A-2024-0233
RETAINED

Harper Dell
Planning, Parking, Zoning, Land Development

August 16th 2024

Clara Vani
Secretary Treasurer, Committee of Adjustment
City of Brampton, Clerks Office
2 Wellington Street West, 1st Floor
Brampton, ON L6Y 4R2

3455 Queen Street East

Files: Consent B-2024-0012, and Variance Files A-2024-0233 & A-2024-0034

Please find attached to this Parking Rationale & Cover Letter the following documents:

- Draft R-Plan 66-5-19
- Parts Summary, PIN Abstract 2024-08-16
- Proposed Severance Sketch 2024-08-15
- C101-SEV Proposed Servicing Plan for Severed Lot

The purpose of this application is to Sever and Create a Vacant Lot that will have a deficient frontage onto Auction Lane. The resultant Retained Lot will have a slightly deficient number of parking provided on-site for the Hyatt Hotel, but the Severed Lot will create easements for parking, and rights-of-way to ensure compliance with the Zoning Bylaw in practice.

The attached Draft R Plan and Parts Summary described the existing reciprocal easements for access, servicing, and rights of way for the shared drive aisle amongst both 3455 Queen St. E. (Subject Site) as well as 2 and 4 Auction Lane.

This Parts Summary and Draft R Plan further seek to ensure harmonious and orderly development by way of reciprocal agreements between the Transfering Parties of the Severed and Retained Lots, this includes partial private easements for Parking, Rights-of-Way, and Services for Sanitary and Stormwater.

The Severed Lot enjoys its own access from both Auction Lane, as well as from Queen St. E. via a right-of-way easement partially measured over the Retained Lands. The inverse is also true of the Retained Lot.

The Severed Lot Line also bisects the Retained Lot perfectly along the centre line of an existing as-built Parking Stall for ease of harmony. The Lot Line parking stall location creates a unique aisle width variance as a result, because the proposed Severed Lot line bisects the drive aisle in its own way.

Parking Rationale

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Today, the 2 Storey Building is now entirely Office, resulting in an even lower parking rate than previously understood for the Retail portion of this building under A18-055. Compliance is achieved via off-site parking easements in favour thereof.

1370 Hurontario St. Miss ON. L5G 3H4
Phone: 647-963-7375 • Website: www.harperdell.ca • Email: nick@harperdell.ca

Harper Dell
Planning,
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Land Development

August 16th 2024

B-2024-0012, A-2024-0233 & A-2024-0034 Amendments

The Subject Variance & Consent Applications are therefore to be amended as follows:

RETAINED LANDS (HOTEL/RETAIL/OFFICE):

1. To permit 89 parking spaces, whereas the By-law requires 136 parking spaces (reduced to 119 under previous variance A18-055).
2. To permit 29 required parking spaces on the severed lands to be used in conjunction with the hotel/office uses on the retained parcel, whereas the by-law requires that all parking be provided on the same lot as the building or use for which it is required.
3. To permit a parking aisle width of 1.6 metres, whereas the By-law requires a minimum parking aisle width of 6.6 metres.

SEVERED LANDS:

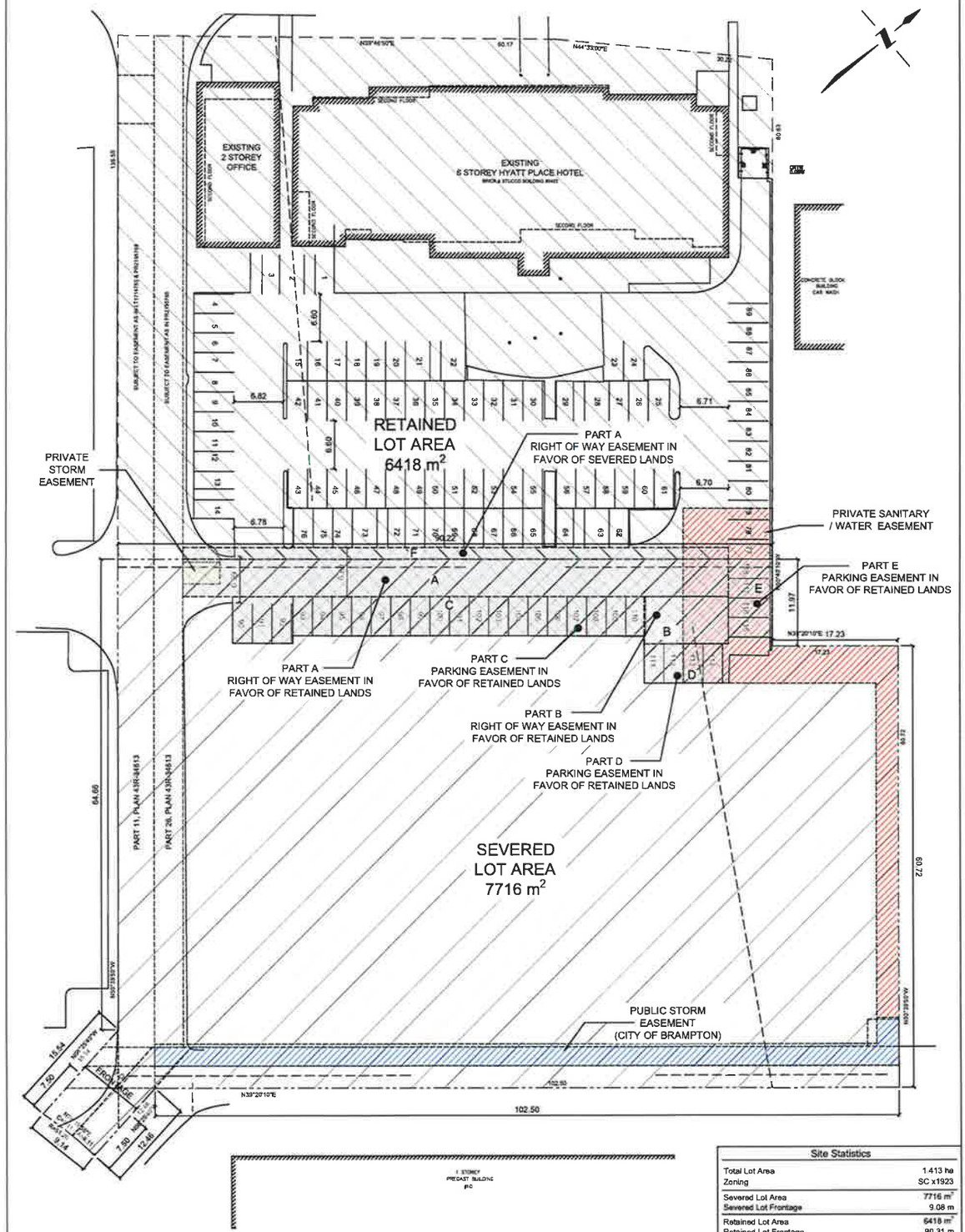
1. To permit a lot width of 9.08 metres, whereas the By-law requires a minimum lot width of 50 metres.
2. To permit a parking aisle width of 5.18 metres, whereas the By-law requires a minimum parking aisle width of 6.6 metres.
3. To permit a parking lot associated with the hotel/office uses on the retained lands, whereas the by-law does not permit a parking lot for uses located on an adjacent lot.

We trust the ensuing conditions of provisional consent will allow the relevant approval agencies the time and care to measure the appropriateness of this proposal for posterity and Orderly Development.

Yours very truly,

Nicholas H. Dell
Principal

1370 Hurontario St. Miss ON. L5G 3H4
Phone: 647-963-7375 • Website: www.harperdell.ca • Email: nick@harperdell.ca



Site Statistics	
Total Lot Area	1.413 ha
Zoning	SC x1923
Severed Lot Area	7716 m²
Severed Lot Frontage	9.08 m
Retained Lot Area	6418 m²
Retained Lot Frontage	90.31 m
Existing GFA	
Office Gross Floor Area	414.17 sqm
Hotel Gross Floor Area	6591.22 sqm
Required Parking	
Office Required Parking (1 space / 25 sqm)	17 spaces
Hotel Gross Floor Area (1 space / per hotel room)	119 spaces
Office & Hotel Parking	
Total Required Parking	136 Spaces
Total Parking Proposed (Retained Lot)	89 Spaces
Total Parking Proposed (Severed Lot)	29 Spaces

General Notes:

1. Do Not Scale Drawings
2. These Plans Are For Preliminary Design Purposes Only
3. Site Plan Based Off of Plan of Survey By: David B. Searls Surveying Ltd.

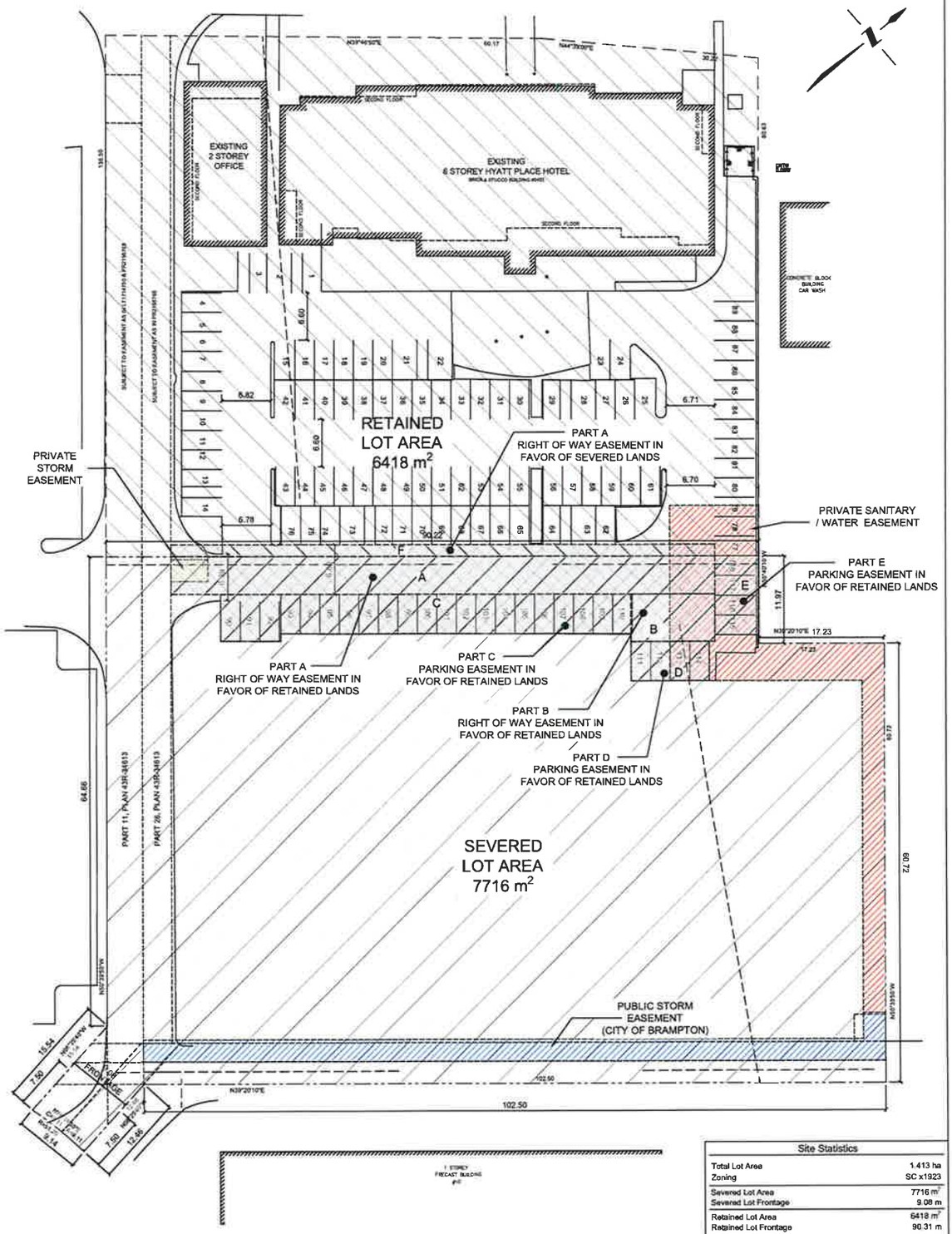
Preliminary Site Plan

3455 Queen Street East, Brampton, ON
Proposed Severance Plan

Harper Dell & Associates Inc.
Planning, Parking, Zoning
Land Development Consultants
1370 Hurontario St.
Mississauga, ON, L5G 3G4

