



January 5, 2017
MTE File No.: C40602-100

Mr. Ghazwan Yousif
City of Mississauga
300 City Centre Drive
Mississauga, ON L5B 3C1

Dear Mr. Yousif:

**Re: Stormwater Management Brief
Erinview Proposed Redevelopment – 2132 Dundas Street West
City of Mississauga**

In accordance with the City of Mississauga's SPA requirements, seventeen (17) copies of the Phase 1 Existing Conditions and Removals Plan (MTE Drawing C1.1), Phase 1 Site Grading Plan (MTE Drawing C2.1), Phase 1 Site Servicing Plan (MTE Drawing C2.2), and Phase 1 Details and Notes Plan (MTE Drawing C2.3) for the above development have been submitted for your review and approval.

BACKGROUND AND EXISTING CONDITIONS

MTE Consultants Inc. was retained by Sifton Properties Limited, to prepare a Site Grading Plan and Stormwater Management (SWM) Brief for the proposed redevelopment of the Erin Mills Retirement Community centre located at 2132 Dundas Street West in the City of Mississauga (herein referred to as 'the Site'). The proposed redevelopment includes the demolition of the existing retirement community centre and the construction of a new facility, to be completed in two stages.

The Site has a total area of approximately 1.02ha and is bounded to the north by the intersection of Dundas Street West and Fifth Line West, to the west by Dundas Street West and the Christ our King Lutheran Church, to the south by existing residential development, and to the east by Fifth Line West. For exact location of the Site refer to the key plan located on the enclosed engineering drawing.

In the existing condition, runoff from the site is collected in a series of on-site catchbasins and conveyed to the north corner of the property where it is discharged to the municipal storm sewer. There are currently no existing stormwater management quantity or quality controls on the Site.



The existing retirement facility will be demolished in two phases and a new retirement facility will be constructed in two phases. Phase 1 includes the demolition of a portion of the existing building parallel to the south east property line and the construction of a new building in its place, complete with a new driveway and small parking area. Phase 2 will include the demolition of the remaining existing facility and the construction of a new building in its place, complete with the balance of new parking areas.

STORMWATER MANAGEMENT

For the purposes of this SWM Brief, the ultimate development condition has been considered.

In the existing condition, the Site has an impervious area of 0.78ha (77%). In the ultimate development condition, the site will have an impervious area of 0.75ha (74%). Therefore, the proposed redevelopment of the Site decreases the total site imperviousness by 3%. Consequently it is expected that the post-development peak flow rates will be less than the pre-development flow rates. Therefore, on-site quantity and quality control is not required. Refer to the attached Figures illustrating the pre and post development impervious areas. Flow control roof drains will likely be installed on the roof areas of the proposed buildings to further reduce the stormwater runoff rate leaving the Site and being directed to the municipal storm sewer.

EROSION AND SEDIMENTATION CONTROL

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 drawings, around any stockpiles and around the catchbasins during construction. Any sediment that is tracked onto the roadway during the course of construction will be cleaned by the contractor. To help minimize the amount of mud being tracked onto the roadway, a mud mat will be installed at the primary construction entrance, off Fifth Line West.

CONCLUSIONS AND RECOMMENDATIONS

Based on the foregoing analysis, it is concluded that:

- i) The proposed ultimate development results in a decrease in site imperviousness and therefore additional on-site stormwater management quantity and quality controls are not required; and
- ii) Upon completion of construction, the site will conform to the design criteria specified by the City of Mississauga.

It is recommended that:

- i) The site grading be undertaken according to the proposed elevations, details and erosion control measures shown on the enclosed engineering drawings; and
- ii) The proposed civil works be inspected by MTE Consultants Inc., during construction, and certified to the City of Mississauga upon completion.

We trust that this information is satisfactory. Please contact the undersigned if you have any questions.

Yours truly,

MTE CONSULTANTS INC.

