMERCIAL / INSTITUTIONAL = 100 PEOPLE / HECTARE
 SECONDARY SCHOOL = 1500 PEOPLE
 ELEMENTARY SCHOOL = 600 PEOPLE

**SANITARY SEWER DESIGN SHEET
 CITY OF LONDON**

DESIGN CRITERIA
 SEWAGE = 230 LITRE / CAPITA / DAY
 INFILTRATION = 8640 LITRES / HECTARE / DAY
 PEAKING FACTOR: $= 1 + \frac{14}{4 + P^{1.2}}$

DATE: Jan-24
 DESIGNED BY: IRA

PROJECT NAME: **HEATHWOODS SUBDIVISION - PHASE 4**

PROJECT FILE NO. 1614-13686

AREA No.	LOCATION STREET	FROM MANHOLE	TO MANHOLE	AREA			POPULATION					SEWAGE FLOWS			SEWER DESIGN						PROFILE							
				NET OR GROSS	DELTA HECTARES	TOTAL HECTARES	PER HECTARE	PER LOT	NO. OF LOTS	DELTA POP.	TOTAL POP.	PEAKING FACTOR	INFILT L / s	SEWAGE L / s	Q TOTAL L / s	PIPE SIZE mm	n	SLOPE %	CAP L / s	VELOCITY m / s	LENGTH m	FALL IN SEWER	HEADLOSS IN U.S. MH	DROP IN MANHOLE	INVERT ELEVATION			
				U.S.	D.S.	U.S.	D.S.																					
EXT 2	FUT. MD - COLONEL TALBOT	FUT. S14	S134		4.00	4.00	180				720	720	3.89	0.40	8.20	8.60	200	0.013	0.50	23.19	0.74	99.0	0.495	-	0.000	258.734	258.239	
A135	HEATHWOODS AVENUE	S134	S133	N	0.32	4.32					15	735	3.88	0.43	8.36	8.79	200	0.013	0.61	25.62	0.82	40.0	0.244	0.000	0.030	258.196	257.952	
A136	HEATHWOODS AVENUE	S133	S132	N	0.31	4.63					20	755	3.88	0.46	8.57	9.03	200	0.013	0.61	25.62	0.82	24.8	0.151	0.000	0.030	257.922	257.771	
A137	HEATHWOODS AVENUE	S132	S131	N	0.78	5.41					51	806	3.86	0.54	9.11	9.65	200	0.013	0.33	18.84	0.60	91.5	0.302	0.000	0.030	257.741	257.439	
A138	HEATHWOODS AVENUE	S131	S130	N	0.89	6.30					57	863	3.84	0.63	9.70	10.33	200	0.013	0.33	18.84	0.60	97.9	0.323	0.000	0.030	257.409	257.086	
A139	HEATHWOODS AVENUE	S130	S125	N	0.17	6.47		3	2	6	869	869	3.84	0.65	9.77	10.41	200	0.013	0.35	19.40	0.62	33.4	0.117	0.000	0.030	257.056	256.939	
EXT 5	SAGEBRUSH CRESCENT	CAP	S125	N	1.30	1.30		3	16	48	48	48	4.32	0.13	0.61	0.74	200	0.013	1.30	37.40	1.19	18.3	0.238	0.000	0.100	260.013	259.775	
EXT 4	EASEMENT	CAP	S125	N	6.00	6.00	180				1080	1080	3.78	0.60	11.95	12.55	200	0.013	0.50	23.19	0.74	44.5	0.223	-	0.000	257.161	256.939	
A144	HEATHWOODS AVENUE	S125	S124	N	0.41	14.18		3	5	15	2012	2012	3.58	1.42	21.11	22.53	250	0.013	0.25	29.73	0.61	62.5	0.156	0.000	0.050	256.889	256.733	
A145	HEATHWOODS AVENUE	S124	S116	N	0.09	14.27		3	0	0	2012	2012	3.58	1.43	21.11	22.54	250	0.013	0.25	29.73	0.61	48.9	0.122	0.000	0.050	256.683	256.560	
EXT 6	SAGEBRUSH CRESCENT	CAP	S116	N	1.16	1.16		3	14	42	42	42	4.33	0.12	0.53	0.65	200	0.013	1.00	32.80	1.04	18.8	0.188	0.000	0.200	259.611	259.423	
