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BACKGROUND REVIEW & ANALYSIS

May 28, 2026 Reference No.: 25340

Blair Scorgie
Managing Principal
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Re: Mixed-Use Laneways Study
Civil Background Review & Analysis

LEA Consulting Ltd. has been retained by Scorgie Planning to carry out a study associated with the Mixed-Use Laneways Study.

The purpose of this document is to provide a background review of the key issues, challenges, and opportunities for laneway developments from a civil perspective as part of the *Phase 1: Background Review and Analysis* of the Scope of Work.

The impacts on the various areas of the civil design are outlined below:

Water Service:

- The population densities based on the new land use will be calculated to assess any change in water demand from existing conditions.
- If there is an increase in the water demand, then the existing watermain on municipal roads will be verified for pressure adequacy. Hydrant flow test results of nearest Fire Hydrant will be required.

Sanitary Service:

- The population densities based on the new land use will be calculated to assess any change in sanitary load from existing conditions.
- If there is an increase in the sanitary flow, then the capacity of the existing sanitary pipe will be assessed.
- Additionally, we will review and confirm the capacity of existing Sanitary or combined sewer from local municipality's Records if required.
- A downstream sanitary/combined sewer may be required if there is a change to the existing sanitary drainage pattern.

Storm Service:

- As per the City Toronto Design Criteria for Sewers and Watermains dated January 2021, the direct connection of any new private storm sewer to a municipal storm sewer system is prohibited for any new or re-constructed residential, industrial, commercial, or institutional buildings. An exemption can be obtained if supported by a stormwater management report.

- We do not anticipate any new connections for this project. However, should the situation change in Phase 2 of the project, we will assess accordingly.
- City do no permit new connections from downspouts for low-rise residential buildings to sanitary, combined or storm sewer. Storm water collected from roof water drains or downspouts will have to be directed to pervious areas for infiltration or other areas for reuse on site.

Stormwater Management:

- As per Wet Weather Flow Management Guideline (WWFMG) dated November 2006 by City of Toronto, one the following types of development will apply:
  - For minor additions and/or modifications to residential buildings (total dwelling unit after expansion does not exceed twice the size of the existing dwelling unit and a single-family home may add up to 2 units, and medium/high density residential buildings may add up to 1 additional unit) and no site alteration, water balance, water quality and water quantity assessments and mitigation measures are not required.
  - For minor additions and/or modifications to non-residential buildings (expansion does not exceed 50% of the gross floor area of the existing building) and no site alteration, water balance, water quality and water quantity assessments and mitigation measures are not required.
- We have assumed that the proposed modifications to the residential units will be less than 200m^2 and that a storm management plan will not be necessary based on the above criteria. However, should the situation change, the WWFM Guideline will be consulted to confirm any new criteria that may need to be met.

Grading:

- Coordination regarding AODA requirements and entrances will be required.

Respectfully Submitted,

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