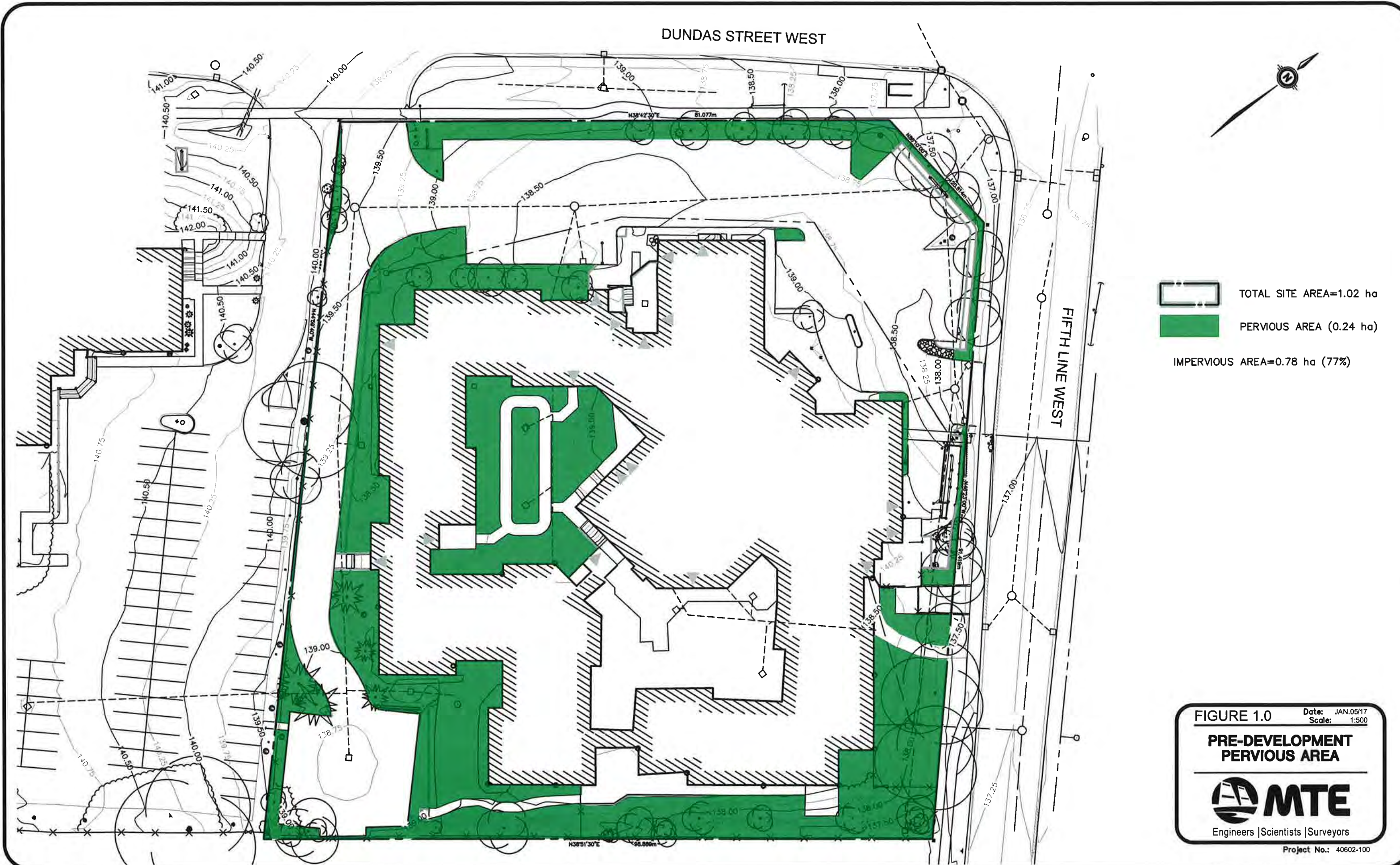
A handwritten signature in blue ink, appearing to read "Andréa McKay".