EXT 1	HEATHWOODS AVENUE	CAP	S135	N	1.75	1.75		3	25	75	75	75	4.28	0.18	0.94	1.11	200	0.013	0.45	22.00	0.70	12.6	0.057	0.000	0.100	257.761	257.704	
FUT. A134	HEATHWOODS AVENUE	S135	S112	N	0.10	1.85		3	1	3	78	78	4.27	0.19	0.98	1.16	200	0.013	0.45	22.00	0.70	25.2	0.113	0.000	0.030	257.674	257.561	
A155	HEATHWOODS AVENUE	S112	S113	N	0.25	2.10		3	3	9	87	87	4.26	0.21	1.09	1.30	200	0.013	0.45	22.00	0.70	32.9	0.148	0.000	0.030	257.531	257.383	
A154	HEATHWOODS AVENUE	S113	S114	N	0.19	2.29		3	3	9	96	96	4.25	0.23	1.19	1.42	200	0.013	0.45	22.00	0.70	27.3	0.123	0.000	0.030	257.353	257.230	
A153	HEATHWOODS AVENUE	S114	S115	N	0.73	3.02		3	9	27	123	123	4.22	0.30	1.52	1.82	200	0.013	0.45	22.00	0.70	91.4	0.411	0.000	0.030	257.200	256.789	
A152	HEATHWOODS AVENUE	S115	S116	N	0.15	3.17		3	2	6	129	129	4.21	0.32	1.59	1.91	200	0.013	0.42	21.26	0.68	30.7	0.129	0.000	0.030	256.759	256.630	
A156	FALLINGBROOK ROAD	S116	S109	N	0.12	18.72		3	1	3	2186	2186	3.56	1.87	22.76	24.63	250	0.013	0.25	29.73	0.61	21.1	0.053	-	0.000	256.498	256.445	
A158	FALLINGBROOK ROAD	S109	S108	N	0.49	19.21		3	4	12	2198	2198	3.55	1.92	22.87	24.79	250	0.013	0.25	29.73	0.61	64.4	0.161	0.000	0.030	256.415	256.254	
A159	FALLINGBROOK ROAD	S109	S107	N	0.38	19.59		3	3	9	2207	2207	3.55	1.96	22.96	24.92	250	0.013	0.25	29.73	0.61	17.7	0.044	0.000	0.060	256.194	256.150	
A160	FALLINGBROOK ROAD	S107	S106	N	0.98	20.57		3	12	36	2243	2243	3.55	2.06	23.29	25.35	250	0.013	0.25	29.73	0.61	99.0	0.248	0.000	0.060	256.090	255.843	
A161	FALLINGBROOK ROAD	S106	S105	N	0.49	21.06		3	6	18	2261	2261	3.54	2.11	23.46	25.57	250	0.013	0.25	29.73	0.61	51.8	0.130	0.000	0.030	255.813	255.683	
A162	FALLINGBROOK ROAD	S105	S104	N	0.42	21.48		3	5	15	2276	2276	3.54	2.15	23.60	25.75	300	0.013	0.25	48.35	0.68	51.4	0.129	0.000	0.060	255.623	255.495	
A163	FALLINGBROOK ROAD	S104	S103	N	0.43	21.91		3	5	15	2291	2291	3.54	2.19	23.74	25.93	300	0.013	0.25	48.35	0.68	44.1	0.110	0.000	0.030	255.465	255.354	
A157	FALLINGBROOK ROAD		S103	N	0.14	0.14		3	0	0	0	0	4.50	0.01	0.00	0.01												
A164	FALLINGBROOK ROAD	S103	S13 B.O.	N	0.27	22.32		3	3	9	2300	2300	3.54	2.23	23.83	26.06	300	0.013	0.38	59.61	0.84	59.4	0.226	0.000	0.030	255.324	255.099	
EXT 3	FALLINGBROOK ROAD	CAP	S183	N	3.04	3.04					126	126	4.21	0.30	1.56	1.86	200	0.013	0.34	19.12	0.61	10.5	0.036	0.000	0.200	258.546	258.510	
	FALLINGBROOK ROAD	S183	S13 B.O.	N	0.00	3.04					0	126	4.21	0.30	1.56	1.86	200	0.013	0.34	19.12	0.61	2.6	0.009	0.000	0.060	258.450	258.441	

