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June 27, 2023

MTE File No.: C42446-100

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

Attention: Mr. Mike Corby, RPP, MCIP

**RE: Preliminary Servicing Brief
Proposed 10 Unit Apartment Development
1494 Commissioners Road West**

It is proposed to develop the property at 1494 Commissioners Road West, London. The site is 0.21 Ha in size and currently contains a residential house, barn, driveway and parking areas. It is proposed to re-develop the site with a small 10 unit, 4 level apartment building. This brief outlines the water, sanitary and storm servicing for the development to support the rezoning of the property.

Water Servicing:

There is an existing 400mm diameter ductile iron (DI) watermain located on the north side of Commissioners Road, in the north boulevard, which will provide water service for the development. A water service connection will be required to connect the site to the existing 400mm watermain. A detailed hydraulic analysis and site watermain design will be completed during the future engineering design stage of the process.

Sanitary Servicing:

There is an existing 375mm diameter sanitary sewer located on the north side of Commissioners Road, in the north boulevard, approximately 30m east of the site. In order to connect to this existing sewer a 30m long sanitary sewer extension on Commissioners Road will be required as well as a sanitary private drain connection (PDC) for the site. Detailed engineering drawings for the sanitary sewer extension, the PDC and the site sanitary sewer will be completed during the future engineering design stage of the process.

Storm Servicing: Pre-development Drainage:

A deep ravine is located to the south and east of the site. The south ravine flows to the east ravine which in turn outlets to the existing 1500mm diameter culvert crossing Commissioners Road which is located approximately 50m east of the development site. The south ravine is located on City of London owned lands and the east ravine is located on private property. Under pre-development conditions, storm drainage from the site sheet flows to the adjacent south and east ravines. Please see attached Figure 1 for the pre-development drainage patterns.

Storm Servicing: Post Development Drainage

The proposed site is comprised of the following:

- Road widening and site area not being developed around site perimeter = 0.12 Ha
- Roof, asphalt and sidewalks = 0.08 Ha
- Landscaping within the developed area = 0.01 Ha
- Total Area = 0.21 Ha

Currently there is no storm sewer on Commissioners Road in front of the site. As such we have come up with the following two storm servicing options:

Preferred Storm Servicing Option 1: Southerly Ravine Storm Outlet

Please refer to the attached Figure 2 which outlines storm servicing option 1. In general, stormwater for the development portion of the site (approximately 0.10 Ha) will drain to an on-site storm system which will discharge to the ravine to the south of the property. The southerly ravine is located on lands owned by the City of London. As such an agreement and approvals will be required from the City of London to utilize this outlet.

With this option, a portion of the storm sewer will to pass under a portion of the proposed building. Consultation with building architect and the building structural engineer will be required during the detailed design of this option.

As shown in Figure 2, the landscaped areas around the site perimeter will sheet flow to adjacent lands while the development portion of the site will discharge to a site storm sewer which will outlet the southerly ravine. The exact location of the storm outlet will be determined during the detailed design stage of the process with consultation and input from the EIS consultant.

Stormwater quantity controls will be provided such that the post-development outflows do not exceed the pre-development rates. Stormwater storage will be provided in the parking area, and/or roof area and/or underground storage. Quality control is not proposed as the site asphalt areas are relatively small (1 open parking space + driveway).

Storm Servicing Option 2: Commissioners Road Storm Outlet

If Option 1 is not desired, we have come up with a second storm servicing option. Please refer to the attached Figure 3 which outlines storm servicing option 2. In general, stormwater for the development portion of the site (approximately 0.08 Ha) will drain to an on-site storm system which will discharge to a new municipal storm on Commissioners Road. The new storm sewer on Commissioners Road will outlet to the existing 1500mm culvert on Commissioners Road, approximately 50m east of the subject site.

With this option, the location of the new storm sewer within Commissioners Road will need to be reviewed and approved by the City of London.

As shown in Figure 3, the landscaped areas around the site perimeter will sheet flow to adjacent lands while the development portion of the site will discharge to a site storm sewer which will outlet to the existing 1500mm culvert crossing Commissioners Road.

Stormwater quantity controls will be provided such that the post-development outflows do not exceed the pre-development rates. It is important to note that under the pre-development condition, the site sheet flows to the adjacent ravines which in turn discharge to the 1500mm culvert crossing on Commissioners Road.