Date: August 15, 2024
Scale: 1:500

SP



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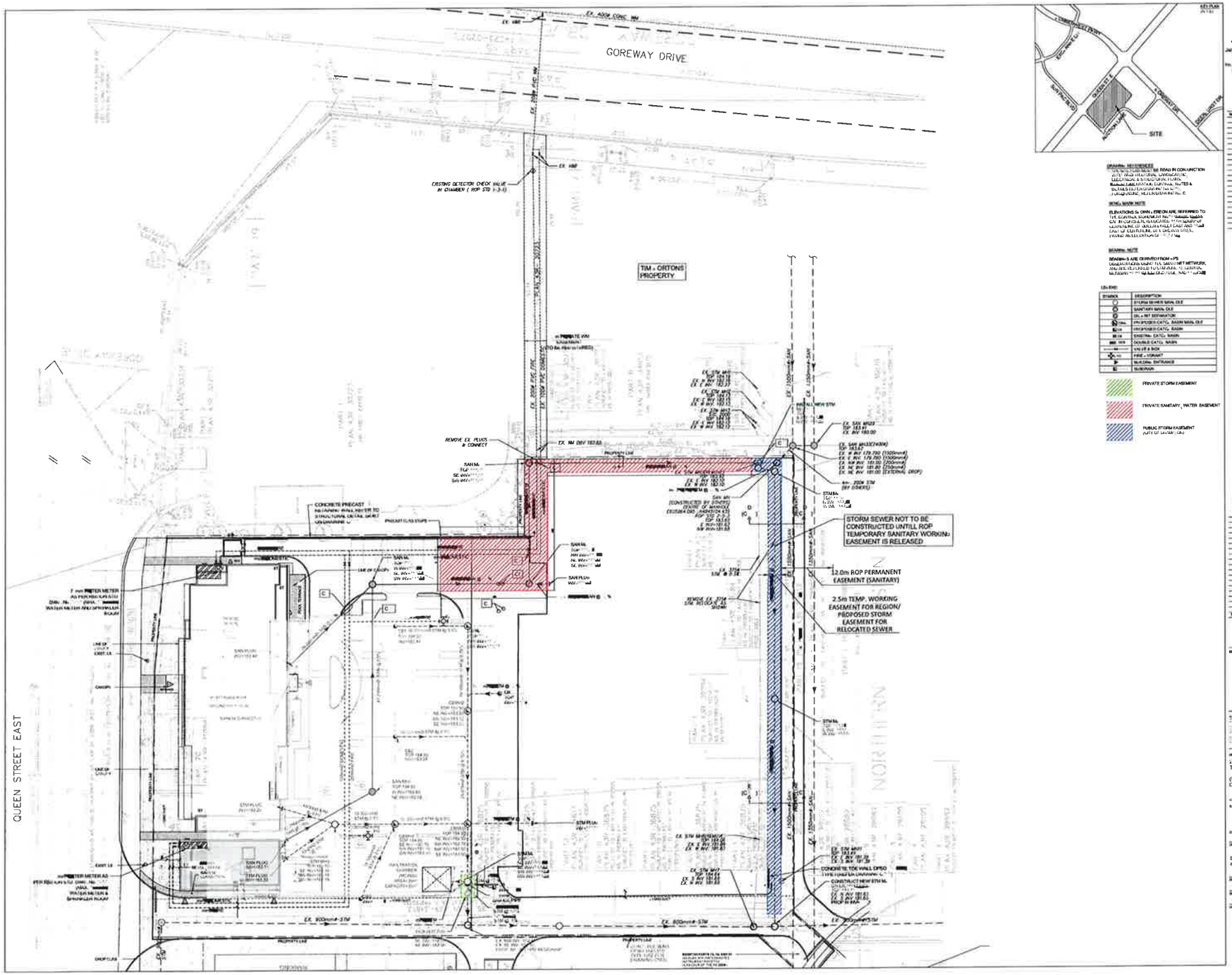

JAIN

Jain Infrastructure Consultants Ltd

NO.	DATE	REVISIONS

NO	DATE	ISSUED

PROJECT
2 YATT PLACE
TORONTO - BRAMPTON

(PART OF T. E. YATT DEVELOPMENT BRAMPTON)

CLIENT
e AND. I e ROUP OF COMPANIES

STREET EAST
BRAMPTON, ONTARIO

SERVICING EASEMENTS PLAN
SEVERANCE APPLICATION

C -SE

RETAINED

Flower City

brampton.ca

For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2024-0233

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION
Minor Variance or Special Permission
(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004.**

1. **Name of Owner(s)** 2514682 Ontario Inc. c/o Surinder Sharma
   Address 14 Leone Lane Brampton Ontario L6P 0K9
   Phone # 416-565-0205 **Fax #** NA
   Email sgandhi905@hotmail.com

2. **Name of Agent** Harper Dell & Associates Inc. c/o Nicholas H. Dell
   Address 1370 Hurontario Street Mississauga Ontario L5G 3H4
   Phone # 847-963-7375 **Fax #** NA
   Email nick@harperdell.ca

3. **Nature and extent of relief applied for (variances requested):**
   Parking Deficit created by proposed Consent to Sever application (submitted in Tandem)
   ~~Deficient Frontage created by proposed Consent to Sever application.~~
   To permit 91 parking spaces where 119 is required

4. **Why is it not possible to comply with the provisions of the by-law?**
   Reciprocal easements for access, servicing, and parking will be combine to maintain the intent of the Zoning Bylaw; lack of adverse impact is conducive to a supportive variance.

5. **Legal Description of the subject land:**
   Lot Number Severed lands are comprised of Part of Lot 3, Concession 1 Northern Division (Geographic Township of Toronto Gore, County of Peel) described as Parts 2, 3 in its entirety, 22, 23 and 24 on Plan 43R-XXXXX in the City of Brampton.
   Plan Number/Concession Number
   Municipal Address 3455 Queen Street East

6. **Dimension of subject land (in metric units)**
   Frontage 9.08m
   Depth Unknown at this time
   Area 7716m2

7. **Access to the subject land is by:**

Provincial Highway	☐	**Seasonal Road**	☐
Municipal Road Maintained All Year	☐	**Other Public Road**	☐
Private Right-of-Way	☐	**Water**	☐

8. **Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)**

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

Vacant, partial parking lot

PROPOSED BUILDINGS/STRUCTURES on the subject land:

No Change

9. **Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)**

EXISTING

Front yard setback NA
Rear yard setback
Side yard setback
Side yard setback

PROPOSED

Front yard setback NA
Rear yard setback
Side yard setback
Side yard setback

10. **Date of Acquisition of subject land:** August 4th 2017

11. **Existing uses of subject property:** Vacant and Hyatt Hotel

12. **Proposed uses of subject property:** Vacant (Severed) Hyatt Hotel (Retained)

13. **Existing uses of abutting properties:** Gas Station, Event Centre, Youth Shelter

14. **Date of construction of all buildings & structures on subject land:** August 16th 2022

15. **Length of time the existing uses of the subject property have been continued:** Unknown

16. (a) **What water supply is existing/proposed?**
Municipal ☑ **Other (specify)**
Well ☐

(b) **What sewage disposal is/will be provided?**
Municipal ☑ **Other (specify)**
Septic ☐

(c) **What storm drainage system is existing/proposed?**
Sewers ☑
Ditches ☐ **Other (specify)**
Swales ☐

17. **Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?**

Yes ☐ **No** ☑

If answer is yes, provide details: **File #** _____ **Status** _____

18. **Has a pre-consultation application been filed?**

Yes ☐ **No** ☑

19. **Has the subject property ever been the subject of an application for minor variance?**

Yes ☐ **No** ☐ **Unknown** ☑

If answer is yes, provide details:

File # _____ **Decision** _____ **Relief** _____
File # _____ **Decision** _____ **Relief** _____
File # _____ **Decision** _____ **Relief** _____

_____
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton

THIS 14th DAY OF June, 2024.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Nicholas Dell, OF THE ~~City~~ Region OF ~~Peel~~ Mississauga

IN THE ~~City~~ Region OF ~~Mississauga~~ Peel SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE
City OF Brampton
IN THE Region OF
Peel THIS 14th DAY OF
June, 2024.

_____
A Commissioner etc.

Gagandeep Jaswal
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026

Dell
_____
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

_____ _____
Zoning Officer Date

DATE RECEIVED June 14, 2024

Date Application Deemed Complete by the Municipality VL

Revised 2022/02/17

PERMISSION TO ENTER

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 3455 Queen Street East

I/We, 2514682 Ontario Inc., c/o Surinder Sharma / SANJAY GANDHI
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 5th day of June, 2024.

(SANJAY GANDHI)
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

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please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Harper Dell & Associates Inc., c/o Nicholas H. Dell
please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 5th day of June, 2024.

