



December 4, 2020

MTE File No.: 46037-100

Mr. Adam Huycke, MCIP, RPP, CPT
Legislative & Planning Services
Community Planning
Halton Region
1151 Bronte Road
Oakville, ON L6M 3L1

Dear Mr. Adam Huycke:

**RE: Local Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision – 2294 & 2300 Queensway Drive, Burlington
Comments Response (505-5/19, 520-10/19 & 24T-19002/B)**

Thank you for your comments dated February 10, 2019 with regards to the development at 2294 & 2300 Queensway Drive in the City of Burlington. We have reviewed your comments and offer the following in response:

1. There are 300mm and 500mm diameter watermains located within Queensway Drive adjacent to the property. The owner should be aware by now, because of their testing, that the static pressures within Queensway Drive are approximately in the 45 psi range. This is just at Halton's minimum "target" static pressure of 45 psi but above our minimum acceptable pressure of 40 psi. It should be noted that lower water pressures may or may not be noticeable in the upper floors of the townhouse complex. The owner may find it necessary to provide increased water service connection lateral sizes and water meters, and/or install private pressure boosting pumps as part of the internal plumbing system. The owner and their site servicing engineering consultants, will look at this issue about service sizing closer at the detail design stage and, will design the entire private water distribution system (including but not limited to all design stage and, will design the entire private water distribution system (including but not limited to all water pipes and appurtenance sizes) in order to adequately service the development.

Response: *Noted. Booster pumps will be required within each unit to satisfy the domestic consumption, and the Functional Servicing Report has been revised to include this statement.*

2. A Functional Servicing and Stormwater Management Report, prepared by MTE Consultants Inc, dated November October 19, 2019, was received with the Planning applications. The report makes reference to the Region's watermain and wastewater mains (sanitary sewers) located within the municipal right-of-ways adjacent to the property. The report makes reference to how the owner's Professional Engineer foresees the property and the building being serviced. A draft Preliminary Site Servicing Plan drawing and other drawings were provided. The owner's Professional Engineer should generally be aware of the following. Water and wastewater services cannot cross lot lines. Staff are currently not in a position to confirm if the FSR is satisfactory as there remains outstanding development limits and built form issues with the development proposal.

Response: *Noted.*

3. The proposed stormwater service connection lateral's separation distance from the Region's existing trunk watermain will need to be reviewed closer by the Region's Public Works Department. The owner's Professional Civil Engineering firm may need to undertake a re-design, or undertake the Region's Design Deviation Memo process, for review by the Region.

Response: *Noted.*

4. The proposed sanitary sewer service connection lateral is currently designed with less than the Region's Engineering Standards for the municipal portion of the sanitary sewer service connection lateral. The owner's Professional Civil Engineering firm may need to undertake a re-design, or undertake the Region's Design Deviation Memo process, for review by the Region.

Response: *Slope has been changed from 0.5% to 2.0%. Please see drawing C2.2.*

5. The Professional Civil Engineer may find it necessary, because of the static water pressures in the area, to provide increased water service connection lateral sizes and water meters, and /or install private pressure boosting pumps as part of the internal plumbing system. The Region recommends that the owner's Civil Engineer look into this further prior to their next proposed engineering drawing revisions.

Response: *Booster pumps will be required within each unit to satisfy the domestic consumption, and a statement has been included in the Functional Servicing Report.*

6. Halton Region policies state that properties within Halton must be individually serviced. Any existing water or wastewater services that are substandard or in the wrong location, that must be abandoned, will be required to be disconnected at the main by the developer.

Response: *Noted.*

We trust the above response to be satisfactory in addressing your comments and we thank you for your continued cooperation in processing this application. Please contact the undersigned should you have any questions.

Yours Truly,
MTE Consultants Inc.

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