Stormwater storage will be provided in the parking area, and/or roof area and/or underground storage. Quality control is not proposed as the site asphalt areas are relatively small (1 open parking space + driveway).

Detailed engineering drawings for the selected storm option will be completed during the future engineering design stage of the process.

Servicing Summary:

In summary water and sanitary servicing are available to service the 0.21 Ha development site. Two feasible options for storm servicing have been presented in this brief. Detailed engineering work will be completed during the future engineering design stage of the process

Yours truly,

MTE Consultants Inc.



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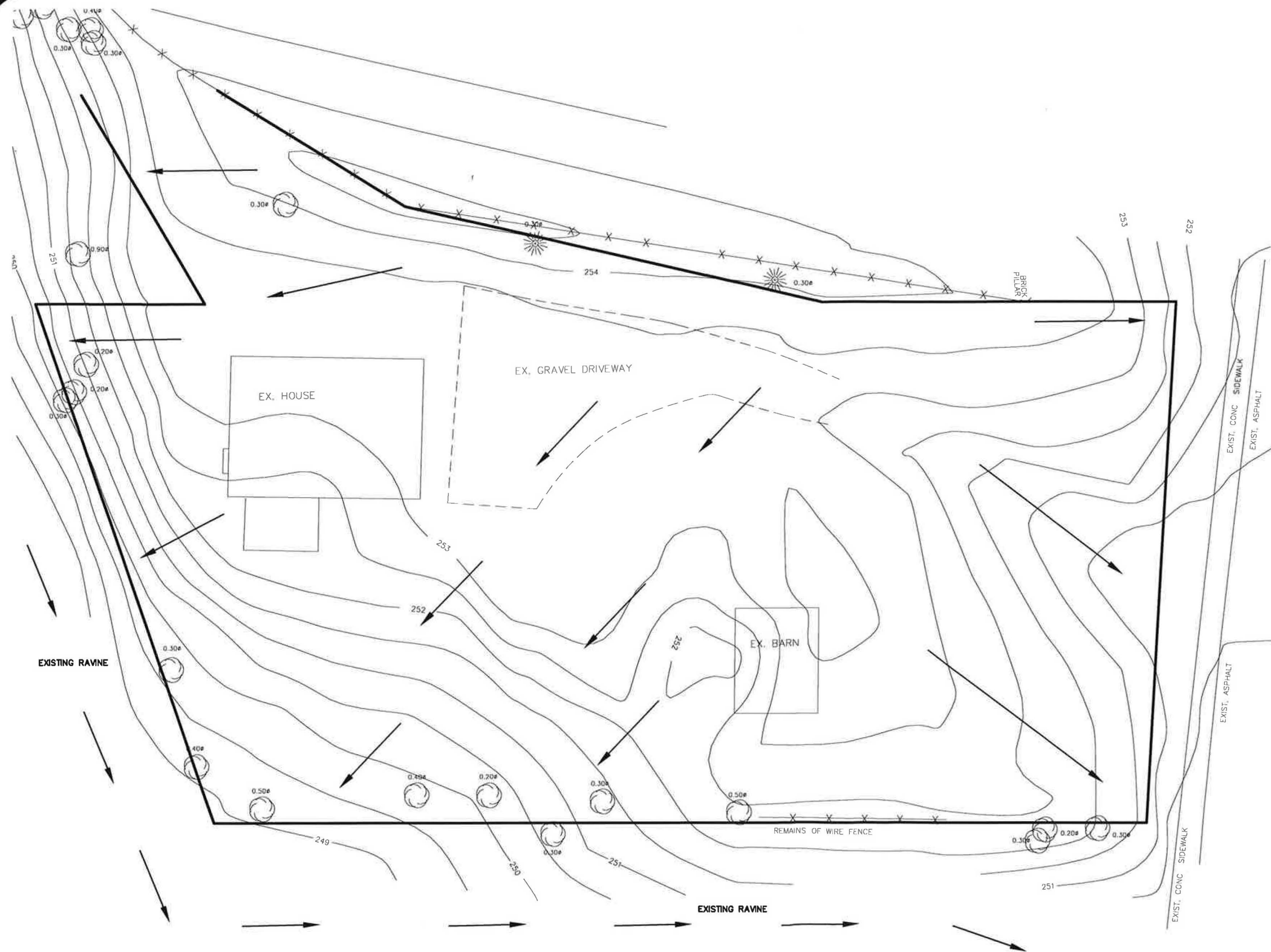
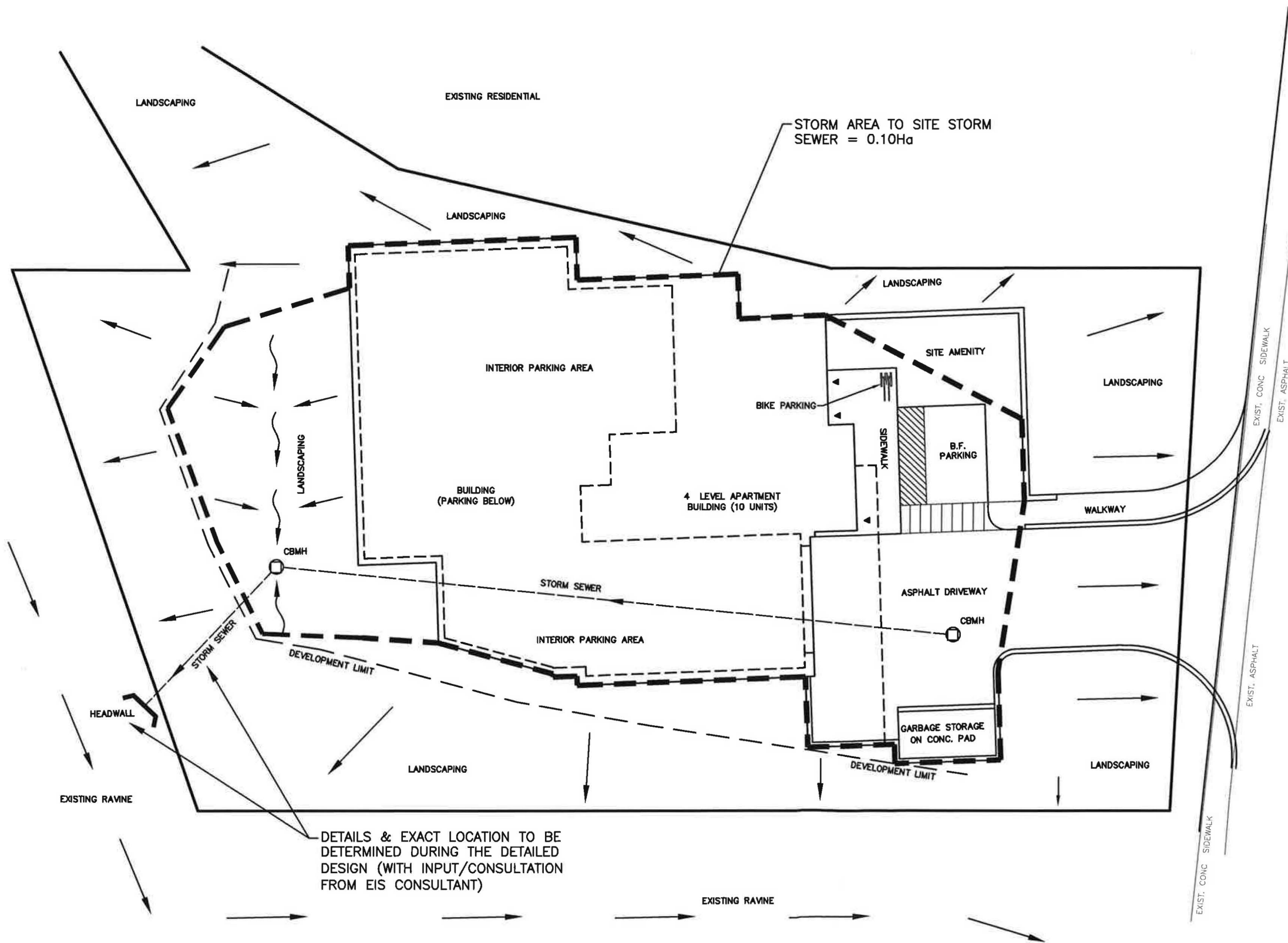