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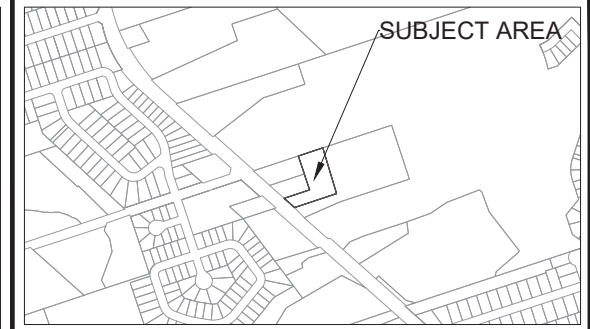
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					DESIGN DJL/SK	1.	PER 1st SUBMISSION COMMENTS	MAR 02, 2022	STANTEC	 <p>400-1305 Rielbrand Road London, ON N6K 0J5 www.stantec.com</p> <p>The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyright to all design and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is prohibited.</p>	 <p>D. VUCETIC 100206129 PROVINCE OF ONTARIO</p>	 <p>CORPORATION OF THE CITY OF LONDON PLANNING & ECONOMIC DEVELOPMENT ACCEPTED 03/15/2024 SUBJECT TO THE CONDITION(S) IDENTIFIED IN THE ACCEPTANCE LETTER OF THE SAME DATE.</p>	HEATHWOODS SUBDIVISION - PHASE 4 COLONEL TALBOT DEVELOPMENTS INC. SANITARY DESIGN SHEET	161413686
				DRAWN BY DJL/SK	2.	PER 2ND SUBMISSION COMMENTS	AUG 16, 2022	STANTEC	5 of 27					
				CHECKED BDH	3.	PER 3RD SUBMISSION COMMENTS	NOV 07, 2023	STANTEC	PLAN FILE No.					
				APPROVED DV	4.	PER 4TH SUBMISSION COMMENTS	JAN 26, 2024	STANTEC						
				DATE JANUARY 2022	5.	REV. A/FI SETTING & SERV. DETAIL	FEB 8, 2024	STANTEC						
					6.	PER 5TH SUBMISSION COMMENTS	MAR 6, 2024	STANTEC						

September 25, 2024

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Reference: 4040 Colonel Talbot Road Sanitary Servicing Brief

A.4 4040 COLONEL TALBOT ROAD - SITE PLAN



**SITE DATA CHART FOR
4040 COLONEL TALBOT ROAD**

CURRENT ZONING & PROPOSED NUMBER OF UNITS:
 Current Zoning: UR-3, Proposed Zoning: R5-7
 Two Stacked Townhouse Buildings, 48 Units
 Two Semi-detached Dwellings, 4 Units

Blocks & Unit Counts	Estimated Building Gross Floor Area (GFA)	Ground Floor Area Coverage
BLOCK "A" - 24 Units	2,390.4 m ²	597.6 m ²
BLOCK "B" - 24 Units	2,390.4 m ²	597.6 m ²
BLOCK "C" - 2 Units	479.8 m ²	177.0 m ²
BLOCK "D" - 2 Units	479.8 m ²	177.0 m ²
Totals: 52 Units	5,740.4 m²	1,549.2 m²

REGULATION	CURRENT REQUIREMENTS	AS SHOWN ON PLAN
LOT AREA MINIMUM	1,000 m ²	8,021 m ²
LOT FRONTAGE MINIMUM (Meters)	30.0 m	32.4 m
FRONT AND EXTERIOR SIDEYARD SETBACKS (To Main Building)	Front Yard = 6.0 m Ext. Side Yard = 6.0 m	2.7 m ** N/A
REAR AND INTERIOR SIDEYARD SETBACKS MINIMUM	Rear Yard = 6.0 m Interior Side Yard = 6.0 m	7.4 m 1.4m **
LANDSCAPE / OPEN SPACE MINIMUM	30 % of lot area	43.9 %
LOT COVERAGE MAXIMUM	45 % of lot area	19.3 %
HEIGHT MAXIMUM (Meters)	12.0 m	12.0 m
DENSITY - 60 UPH	48 units	65 UPH (52 units **)
PARKING (1 Space / Unit)	52	77
VISITOR PARKING (1 Space / 10 Units)	6	6