(SANJAY GANDHI)
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

Zoning Non-compliance Checklist

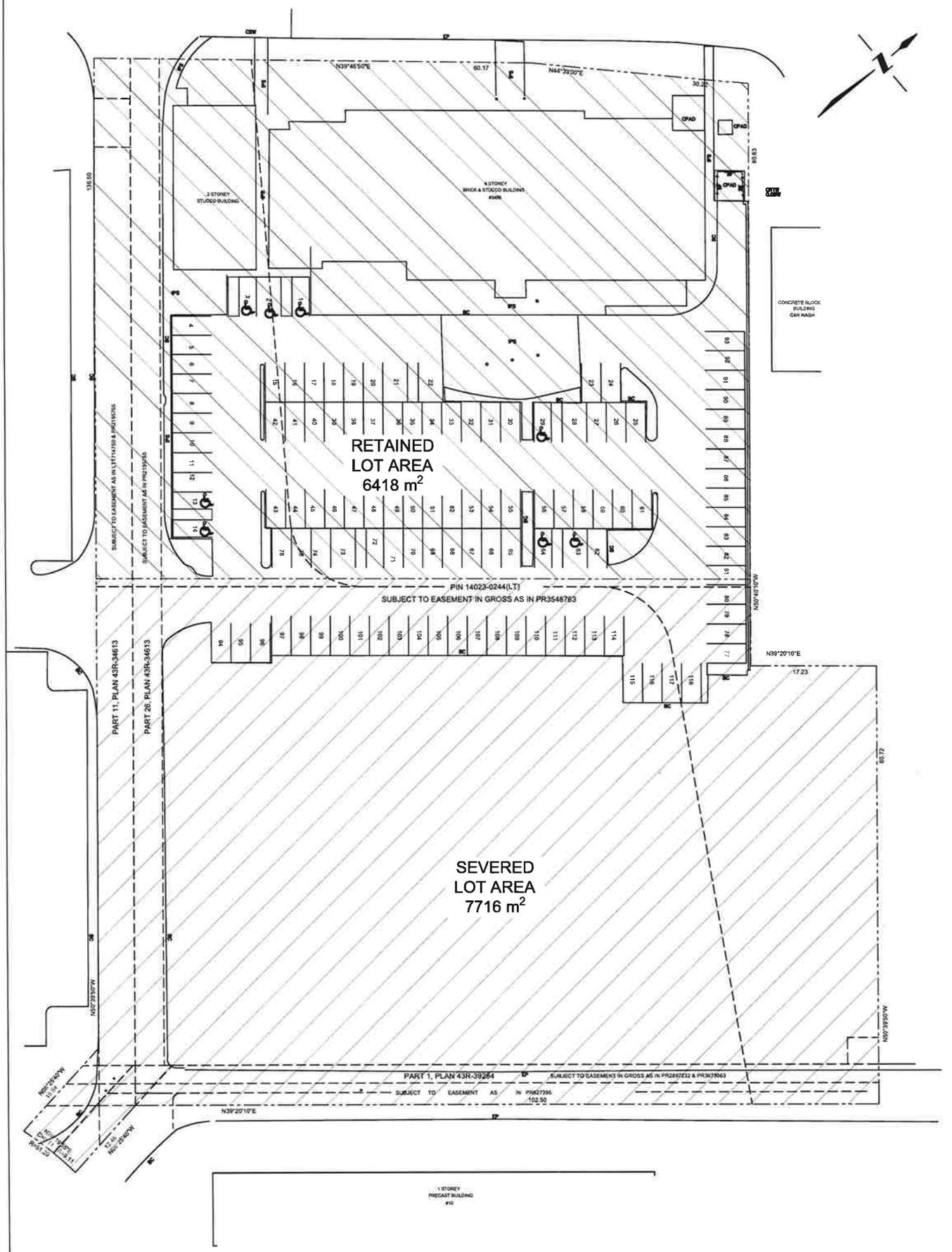
File No.
A-2024- 0233

Applicant: 2514682 Ontario Inc.
Address: 3455 Queen Street East
Zoning: Service Commercial section 1923
By-law 270-2004, as amended RETAINED LOT

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING	To allow 91 parking spaces.	Whereas 119 parking spaces are required.	
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT	.		

Rose Bruno
Reviewed by Zoning

June 13, 2024
Date



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General Notes:

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Preliminary Site Plan

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Proposed Severance Plan

Harper Dell & Associates Inc.
Planning, Parking, Zoning
Land Development Consultants
1370 Hurontario St.
Mississauga, ON, L5G 3G4

Date: June 12, 2024
Scale: 1:500

SP

Harper Dell
Planning, Parking, Zoning, Land Development

August 16th 2024

Clara Vani
Secretary Treasurer, Committee of Adjustment
City of Brampton, Clerks Office
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PART SUMMARY

Location:	Property referred to as 3455 Queen Street East Part of Lot 5, Concession 7 Northern Division (Geographic Township of Toronto Gore, County of Peel) City of Brampton Regional Municipality of Peel
File:	66-5-19
Client:	2514682 Ontario Inc
Date:	November 27, 2023
Revision Date:	August 16, 2024

David B. Searles Surveying Ltd.
ONTARIO LAND SURVEYORS
Land Information Services
4255 Sherwoodtowne Blvd., Suite 206, Mississauga, Ontario, L5Z 1Y5
Tel: (905) 273-6840 Fax: (905) 896-4410 Email: info@dbsearles.ca

File: 65-2-19

PART SUMMARY

Date: October 5, 2021

Note:

PART NUMBER	DESCRIPTION	AREA (sq. m)
1	Part of the retained lands - Subject to easement in gross as in PR3548763	5574
2	Part of the retained lands - Proposed access easement in favour of severed land and subject to easement in gross as in PR3548763	287
3	Part of the retained lands - Proposed access easement in favour of severed land, subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	298
4	Part of the retained lands - Proposed access easement in favour of severed land, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	34
5	Part of the retained lands - Proposed access easement in favour of severed land, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	28
6	Part of the retained lands - Proposed access easement, proposed easement and subject to easement in gross as in PR3548763.	100
7	Part of the retained lands - Proposed easement and subject to easement in gross as in PR3548763.	76
8	Part of the retained lands - Proposed access easement and subject to easement in gross as in PR3548763.	10
9	Part of the retained lands - Proposed easement and Subject to easement in gross as in PR3548763.	10
10	Part of the retained lands - Proposed easement, proposed access easement and Subject to easement in gross as in PR3548763.	2
11	Part of the severed lands - Proposed easement and Subject to easement in gross as in PR3548763.	3
12	Part of the severed lands - Subject to easement in gross as in PR3548763.	5113
13	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	3
14	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	0.1
15	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765.	9
16	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	18
17	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in RO597132	34
18	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in PR627395 & RO597132	29
19	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763	3
20	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765 and LT1714750	9
21	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in LT1714750, PR627395 & RO597132	14
22	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765 and LT1714750	12
23	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 and LT1714750	336
24	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765.	268
25	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765 and LT1714750	4
26	Part of the severed lands - Proposed access easement in favour of retained land, Proposed easement, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765.	2
27	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765.	10

Note:

28	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	4
29	Part of the severed lands - Subject to easement in gross as in PR3548763, PR3673063 & PR2897231	304
30	Part of the severed lands - Subject to easement in gross as in PR3548763, PR2897232 & PR3673063	256
31	Part of the severed lands - Proposed easement and subject to easement in gross as in PR3548763.	38
32	Part of the severed lands - Proposed easement, subject to easement as in PR3673063 and subject to easement in gross as in PR3548763.	12
33	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR3673063	4
34	Part of the severed lands - Proposed easement and subject to easement in gross as in PR3548763.	1
35	Part of the severed lands - Proposed easement and subject to easement in gross as in PR3548763.	270
36	Part of the severed lands - Proposed easement, proposed parking easement and subject to easement in gross as in PR3548763.	29
37	Part of the severed lands - Proposed easement, proposed parking easement and subject to easement in gross as in PR3548763.	65
38	Part of the severed lands - Proposed parking easement and subject to easement in gross as in PR3548763.	29
39	Part of the severed lands - Proposed parking easement and subject to easement in gross as in PR3548763.	369
40	Part of the severed lands - Proposed easement, proposed access easement and subject to easement in gross as in PR3548763.	73
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42	Part of the severed lands - Proposed access easement, subject to right of way as in PR2195765 and PR627395 and subject to easement in gross as in PR3548763.	0.05

File: 65-2-19 **PART SUMMARY** Date: October 5, 2021

Note:

Retained lands are comprised of Part of Lot 5, Concession 7 Northern Division (Geographic Township of Toronto Gore, County of Peel) described as Parts 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 on Plan 43R-XXXXXX in the City of Brampton, Regional Municipality of Peel

Area of Retained Lands: 6419 sq.m.
Frontage of Retained Lands: 90.31

Severed lands are comprised of Part of Lot 5, Concession 7 Northern Division (Geographic Township of Toronto Gore, County of Peel) described as Parts 11 to 41 (both inclusive) on Plan 43R-XXXXXX in the City of Brampton, Regional Municipality of Peel

Area of Severed Lands: 7716 ‹ 7722.95 sq.m.
Frontage of Severed Lands: 9.08m (Minimum is 50 m)

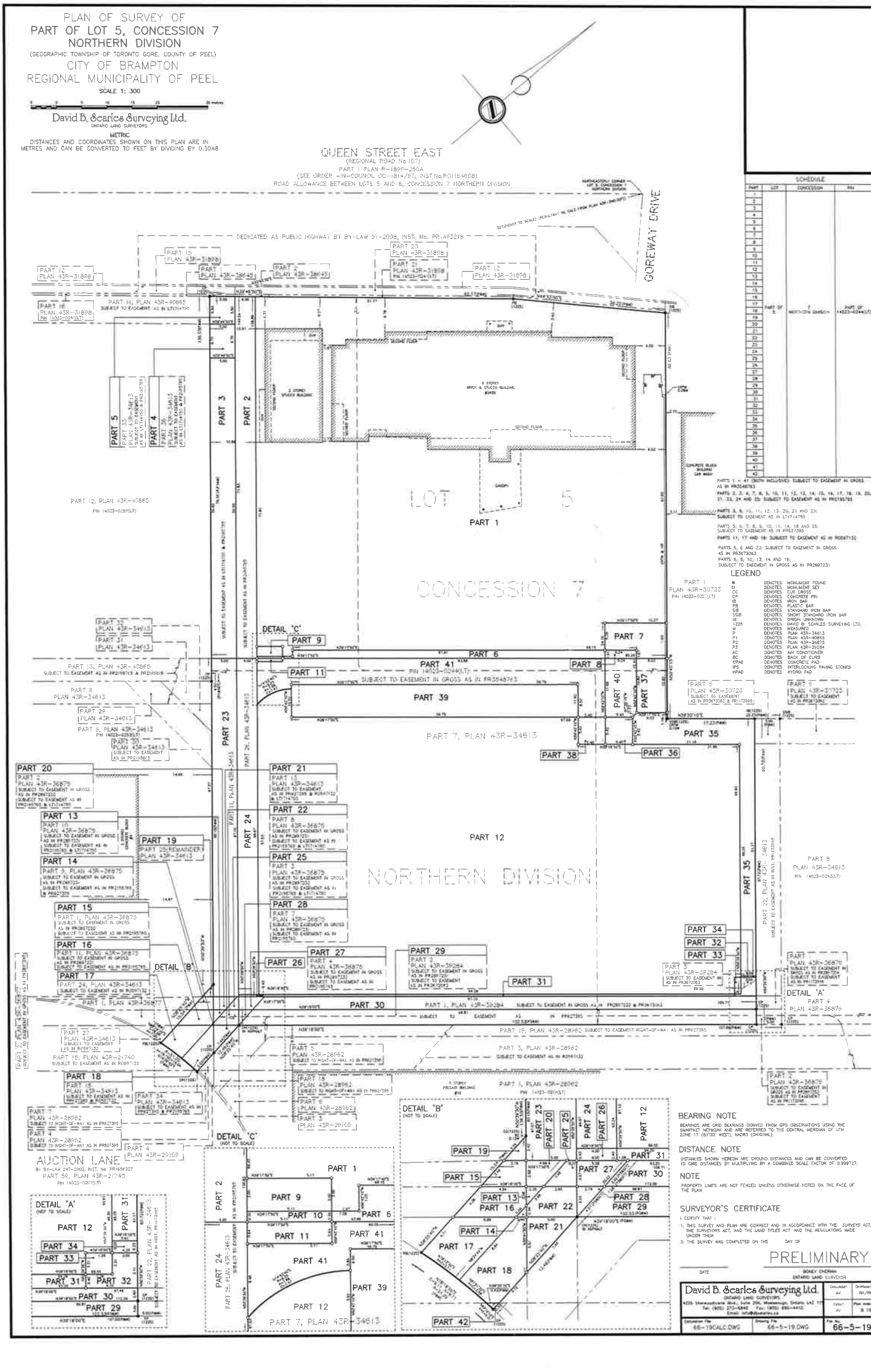
TOTAL AREA: 1.413 Ha

CAUTION: Areas subject to change upon completion of final Survey.

