KWA Site Development Consulting Inc.
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May 22, 2024 PROJECT NUMBER 23911

Ms. Elyse Meneray MCIP RPP
Planner, Development Review
Development & Growth Management
426 Brant Street,
Burlington, Ontario L7R 3Z6

Dear Ms. Meneray

**Re: 490-508 Walker's Line**
**Application No: DPC-014-22**
**Pre-Application Review Comment Responses**
**Project No: 23911**

This letter has been prepared in response to City and Region comments provided in July, 2024. This letter is in regard to those comments and is addressed in the order in which they appear in the provided documents. The reviewer comments are initially noted and our responses follow in blue.

Development Engineering Comments:
General

1. All plans to use the same base layer.
   Response: All plans utilize the same base layer.
2. All plans illustrate the existing property lines.
   Response: All property lines are shown and either labeled or noted within the legend on the plan.
3. Identify existing and/or proposed municipal easements on all plans. For existing municipal easements, provide copies of registered instruments/agreements.
   Response: All legal linework is shown on plans. Copies or registered instruments/agreements will be provided at site plan.
4. All private utilities must be constructed within the subject property limits.
   Response: Noted.
5. City Plan and Profile drawings may be downloaded from the Open Data Portal.
   Response: Noted.
6. Please be advised that any future land conveyances are to be free and clear of contamination and will not be accepted with a Certificate of Property Use. As such, for sites with contamination concerns environmental investigations should clearly delineate between lands to be conveyed and those to be retained.
   Response: Noted.
7. Please be advised that a Municipal Consent Permit is required for any works on public lands, including but not limited to daylighting, temporary staging, grading, servicing, construction, or disturbance of vegetation. Fees for a Municipal Consent Permit shall be in accordance with the City's Rates and Fees By-law, as amended.

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Response: Noted.

8. Please be advised that the City has a capital project tentatively scheduled for 2025 and 2027 the scope of which includes resurfacing Walker's Line between Lakeshore and Fairview scheduled for 2025, and in 2027 renewal of Centennial Trail.
   Response: Noted.

FSR

1. All documents to be prepared in accordance with the Council approved Stormwater Management Design Guidelines (COB SWM), as amended.
   Response: Noted.
2. All plans to be stamped and certified by a Professional Engineer.
   Response: All Plans have been stamped.
3. Enhanced 80.0% TSS removal achieved with a treatment train approach. An OGS will only be credited with 50.0% TSS removal.
   Response: FD-4HC has been sized in accordance (see section 6.3.3 of the FSR&SWM Report).
4. OGS CA-ETV certified units only. OGS to be sized to capture and treat a min. 90.0% of the runoff volume.
   Response: Noted.
5. Rooftop areas may be considered clean if the flows are separated from non-roof areas as per COB SWM 3.6 and 6.1.4.1.
   Response: Noted and treatment train calculations are completed in accordance as shown in Table 4 of Section 6.3.3 and additional calcs in Appendix C.
6. Discharge to a storm sewer control either the 100-year post development or Regional Storm, whichever is greater to the 5-year pre-development. A max. pre-development imperviousness of 36.0% (C = 0.50) for redevelopment is to be used for the pre-development calculations.
   Response: As per Discussion with development engineering on October 24th, control to the regional storm event is not required for the subject site. Quantity control details are provided in section 6.1.1 and 6.3.1.1. Predevelopment runoff coefficient is revised to max 0.50.
7. Strongly recommend the first 5mm of rainfall be retained and infiltrated or reused onsite.
   Response: Noted and the site design is in accordance as shown in Section 6.3.2.
8. If there is a foundation drainage collection system, flows must be accommodated in the quantity control for the site, and discharge must meet the Storm Sewer Discharge Bylaw 59-2022 Table 1 criteria, as amended.
   Response: Groundwater is observed 3.3 to 4.4m below ground surface and is not anticipated to require sump pumps for foundation discharge. This assumption will be confirmed during detailed design.
9. Identify all external flows and safely accommodate them under the developed conditions to avoid upstream flooding or ponding.
   Response: External flows are delineated on the EDP and described in section 6.1.

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10. Provide full sized scalable, signed, and stamped plans for the following: pre-development storm drainage area, post-development storm drainage area, grading servicing any additional applicable plans.
    Response: All plans have been provided and stamped.
11. We encourage Low Impact Development Stormwater Management techniques, such as rainwater harvesting for irrigation, use of treatment train approach of quality control by using bio and infiltration swales, etc., currently we look to the CVC/TRCA LID guidelines and/or in the future MOECC guidelines.
    Response: Bioswale and infiltration galleries are proposed on the subject site.
12. Include a Letter of Reliance that allows the City to rely upon the documents. – Unable to find a Letter of Reliance
    Response: As per coordination with the City and Region, no letter of Reliance is required.

Municipal Servicing

1. The FSR indicates that the development will be serviced for sanitary sewer by connecting to the existing sanitary sewer that is located on Walkers Line. Analysis was provided in the FSR that demonstrates what the proposed flows from the development will be. No downstream analysis was provided in the FSR that shows that the existing downstream sanitary system can accommodate the proposed flows from the development. The FSR should be revised to include the downstream sanitary sewer analysis.
   Response: A downstream analysis has been prepared utilizing all available information for the sanitary sewer draining south on Walker's Line to Lakeshore Road. A detailed design sheet has been prepared in accordance with Halton Region standards, showing that the system has adequate capacity for the proposed development.
2. The FSR indicates that the development will be serviced for water by connecting to the existing watermain that is located on Walkers Line. The FSR did provide analysis that determined what the proposed water demand would be for the development. Fire flow testing was also completed, and the results were included in the FSR. Analysis in the FSR using the fire flow test results demonstrated that the existing water system in the area can accommodate the proposed development.
   Response: Agreed and Noted.
3. The FSR should be revised to provide analysis of the downstream sanitary sewer system to determine if the downstream sewers can accommodate the proposed flows from this development. Once the FSR is revised and it is demonstrated in the revised FSR that the existing downstream sewer system can accommodate the proposed development, then the Region will have sufficient information to support the applicant from a servicing perspective.
   Response: A downstream analysis has been prepared utilizing all available information for the sanitary sewer draining south on Walker's Line to Lakeshore Road. A detailed design sheet has been prepared in accordance with Halton Region standards, showing that the system has adequate capacity for the proposed development.

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If you have any questions in regard to the comments detailed in this letter please feel free to contact the undersigned.

Sincerely,

**KWA Site Development Consulting Inc.**



Ben Jackson, P.Eng.
Project Manager, Site Plan Engineering