APPROVAL STAMP

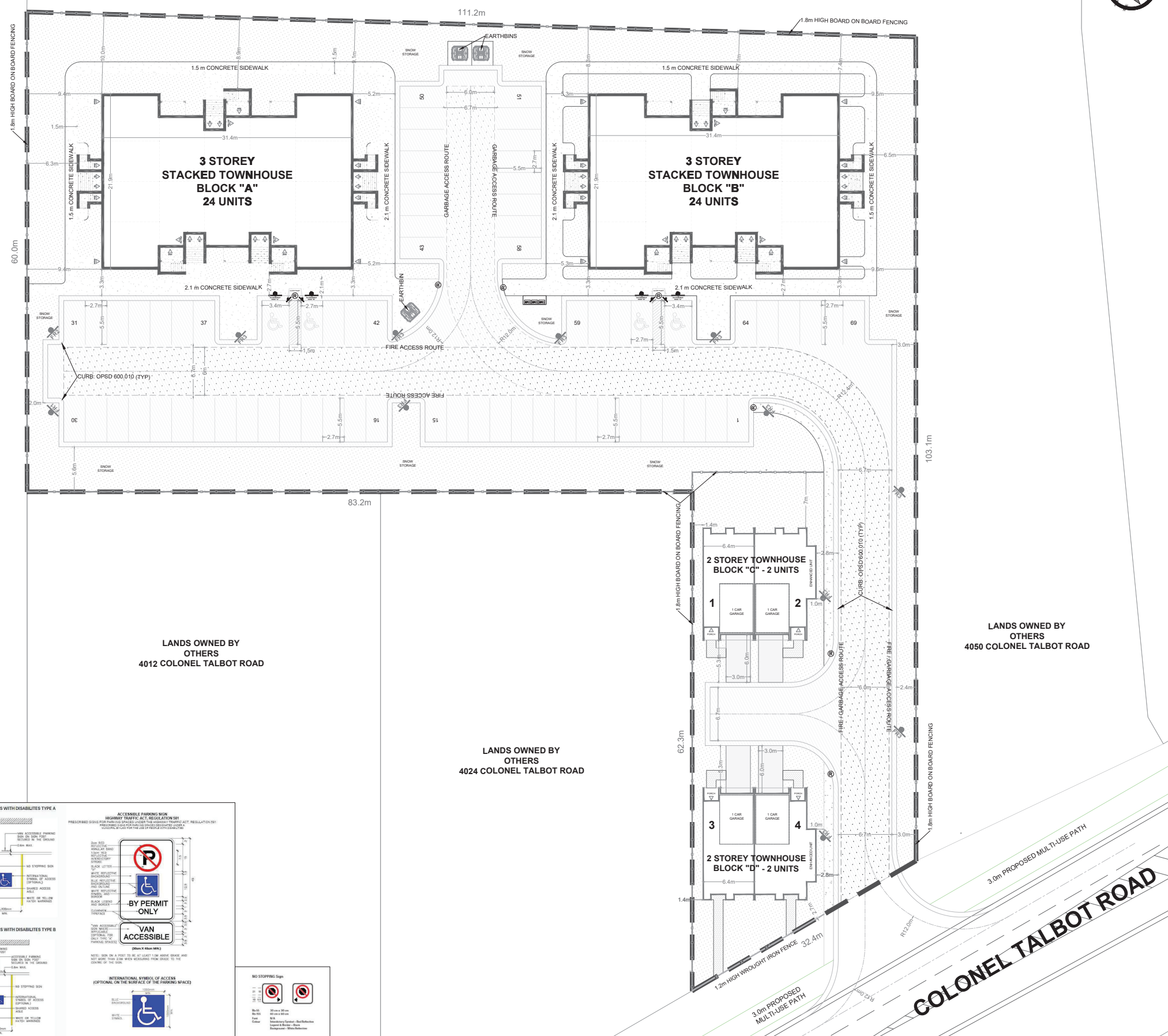


SIFTON PROPERTIES LTD.
 NEIGHBOURHOOD DEVELOPMENTS
 1295 RIVERBEND SOUTH, SUITE 300
 LONDON, ONTARIO
 N6K 0G2

**4040 COLONEL TALBOT ROAD
LAMBETH, ONTARIO**

**SITE PLAN CONCEPT
TWO STACKED TOWNHOUSES, 48 UNITS
TWO SEMI-DETACHED DWELLINGS, 4 UNITS**

Project No. :	--	Date:	5 July 2024
Drawing No. :	--	Scale:	1:250
Drawn By :	DCP & AL		
Checked By :	DCP & AH		