ZONING: Category Commercial, Type SC, Special Section 1923
David B. Searles Surveying Ltd.

Boney Cherian, O.L.S.

REVISIONS: 1 Adjust severance limit per clients request, update plan and summary accordingly



PLAN OF SURVEY OF
PART OF LOT 5, CONCESSION 7
NORTHERN DIVISION
(GEOGRAPHIC TOWNSHIP OF TORONTO GORE, COUNTY OF PEEL)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1: 300
David B. Searles Surveying Ltd.
ONTARIO LAND SURVEYORS
METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
QUEEN STREET EAST
(REGIONAL ROAD No.107)
PART 1 PLAN P-1899-250A
(SEE ORDER -IN-COUNCIL OC-1814/87, INST.No.RO1164608)
ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 7 NORTHERN DIVISION
GOREWAY DRIVE
DEDICATED AS PUBLIC HIGHWAY BY BY-LAW 51-2008, INST. No. PR1493218
LOT 5
CONCESSION 7
NORTHERN DIVISION
PART 1
PART 12
PART 41
SUBJECT TO EASEMENT IN GROSS AS IN PR3548763
PART 39
PART 7, PLAN 43R-34613
PART 12, PLAN 43R-40865
PART 8
PLAN 43R-34613
PART 1
PLAN 43R-30723
AUCTION LANE
BY BY-LAW 247-2003, INST. No. PR1606327
PART 56, PLAN 43R-21740
SCHEDULE
PART | LOT | CONCESSION | PIN
PART OF 5 | 7 NORTHERN DIVISION | PART OF 14023-0244(LT)
PARTS 1 - 41 (BOTH INCLUSIVE): SUBJECT TO EASEMENT IN GROSS AS IN PR3548763
PARTS 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24 AND 25: SUBJECT TO EASEMENT AS IN PR2195765
PARTS 3, 8, 10, 11, 12, 13, 20, 21 AND 23: SUBJECT TO EASEMENT AS IN LT1714750
PARTS 5, 6, 7, 8, 9, 10, 11, 14, 18 AND 25: SUBJECT TO EASEMENT AS IN PR627395
PARTS 11, 17 AND 18: SUBJECT TO EASEMENT AS IN RO847132
PARTS 5, 6 AND 22: SUBJECT TO EASEMENT IN GROSS AS IN PR3673063
PARTS 6, 8, 10, 13, 14 AND 16: SUBJECT TO EASEMENT IN GROSS AS IN PR2897231
LEGEND
■ DENOTES MONUMENT FOUND
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CC DENOTES CUT CROSS
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SSIB DENOTES SHORT STANDARD IRON BAR
NI DENOTES ORIGIN UNKNOWN
1225 DENOTES DAVID B. SEARLES SURVEYING LTD.
M DENOTES MEASURED
P DENOTES PLAN 43R-34613
P1 DENOTES PLAN 43R-40865
P2 DENOTES PLAN 43R-36875
P3 DENOTES PLAN 43R-39284
AC DENOTES AIR CONDITIONER
BC DENOTES BACK OF CURB
CPAD DENOTES CONCRETE PAD
IPS DENOTES INTERLOCKING PAVING STONES
HPAD DENOTES HYDRO PAD
DETAIL 'A' (NOT TO SCALE)
DETAIL 'B' (NOT TO SCALE)
DETAIL 'C' (NOT TO SCALE)
BEARING NOTE
BEARINGS ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81°00' WEST), NAD83 (ORIGINAL)
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I CERTIFY THAT :
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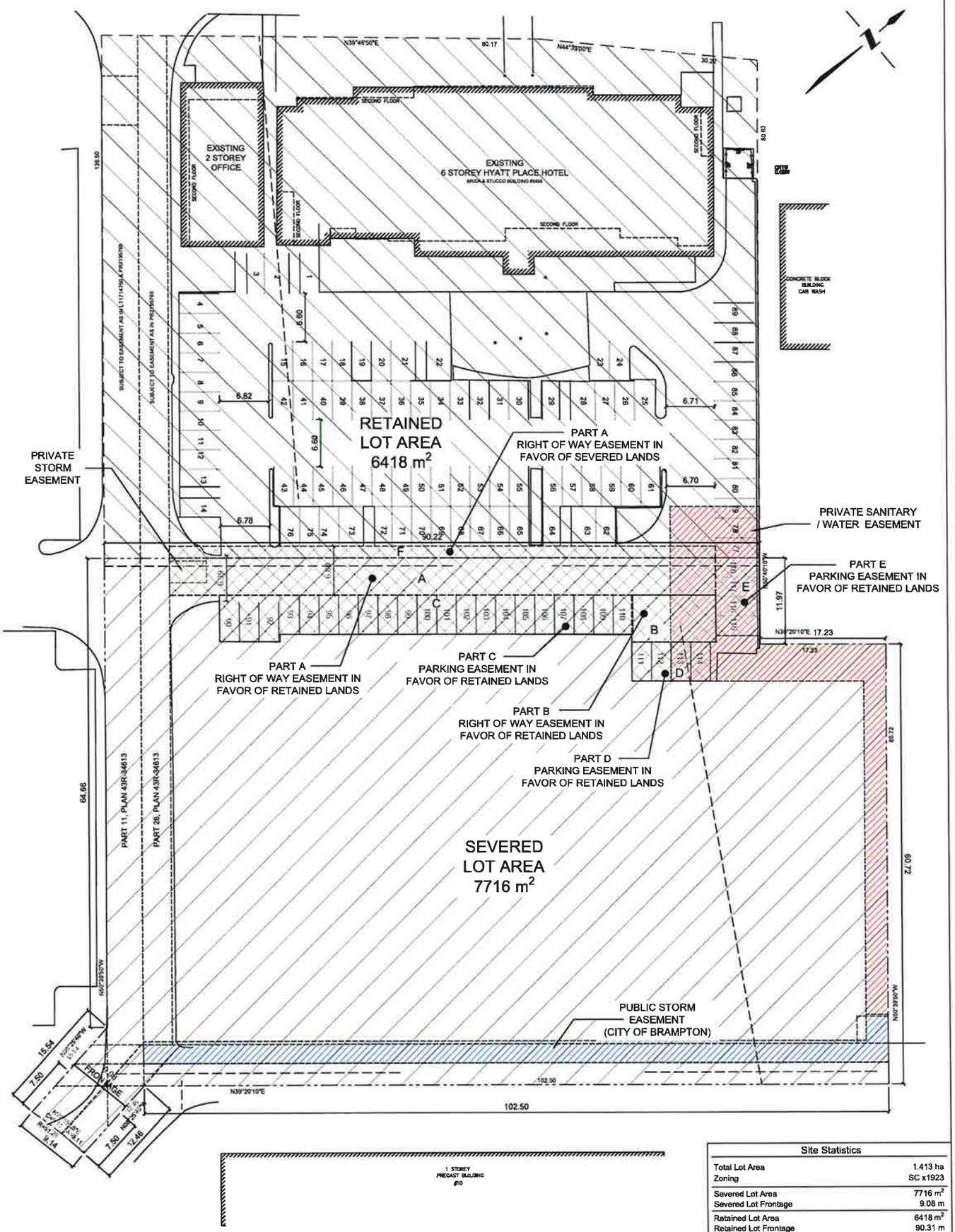
2. THE SURVEY WAS COMPLETED ON THE DAY OF
PRELIMINARY
DATE
ONTARIO LAND SURVEYOR
David B. Searles Surveying Ltd.
ONTARIO LAND SURVEYORS
Calculator AV
Draftsperson RA/RM
Checked AV
66-19CALC.DWG
66-5-19.DWG
File No. 66-5-19



Site Statistics	
Total Lot Area	1.413 ha
Zoning	SC x1923
Severed Lot Area	7716 m²
Severed Lot Frontage	9.08 m
Retained Lot Area	6418 m²
Retained Lot Frontage	90.31 m
Existing GFA	
Office Gross Floor Area	414.17 sqm
Hotel Gross Floor Area	6591.22 sqm
Required Parking	
Office Required Parking (1 space / 25 sqm)	17 spaces
Hotel Gross Floor Area (1 space / per hotel room)	119 spaces
Office & Hotel Parking	
Total Required Parking	136 Spaces
Total Parking Proposed (Retained Lot)	89 Spaces
Total Parking Proposed (Severed Lot)	29 Spaces

General Notes:

1. Do Not Scale Drawings
2. These Plans Are For Preliminary Design Purposes Only
3. Site Plan Based Off of Plan of Survey By: David B. Searls Surveying Ltd.