FIGURE 1 Date: OCT, 2021
Scale: 1:250

PRE-DEVELOPMENT
DRAINAGE PLAN

MTE
Engineers, Scientists, Surveyors



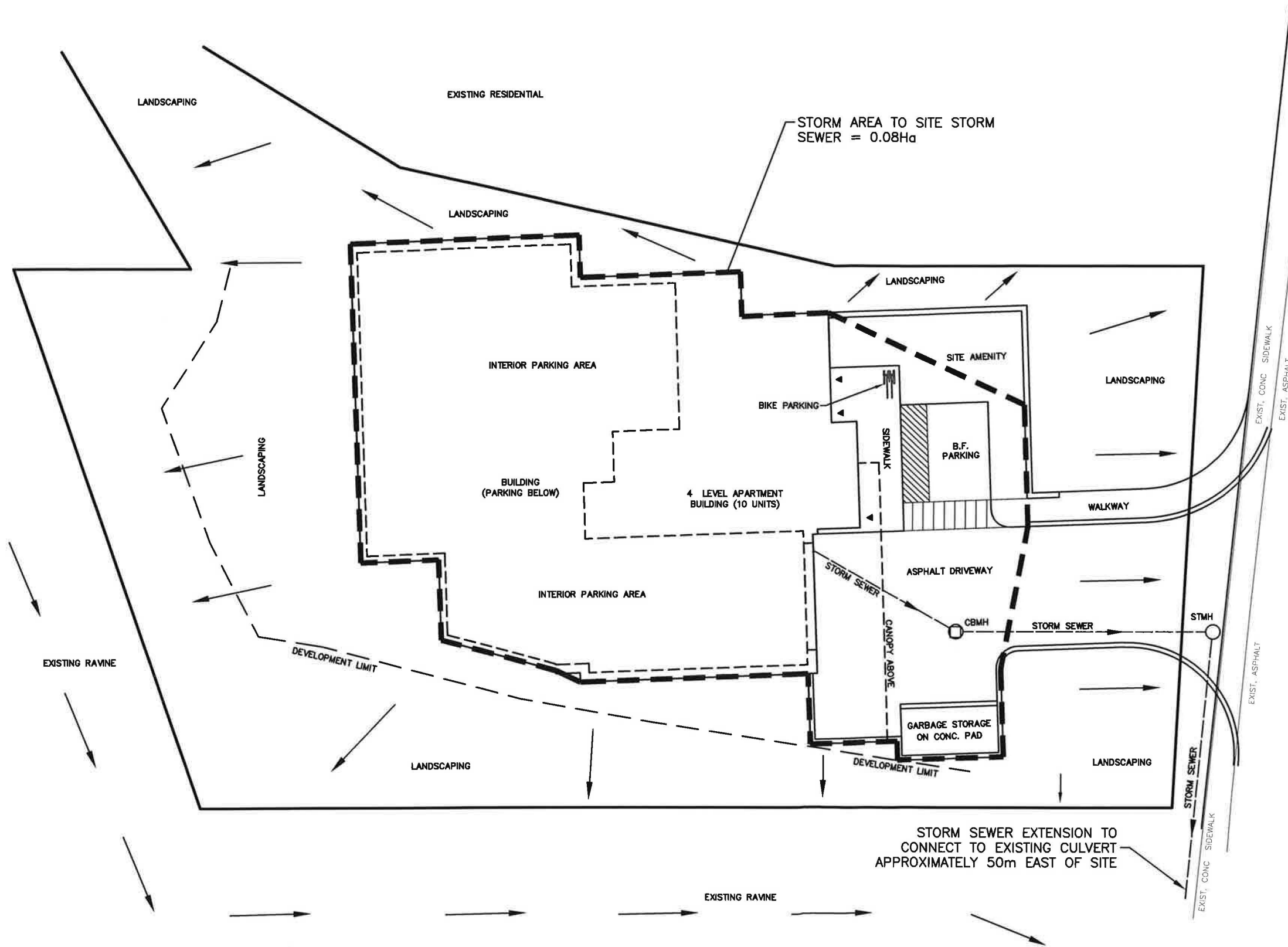
COMMISSIONERS ROAD WEST

FIGURE 2 Date: MAY, 2023
Scale: 1:250

OPTION 1
PRELIMINARY STORM
SERVICING PLAN

Engineers, Scientists, Surveyors

DETAILS & EXACT LOCATION TO BE DETERMINED DURING THE DETAILED DESIGN (WITH INPUT/CONSULTATION FROM EIS CONSULTANT)



COMMISSIONERS ROAD WEST

FIGURE 3

Date: MAY, 2023
Scale: 1:250

OPTION 2
PRELIMINARY STORM
SERVICING PLAN



Engineers, Scientists, Surveyors