LANDS OWNED BY OTHERS
3924 COLONEL TALBOT ROAD

LANDS OWNED BY OTHERS
4012 COLONEL TALBOT ROAD

LANDS OWNED BY OTHERS
4024 COLONEL TALBOT ROAD

LANDS OWNED BY OTHERS
4050 COLONEL TALBOT ROAD

FIRE ROUTE SIGN DETAILS

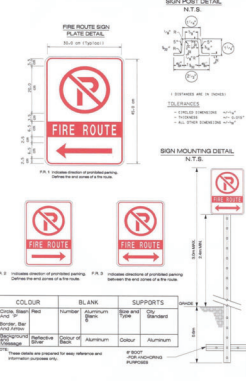


FIGURE 7.1: PARKING SPACE FOR PERSONS WITH DISABILITIES TYPE A

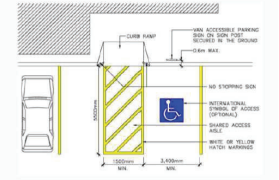
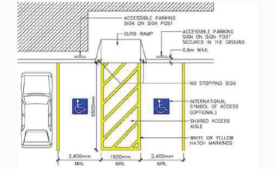
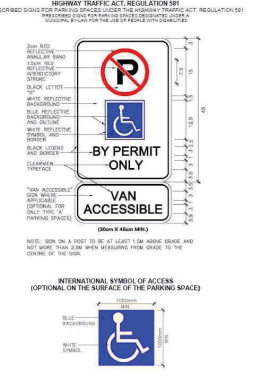


FIGURE 7.2: PARKING SPACE FOR PERSONS WITH DISABILITIES TYPE B



ACCESSIBLE PARKING SIGN



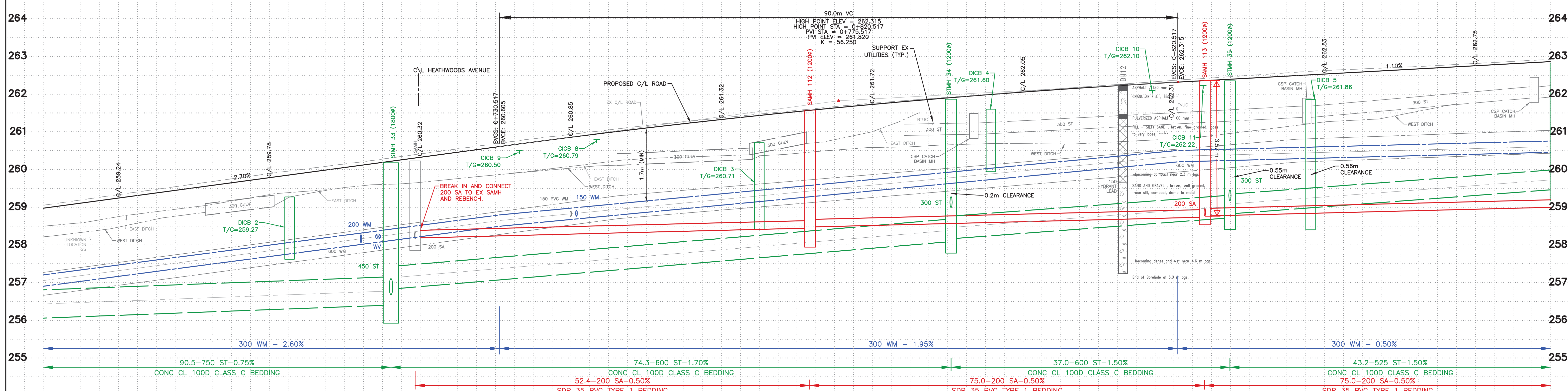
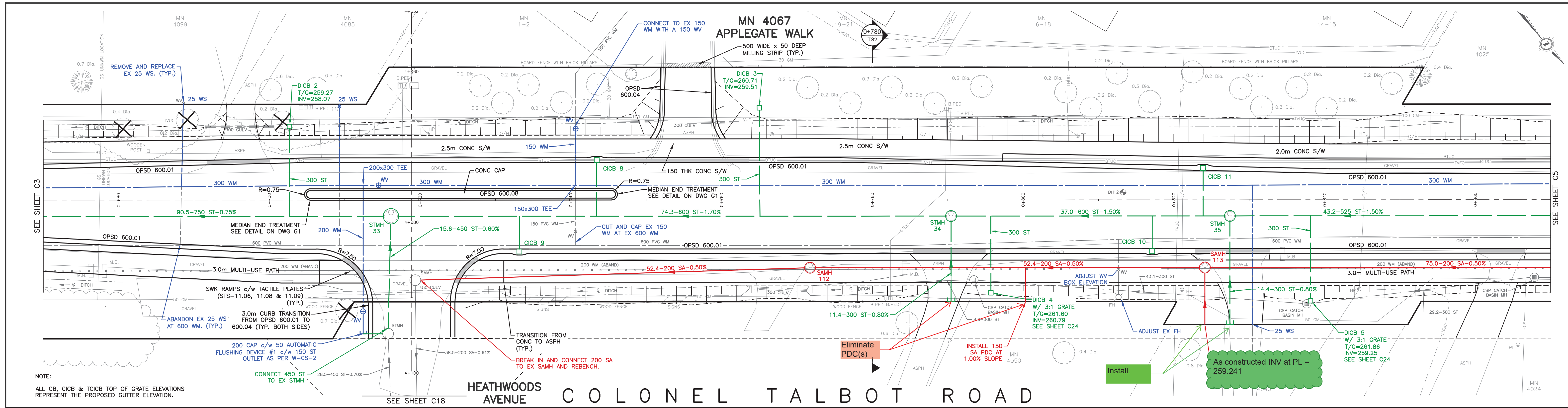
September 25, 2024