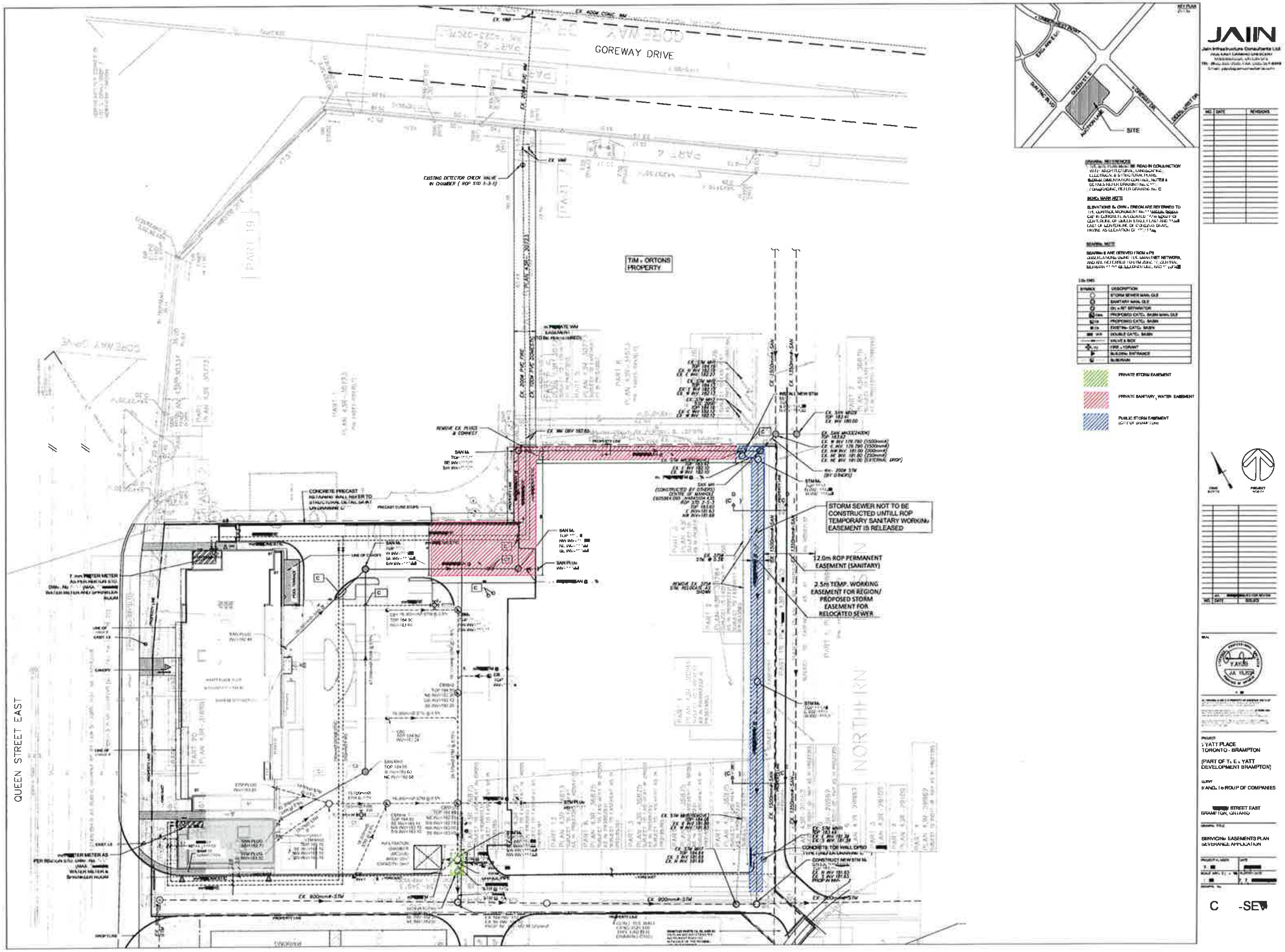
Preliminary Site Plan

3455 Queen Street East, Brampton, ON
Proposed Severance Plan

Harper Dell & Associates Inc.
Planning, Parking, Zoning
Land Development Consultants
1370 Hurontario St.
Mississauga, ON, L5G 3G4

Date: August 15, 2024
Scale: 1:500

SP


GOREWAY DRIVE
QUEEN STREET EAST
TIM HORTONS PROPERTY
PART 19
NORTHERN
STORM SEWER NOT TO BE CONSTRUCTED UNTILL ROP TEMPORARY SANITARY WORKING EASEMENT IS RELEASED
12.0m ROP PERMANENT EASEMENT (SANITARY)
2.5m TEMP. WORKING EASEMENT FOR REGION/ PROPOSED STORM EASEMENT FOR RELOCATED SEWER
EXISTING DETECTOR CHECK VALVE IN CHAMBER (ROP STD 1-3-1)
CONCRETE PRECAST RETAINING WALL REFER TO STRUCTURAL DETAIL DRAWING
EX. 900mmØ STM
SITE
PRIVATE STORM EASEMENT
PRIVATE SANITARY, WATER EASEMENT
PUBLIC STORM EASEMENT (CITY OF BRAMPTON)
JAIN
Jain Infrastructure Consultants Ltd.
YATT PLACE
TORONTO - BRAMPTON
(PART OF THE YATT DEVELOPMENT BRAMPTON)
[redacted] STREET EAST
BRAMPTON, ONTARIO
SERVICING EASEMENTS PLAN
SEVERANCE APPLICATION
C -SE[redacted]

CITY OF BRAMPTON

COMMITTEE OF ADJUSTMENT

I, Clara Vani, of the City of Brampton, in the Region of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Secretary-Treasurer of the Committee of Adjustment for the City of Brampton and as such have knowledge of the facts herein deposed to.

2. On **Friday June 28, 2024** I caused to be posted by mail, a true copy of the Notice of Public Hearing to all persons within a 60-metre radius of the subject property:

APPLICATION NUMBER: **A-2024-0233**

NAME OF APPLICANT: **2514682 Ontario Inc.**
c/o Surinder Sharma

LEGAL DESCRIPTION: **Brampton Con 7 ND Part Lot 5, RP 43R34613, Parts 7, 11 to 16, 18, 24 to 26, 33, 34, and 36Ward 8**

Declared Before Me at the

City of Brampton, In The

Region of Peel, This

15th **of** July **2024**

A Commissioner, Etc.

CHARLOTTE GRAVLEV, Deputy Clerk
The Corporation of The City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R4
A Commissioner, etc., ...
in the Regional Municipality of Peel

PART SUMMARY

Location:	Property referred to as 3455 Queen Street East Part of Lot 5, Concession 7 Northern Division (Geographic Township of Toronto Gore, County of Peel) City of Brampton Regional Municipality of Peel
File:	66-5-19
Client:	2514682 Ontario Inc
Date:	November 27, 2023
Revision Date:	August 16, 2024

David B. Searles Surveying Ltd.
ONTARIO LAND SURVEYORS
Land Information Services
4255 Sherwoodtowne Blvd., Suite 206, Mississauga, Ontario, L5Z 1Y5
Tel: (905) 273-6840 Fax: (905) 896-4410 Email: info@dbsearles.ca

Note:

PART NUMBER	DESCRIPTION	AREA (sq. m)
1	Part of the retained lands - Subject to easement in gross as in PR3548763	5574
2	Part of the retained lands - Proposed access easement in favour of severed land and subject to easement in gross as in PR3548763	287
3	Part of the retained lands - Proposed access easement in favour of severed land, subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	298
4	Part of the retained lands - Proposed access easement in favour of severed land, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	34
5	Part of the retained lands - Proposed access easement in favour of severed land, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 & LT1714750	28
6	Part of the retained lands - Proposed access easement, proposed easement and subject to easement in gross as in PR3548763.	100
7	Part of the retained lands - Proposed easement and subject to easement in gross as in PR3548763.	76
8	Part of the retained lands - Proposed access easement and subject to easement in gross as in PR3548763.	10
9	Part of the retained lands - Proposed easement and Subject to easement in gross as in PR3548763.	10
10	Part of the retained lands - Proposed easement, proposed access easement and Subject to easement in gross as in PR3548763.	2
11	Part of the severed lands - Proposed easement and Subject to easement in gross as in PR3548763.	3
12	Part of the severed lands - Subject to easement in gross as in PR3548763.	5113
13	Part of the severed lands - Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	3
14	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	0.1
15	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765.	9
16	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	18
17	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in RO597132	34
18	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in PR627395 & RO597132	29
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21	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in LT1714750, PR627395 & RO597132	14
22	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765 and LT1714750	12
23	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765 and LT1714750	336
24	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763, subject to easement as in PR2195765.	268
25	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897232, subject to easement as in PR2195765 and LT1714750	4
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Note:

28	Part of the severed lands - Proposed access easement in favour of retained land, Subject to easement in gross as in PR3548763 & PR2897231, subject to easement as in PR2195765.	4
29	Part of the severed lands - Subject to easement in gross as in PR3548763, PR3673063 & PR2897231	304
30	Part of the severed lands - Subject to easement in gross as in PR3548763, PR2897232 & PR3673063	256
31	Part of the severed lands - Proposed easement and subject to easement in gross as in PR3548763.	38
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File: 65-2-19 **PART SUMMARY** Date: October 5, 2021

Note:

Retained lands are comprised of Part of Lot 5, Concession 7 Northern Division (Geographic Township of Toronto Gore, County of Peel) described as Parts 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 on Plan 43R-XXXXXX in the City of Brampton, Regional Municipality of Peel

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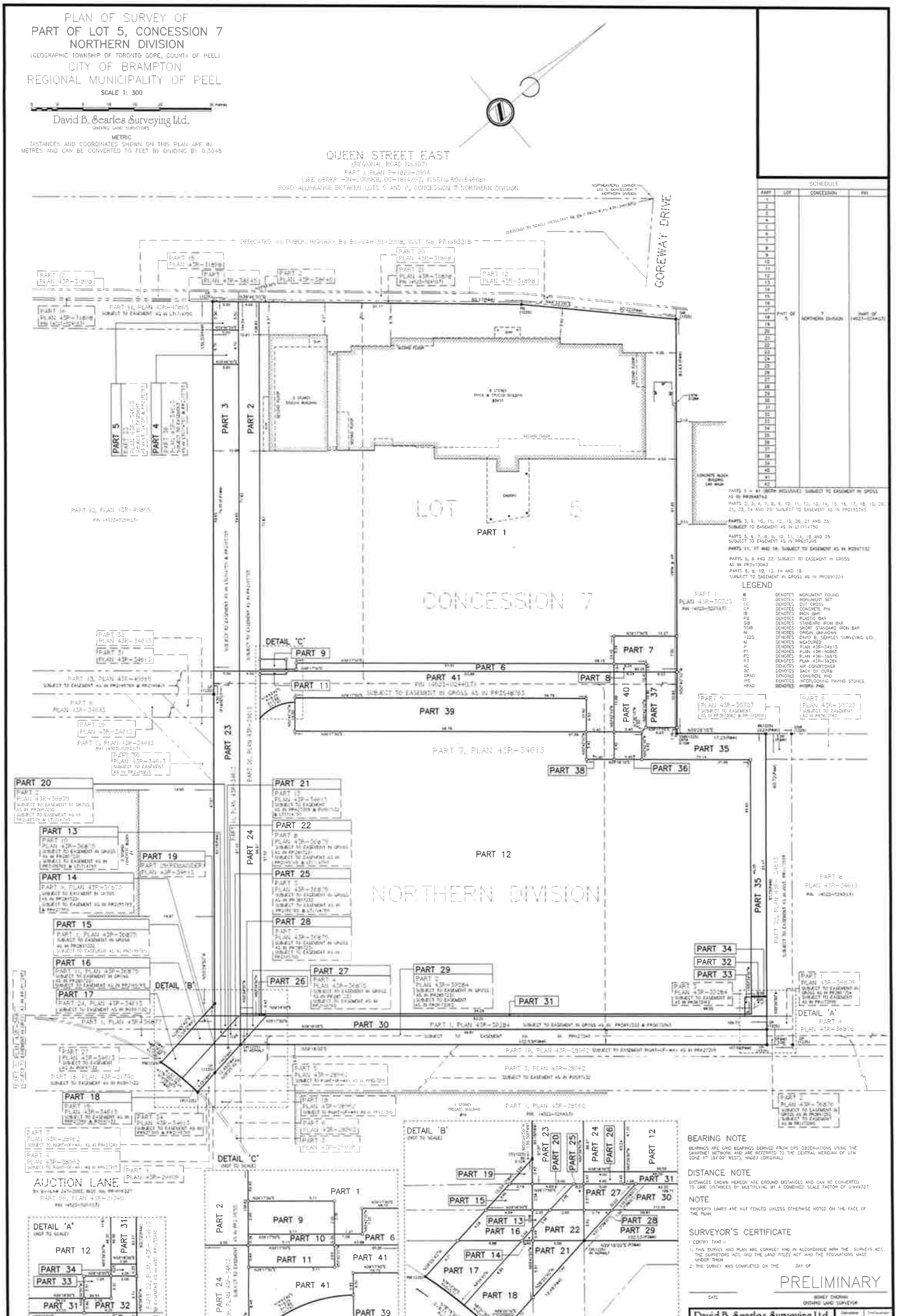
David B. Searles Surveying Ltd.

Boney Cherian, O.L.S.