Andréa McKay, E.I.T.
Designer



Lynn Ingram, P.Eng.
Design Engineer

Encl.
:cah






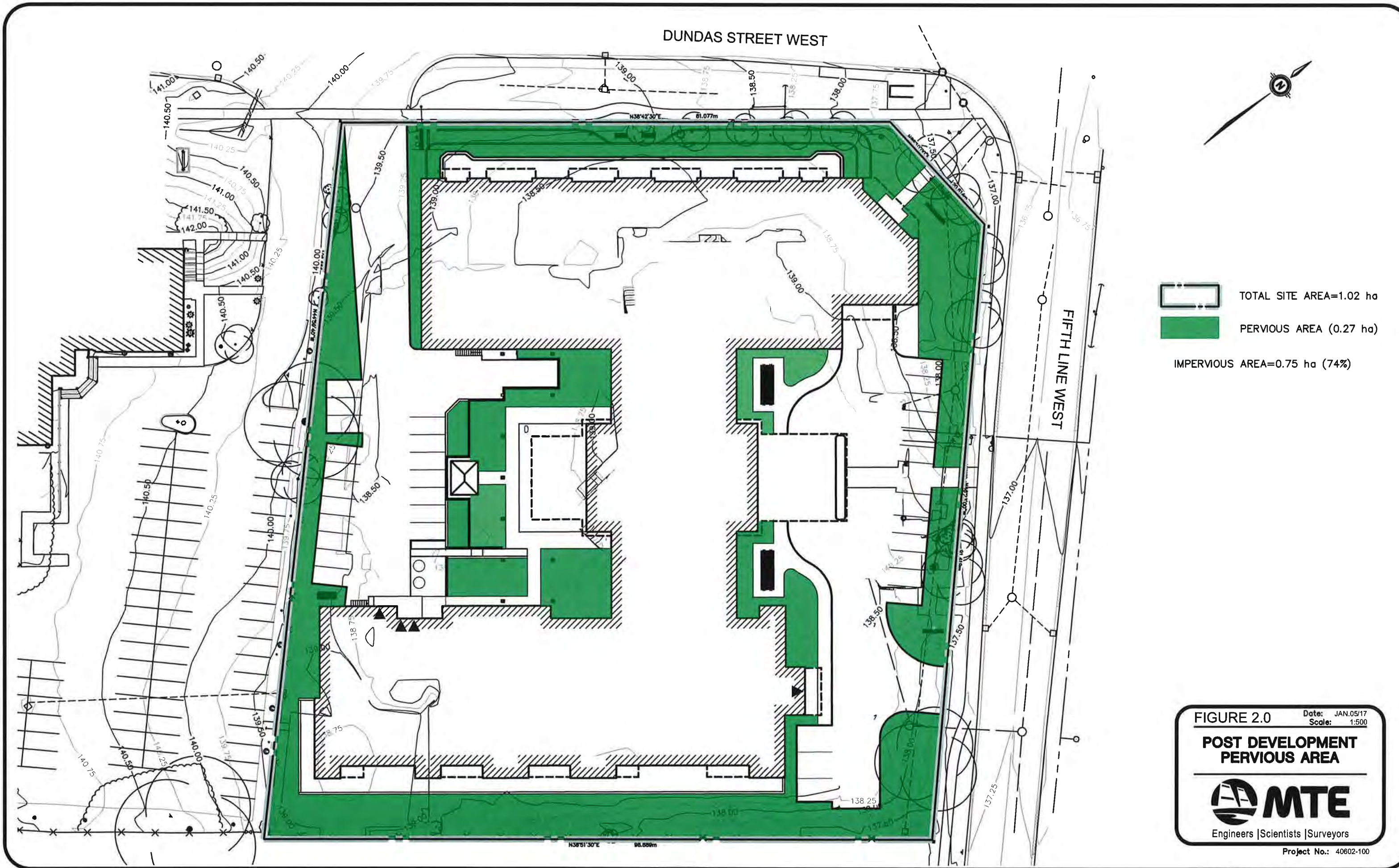
 TOTAL SITE AREA=1.02 ha
 PERVIOUS AREA (0.24 ha)
 IMPERVIOUS AREA=0.78 ha (77%)

FIGURE 1.0 Date: JAN.05/17
 Scale: 1:500
**PRE-DEVELOPMENT
 PERVIOUS AREA**

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 TOTAL SITE AREA=1.02 ha
 PERVIOUS AREA (0.27 ha)
 IMPERVIOUS AREA=0.75 ha (74%)

FIGURE 2.0 Date: JAN.05/17
 Scale: 1:500
**POST DEVELOPMENT
 PERVIOUS AREA**

 Engineers | Scientists | Surveyors
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