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Reference: 4040 Colonel Talbot Road Sanitary Servicing Brief

A.5 - COLONEL TALBOT ROAD – TWO LANE UPGRADE - PROFILE

Received from City of London September 10, 2024.



STATION	C/L WATERMAIN ELEVATION	STORM SEWER INVERT	SANITARY SEWER INVERT
0+680			
0+700			
0+702.88			
0+712.16			
0+716.14			
0+719.35			
0+720			
0+730.52			
0+733.17			
0+740			
0+740.75			
0+743.44			
0+760			
0+765.01			
0+771.75			
0+780			
0+780.44			
0+785.73			
0+800			
0+817.13			
0+820			
0+820.52			
0+824.81			
0+824.81			
0+827.44			
0+838.13			
0+840			
0+860			

<table border="1"> <thead> <tr> <th>EXISTING SERVICES</th> <th>DRAWING #, SOURCE</th> <th>DATE</th> <th>AS CONSTRUCTED SERVICES</th> <th>COMPLETION</th> <th>DETAILS</th> <th>No.</th> <th>REVISIONS</th> <th>DATE</th> <th>CONSULTANT</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>DESIGN RDM/JOT</td> <td>1.</td> <td>ISSUED FOR TENDER</td> <td>FEB-2024</td> <td>AECOM</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>DRAWN BY JOT</td> <td>2.</td> <td>ISSUED FOR CONSTRUCTION</td> <td>MAY-2024</td> <td>AECOM</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>CHECKED DOJ</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>APPROVED JJK</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>DATE MAY 2024</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT						DESIGN RDM/JOT	1.	ISSUED FOR TENDER	FEB-2024	AECOM						DRAWN BY JOT	2.	ISSUED FOR CONSTRUCTION	MAY-2024	AECOM						CHECKED DOJ										APPROVED JJK										DATE MAY 2024					<p>CONSULTANT OR DIVISION</p> <p>AECOM London, Ontario 919.873.0919</p>	<p>ENGINEER'S STAMP</p> <p>CORPORATION OF THE CITY OF LONDON London CANADA</p>	<p>SCALE</p> <p>HORIZONTAL=1:250 VERTICAL=1:50</p>	<p>COLONEL TALBOT ROAD TWO LANE UPGRADE</p> <p>COLONEL TALBOT ROAD FROM STA 0+670 TO STA 0+870</p>	<p>PROJECT No. 60684442</p> <p>SHEET No. C4</p> <p>PLAN FILE No.</p>
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