REVISIONS: 1 Adjust severance limit per clients request, update plan and summary accordingly


PLAN OF SURVEY OF
PART OF LOT 5, CONCESSION 7
NORTHERN DIVISION
(GEOGRAPHIC TOWNSHIP OF TORONTO GORE, COUNTY OF PEEL)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1: 300
David B. Searles Surveying Ltd.
ONTARIO LAND SURVEYORS
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DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
QUEEN STREET EAST
GOREWAY DRIVE
LOT 5
CONCESSION 7
NORTHERN DIVISION
PART 1
PART 12
AUCTION LANE
DETAIL 'A'
DETAIL 'B'
DETAIL 'C'
SCHEDULE
PART
LOT
CONCESSION
PIN
PARTS 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24 AND 25 SUBJECT TO EASEMENT AS IN PR2195765
PARTS 3, 9, 10, 11, 12, 13, 20, 21 AND 23 SUBJECT TO EASEMENT AS IN LT1714750
PARTS 5, 6, 7, 8, 9, 10, 11, 14, 18 AND 25 SUBJECT TO EASEMENT AS IN PR627395
PARTS 5, 6 AND 22 SUBJECT TO EASEMENT IN GROSS AS IN PR3673063
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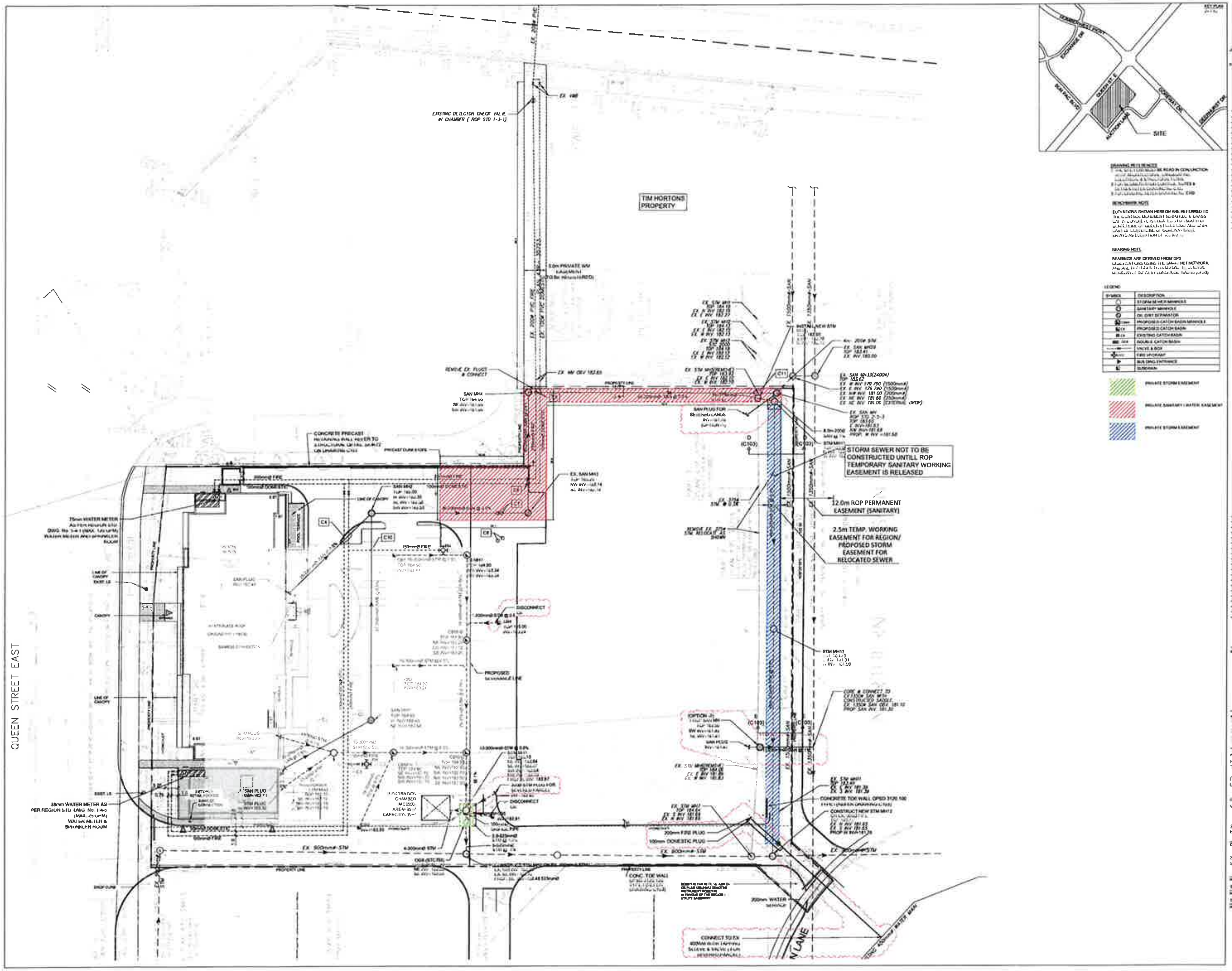


JAIN

HYATT PLACE
TORONTO - BRAMPTON

(PART OF THE HYATT DEVELOPMENT BRAMPTON)

GANDHI GROUP OF COMPANIES

3455 QUEEN STREET EAST
BRAMPTON, ONTARIO

SERVICING EASEMENTS PLAN
SEVERANCE APPLICATION

17-258

1: 250

C101-SEV

PROPOSED SEVERANCE FOR 3455 QUEEN ST EAST, BRAMPTON, ONTARIO

STORM WATER MANAGEMENT BRIEF

September 09,2024

Prepared by:

Jain Infrastructure Consultants Ltd.
7405 East Danbro Crescent, 2nd FLoor
Mississauga, ON L5N 6P8
Tel: (905) 285-9900 X 225
Fax: (905) 567-5246

1.0 INTRODUCTION:

A severance application has been proposed for 3455 Queen St E., with a Hotel Building , parking lot which is already constructed as shown in Figure 1 below. The severed parcel was designed to contain a Banquet Hall and parking building which will be now be developed as a different land use.

A storm water management design brief is required to support the severance application as per city comments.

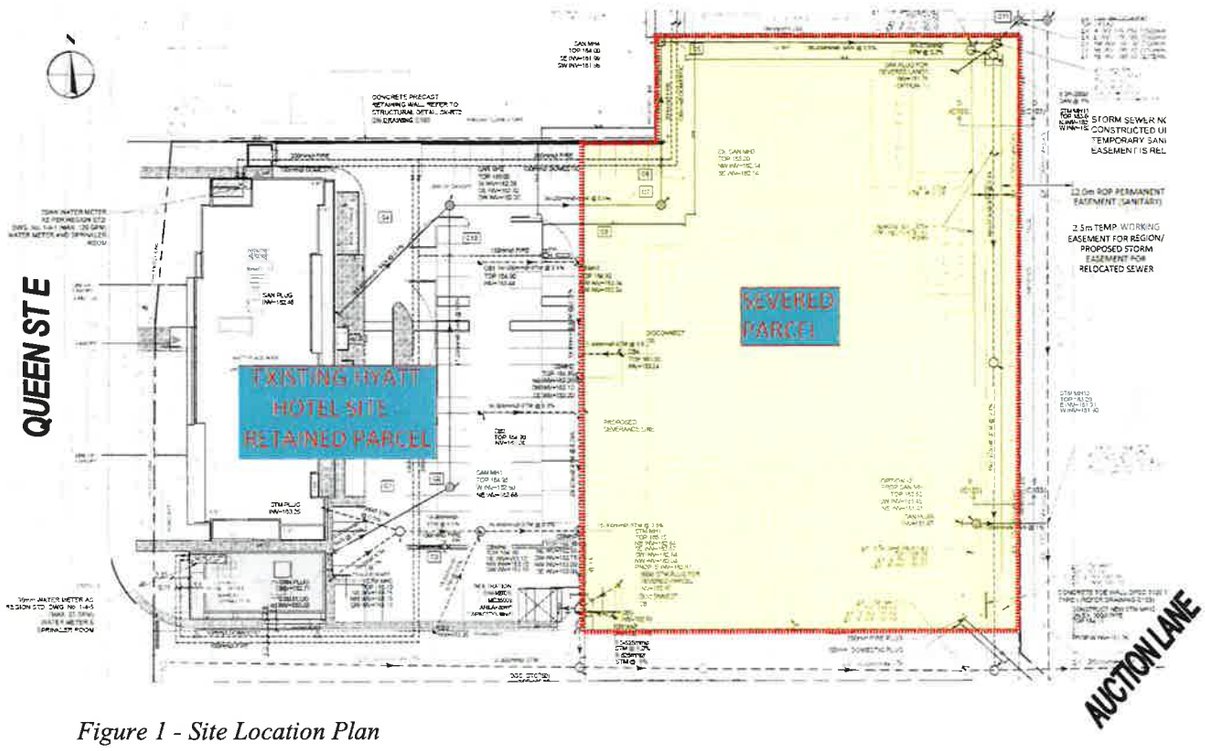


Figure 1 - Site Location Plan

The total site area is approximately 1.41 ha area. The severed parcel and retained parcel area is 0.77ha & 0.64ha respectively. The severed parcel was proposed to house the banquet hall(0.33ha) and parking building(0.15ha) which is expected to contain an equally sized building footprint. This would ensure that the original SWM design will not be effected by the proposed severance. Further details are provided in sections below. The original SWM Report is provided in Appendix B.

2.0 STORMWATER MANAGEMENT CRITERIA AND METHODOLOGY

The existing storm infrastructure was developed based on the following SWM criteria.

- **Water Quantity Control -** 100-year post-development peak flows to 2-year pre-development levels for all storms
- **Water Quality Control -** Long-term average removal of 80% of total suspended solids (TSS) on an annual loading basis from a minimum 90% of the runoff volume runoff leaving the site;
- **Water Balance Control** - Retain first 5mm from each rainfall through on-site infiltration, filtration, evapo-transpiration and rainwater reuse;

2.1 Storm Water Quantity Control:

(a) Allowable discharge rate = 80.6 l/sec
(b) Controlled Flow Rate = 46.0 l/sec

The runoff from the site has been overcontrolled with the help of an orifice pipe installed at Storm Manhole No. 1 (STMMH1). Orifice pipe will restrict the flow to 46.0 l/sec.

Required site storage was calculated at 428m^3. The following storage capacities are available on site

Table 1– Onsite Detention Storage Capacity

No.	Type	Storage Capacity (m^3)	Status
1	Manholes/Pipes	31.3	Constructed
2	Parking lot Ponding	148.5	Constructed
3	Hotel Roof	58.0	Constructed
4	Banquet Hall Roof	157.6	Not Constructed
5	Parking Structure Roof	69.9	Not Constructed
	Total	***465.3***	

Items 4 & 5 are within the severed parcel and will be redesigned to provide the required storage while ensuring that the total controlled flow of 46.0 l/sec is not exceeded. Using the area ratio of retained and severed parcel, a pro rata flow of 25.12 l/sec will be allowed from the severed parcel.

2.2 Storm water Quality Controls

A stormceptor model STC-750 with a calculated 85% removal efficiency was provided for a total site area of 1.46 ha. The severed parcel will be contain the proposed building roof which will generate clean water and not compromise the overall efficiency of the installed OGS unit.

2.3 Water Balance:

Site volume requirements for water balance were calculated at 5mm rainfall depth for the total catchment areas.

Water balance volume required = 1.46 ha. x (5mm/1000) x 0.79 = 57.6m^3
Water balance volume provided:

1) Green Area: 1572 m^2 x (5mm/1000) = 7.8 m^3
2) Paved Area: 6478 m^2 x (1mm/1000) = 6.5m^3
3) Roof Area: 6546 m^2 x (1mm/1000) = 6.5m^3
4) Infiltration Chamber: = 39m^3
6) Total water balance provided for the site = 59.8 m^3

The severed parcel will contain a similarly sized building roof. A revised water balance calculation will be provided in detailed design to confirm conformance to original design.

2.4 Minor System Drainage

Site storm network has been designed to convey 2-yr post development peak flows from the site including the severed parcel. The site storm network will be reanalyzed for site flows which are not expected to change as the severed parcel is expected to contain roughly the same impervious area percentage as assumed for previous design.

3.0 SITE SERVICE CONNECTIONS

The following existing and new connections will be provided for the site services.

STORM: The severed parcel is proposed to be connected to the existing STM MH1as shown in Figure 2 and Drawing C101-SEV (Appendix A).

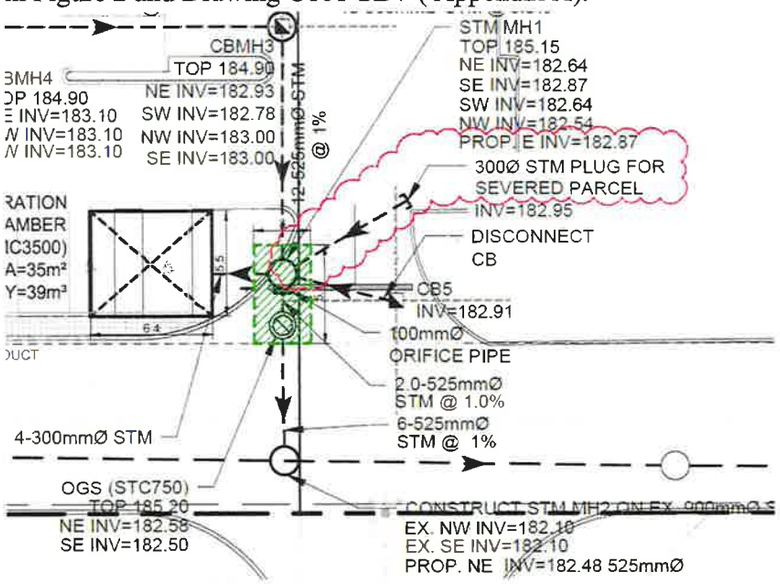


Figure 2- Proposed Storm Service Connection

SANITARY: The severed parcel is proposed to be connected to the existing sanitary control manhole as shown in Figure 3 and Drawing C101-SEV (Appendix A). Initial consultation with the Region has been carried out which shows that it would be preferred to use the existing control manhole as connection point (OPTION-1) . The other option (OPTION-2) would require a new connection to the 1350mm / 1500 mm dia trunk sewer pipes which is not allowed by the Region.

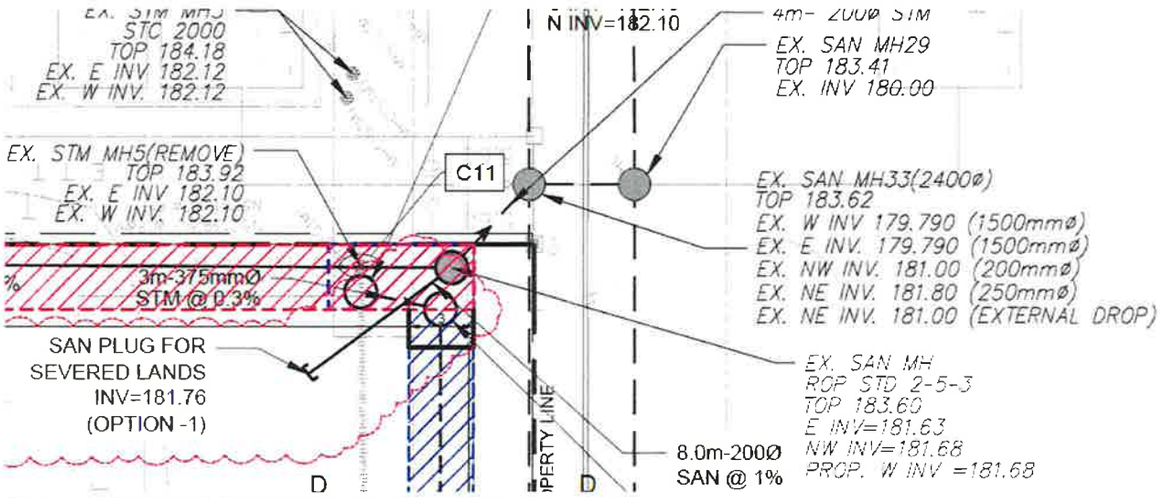


Figure 3- Proposed Sanitary Service Connection

WATER: A new water service is proposed to be installed form the existing 400mm dia. watermain on Auction Lane as shown in Figure 4 and Drawing C101-SEV (Appendix A)

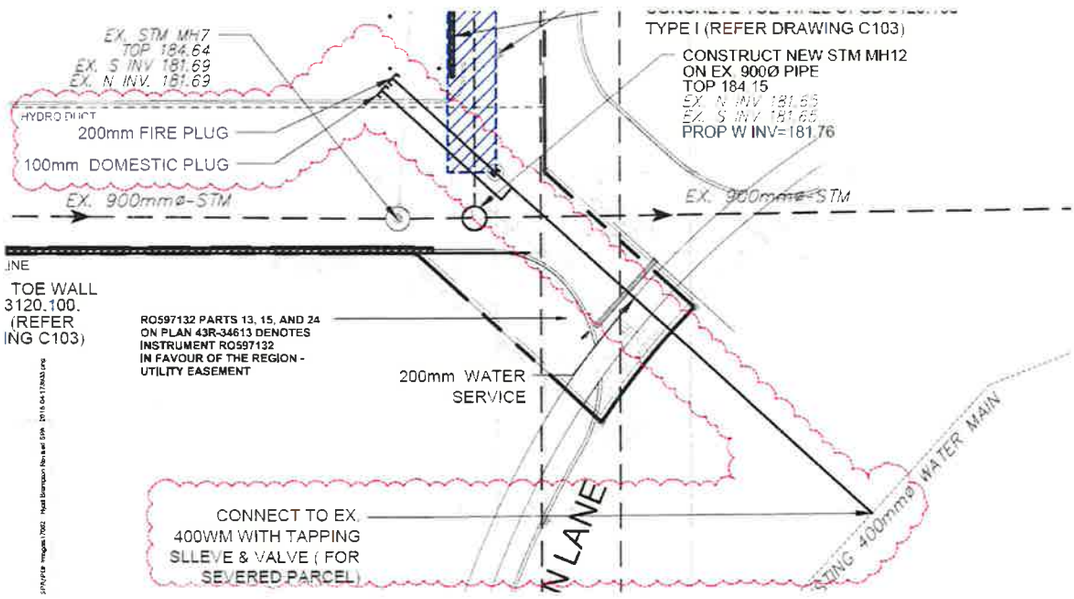


Figure 4- Proposed Water Service Connection

4.0 EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION

An erosion and sediment control strategy will be implemented during the construction to mitigate the transportation of silt from the site. The following measures should be implemented with regular inspection and maintenance,

- Temporary silt fencing around the perimeter of the grading activities;
- Designated construction vehicle access should be laid with 50mm size rip rap as a vibration pad for mud tracking control;
- Erosion control measures to be removed only after the site is substantially stabilized with sod, and at the direction of the consultant or city staff.

5.0 CONCLUSIONS AND RECOMMANDATIONS

- The severed parcel post development flows will be controlled to conform to the overall controlled through roof control as per previous design.
- Existing Quality control provision through OGS unit will be reanalyzed for removal efficiency and conformance with original design.
- Minor storm sewer network will be reanalyzed for carrying capacity and conformance with original design.
- Overland flow route through the site will be maintained to ensure that major overland flows are safely carried through the site.
- Erosion control such as installation of temporary silt fence, mud matt & rock check dams are recommended to minimize off-site sediment transport.

We trust you will find this submission complete and in order. Should you have any questions, please contact the undersigned.

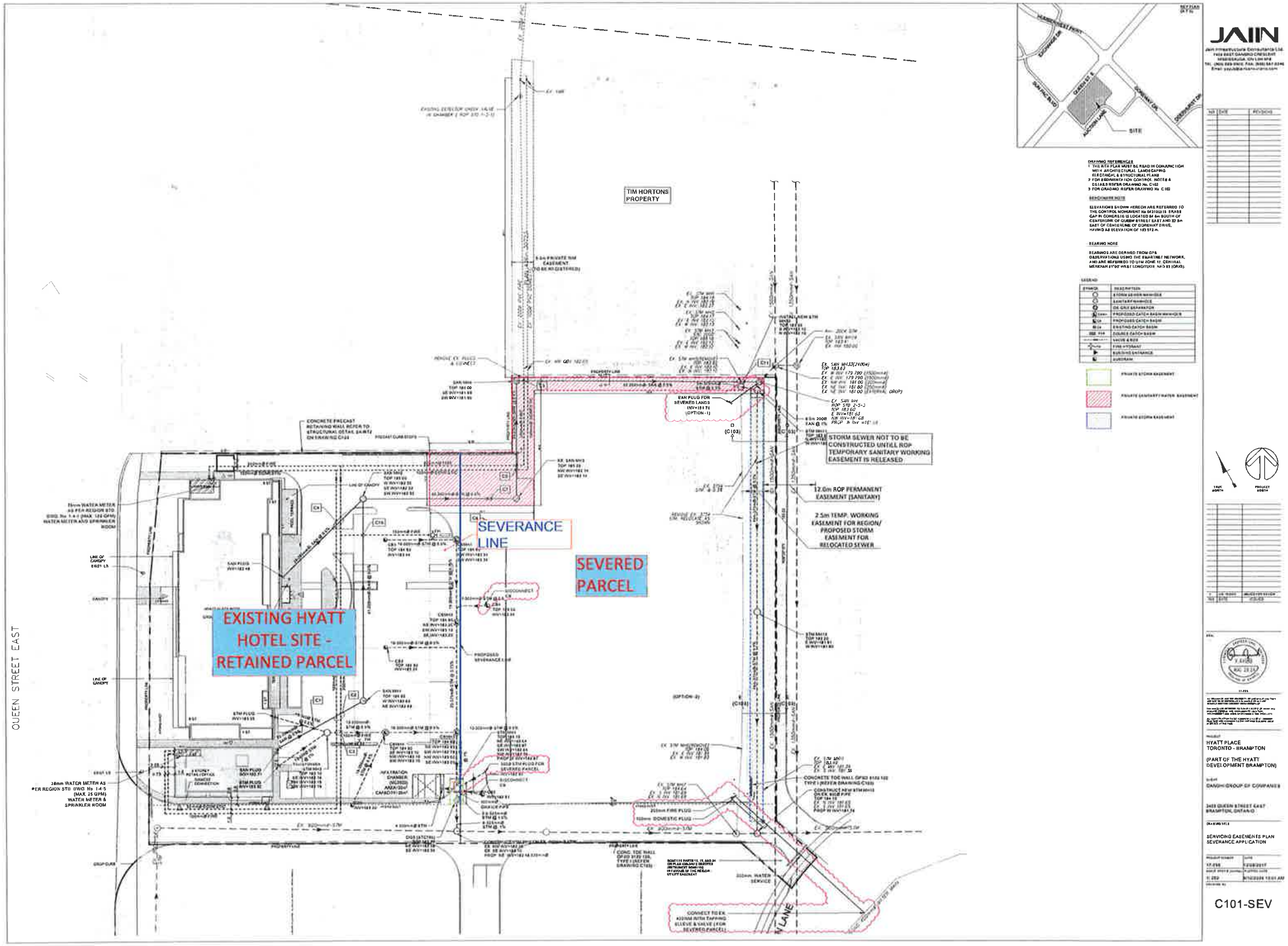
Respectfully Submitted,

Jain Infrastructure Consultants Ltd.

Yasar Ayub , P.Eng
Project Manager
Sep 09,2024

Appendix A

Figures


JAIN
SITE
TIM HORTONS PROPERTY
STORM SEWER NOT TO BE CONSTRUCTED UNTILL ROP TEMPORARY SANITARY WORKING EASEMENT IS RELEASED
12.0m ROP PERMANENT EASEMENT (SANITARY)
2.5m TEMP. WORKING EASEMENT FOR REGION/ PROPOSED STORM EASEMENT FOR RELOCATED SEWER
SEVERANCE LINE
SEVERED PARCEL
EXISTING HYATT HOTEL SITE - RETAINED PARCEL
QUEEN STREET EAST
HYATT PLACE TORONTO - BRAMPTON
(PART OF THE HYATT DEVELOPMENT BRAMPTON)
SERVICING EASEMENTS PLAN SEVERANCE APPLICATION
C101-SEV

Appendix B

Original SWM Report Sep 12,2018

STORMWATER MANAGEMENT REPORT

FOR

HYATT PLACE TORONTO-BRAMPTON

BRAMPTON, ONTARIO

SEPTEMBER 12, 2018

Prepared by:

Jain Infrastructure Consultants Ltd.
7405 East Danbro Crescent, 2nd FLoor
Mississauga, ON L5N 6P8
Tel: (905) 285-9900 X 225
Fax: (905) 567-5246

1.0 INTRODUCTION:

The purpose of this report is to present the connections for sanitary sewage disposal, water distribution, storm drainage and appropriate measures to mitigate the impact of runoff with the proposed redevelopment. Adequacy of the pipe sizes to convey 2-year storm flows from the development is analysed for existing system and proposed network.

The subject site is located south of Queen Street East and north of Auction lane, Brampton as shown in Fig. 1.

Figure 1 - Site Location Plan

2.0 BACKGROUND OF THE PROJECT:

A legal and topographic survey has been prepared by David B. Searless Surveying Company dated August 26, 2016 which identifies the site as the part of Lot 5, Concession 7, Northern Division, City of Brampton.

The site has approximately 1.46 ha area, a vacant land covered with grass and trees. It is proposed to redevelop the site for construction of a hotel, a banquet hall, a parking structure and parking lot.

New buildings ground floor levels are proposed at 185.50m. The existing grades around the site are proposed to be matched at the boundary limits. Proposed site servicing, grading and storm drainage plans are submitted separately as full-size drawings with this report.

Potential stormwater management (SWM) strategies to mitigate any potential impacts per City of Brampton design guidelines are presented in the report. New site servicing requirements for sanitary and water supply will also be discussed in following sections.

2.1 EXISTING SERVICES:

The following municipal services will provide connections for the site:

- An existing 1350mm dia. sanitary sewer is located on the east site of property.
- An existing 400mm dia. watermain is located on Auction lane.
- An existing 900mm dia. storm sewer is located on south easement.

3.0 STORMWATER MANAGEMENT CRITERIA AND METHODOLOGY

The proposed development shall follow the respective criteria/guidelines of the City of Brampton. The criteria for small new developments (residential & non-residential) - total site area less than 5.0 ha are summarized below:

- **Water Quantity Control** - The required level of Control 100-year post-development peak flows to 2-year pre-development levels for all storms;
- **Water Quality Control** - long-term average removal of 80% of total suspended solids (TSS) on an annual loading basis from a minimum 90% of the runoff volume runoff leaving the site;
- **Water Balance Control** - Retain first 5mm from each rainfall through on-site infiltration, filtration, evapo-transpiration and rainwater reuse;

3.1 Storm Water Runoff Coefficients

Pre-development runoff coefficients are calculated based on existing site conditions shown in Figure DR101, Appendix A. Post development runoff coefficients are calculated as per proposed landuse as shown in Figure DR102, Appendix A. Calculations for pre-and post-development imperviousness are given in Appendix B and are summarized below:

Table 1 – Runoff Coefficients

Drainage Area (Hectare)	**Runoff coefficient 'C' (Pre-development)**	**Runoff coefficient 'C' (Post-development)**
4.16	0.25	0.79

3.2 Pre and Post Development Flow

Peak flow rates under the pre and post development conditions are computed using IDF curves and Rational Method. Detail calculations are attached in Appendix B and are summarized below:

Table 2 – Pre and Post Development Site Flows

Peak Flow	Return Period (yr.)	Flow (l/sec)
Pre-development	2	80.6
Post-Development	100	561.6

3.2.1 Pre and Post Development Flows to Queen Street R.O.W

As shown in Drawing DR101 & DR102, the area EX1 flowing towards Queen street has decreased in the proposed development. The pre and post development have been calculated in response to Region's comments for 2-100 yr return periods and shown in Table 2.1 below.

Table 2.1 – Pre and Post Development Flows towards Queen Street

				Flows (l/sec)					
Stage	Catchment	Area (m^2)	Runoff Coefficient	2 - Years	5- Years	10 - Years	25 - Years	50 - Years	100- Years
Pre Development	EX1	1847	0.25	9.2	12.1	14.1	16.6	18.4	20.3
Post Development	EX1	527	0.25	2.9	3.8	4.5	5.3	5.8	6.4

4.3 Water Quantity Control

Allowable discharge rate is calculated as follows:

(a) 2-yr Pre-development peak = 80.6 l/sec (Appendix B, Calculation Sheet B-1)
(b) Allowable discharge rate = 80.6 l/sec
(c) 100-yr Post development flow = 561.6 l/sec (Appendix B, Calculation Sheet 2)

4.3.1 Orifice Control:

The runoff from the site is controlled with the help of an orifice pipe installed at Storm Manhole No. 1 (STMMH1). Orifice Sizing Calculations attached in Table C5, Appendix C shows that a 100-mm dia. Orifice pipe will restrict the flow to 46.0 l/sec.

4.3.2 Roof Control

Flow will be detained on the roof by installing parabolic weirs, (Zurn Z105 Control Flo Roof Drain). Drain specs are attached in Appendix E. Proposed numbers of roof drains and limiting flow rates are calculated and summarized in Table 3.

Table 3– Roof Drains summary

Roof ID	Surface Area (m^2)	Number of Drains	Flow (l/sec)
Hotel Roof	1313	3	3.75
Banquet Hall Roof	3300	6	5.00
Parking Structure Roof	1482	2	2.50

4.3.3 Storage for Quantity Control:

Storm events from 2-yr unto 100-yr indicates that maximum required amount of storage is $428m^3$. (Refer: Table C1, Appendix C)

Onsite detention storage is provided as roof retention, parking lot ponding and storage in manholes and pipes as shown in Drawing C102. Detention storage calculations are attached in Appendix C and summarized in Table 4 below:

Table 4– Onsite Detention Storage Capacity

Tag	Storage Capacity (m^3)	Depth of Ponding (mm)
Manholes/Pipes	31.3	N/A
Parking lot Ponding	148.5	300
Hotel Roof	58.0	177
Banquet Hall Roof	157.6	145
Parking Structure Roof	69.9	141
Total	***465.3***	

The available onsite detention storage capacity (**465.3m^3**) will exceed the required storage capacity (**428 m^3**) as calculated in Table C1 Appendix C.

4.4 Storm water Quality Controls

Long term average removal of 80% of Total Suspended Solids (TSS) on an annual basis from 90% all runoff leaving the site is required. Quality control will be achieved by using soft landscape areas and oil/grit separator. Oil/grit separator's overall TSS removal from runoff leaving the site is will be 85%. Details are presented in Appendix F. Removal of TSS in Green areas and roof is 100%. The overall TSS removal is 93.3%. The summary of total TSS is shown in Table 4 below:

Table 4– TSS removal

Surface	Treatment Method	Area (m3)	Effective TSS Removal	% Area of Site	Overall TSS Removal (%)
Green Area	Inherent	1575	100	10.8	10.8
Rooftop	Inherent	6546.9	100	44.8	44.8
Asphalt/Concrete	OGS	6478.7	85	44.4	37.7
Total		**14600.6**		**100.0**	**93.5**

4.5 Water Balance:

Site volume requirements for water balance is calculated at 5mm rainfall depth for catchment areas.

Water balance volume required = 1.46 ha. x (5mm/1000) x 0.79 = 57.6m^3

Water balance volume provided:

1) Green Area: 1572 m^2 x (5mm/1000) = 7.8 m^3
2) Paved Area: 6478 m^2 x (1mm/1000) = 6.5m^3
3) Roof Area: 6546 m^2 x (1mm/1000) = 6.5m^3
4) Infiltration Chamber: = 39m^3
6) Total water balance provided for the site = 59.8 m^3

Storm Chamber specs are attached in Appendix G.

4.6 Minor System Drainage

Site storm network has been designed to convey 2-yr post development peak flows. Design calculations are provided in Appendix D and show on Drawing C101.

4.7 Major System Drainage

The overland flow will not impact the buildings since the grading of the site ensures storm flows greater than 100 years will be able to flow overland through the site without any impact to proposed buildings and adjacent site.

5.0 EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION

An erosion and sediment control strategy will be implemented during the construction to mitigate the transportation of silt from the site. Drawing C103 shows the silt fence and sediment control measures. The following measures should be implemented with regular inspection and maintenance,

The following measures should be implemented with regular inspection and maintenance,

- Temporary silt fencing around the perimeter of the grading activities;
- Designated construction vehicle access should be laid with 50mm size rip rap as a vibration pad for mud tracking control;
- Erosion control measures to be removed only after the site is substantially stabilized with sod, and at the direction of the consultant or city staff.

5.0 CONCLUSIONS AND RECOMMANDATIONS

- The site post development flows will be controlled to less than pre development levels by orifice pipe and upstream temporary detention storage on roof and parking.
- Quality control will be achieved through soft landscaped areas and oil/grit separator.
- Minor storm sewer network has been designed to connect to existing sewers in accordance with city storm sewer design standards.
- Overland flow route through the site ensures that major overland flows are safely carried through the site.
- Erosion control such as installation of temporary silt fence, mud matt & rock check dams are recommended to minimize off-site sediment transport.

We trust you will find this submission complete and in order. Should you have any questions, please contact the undersigned.

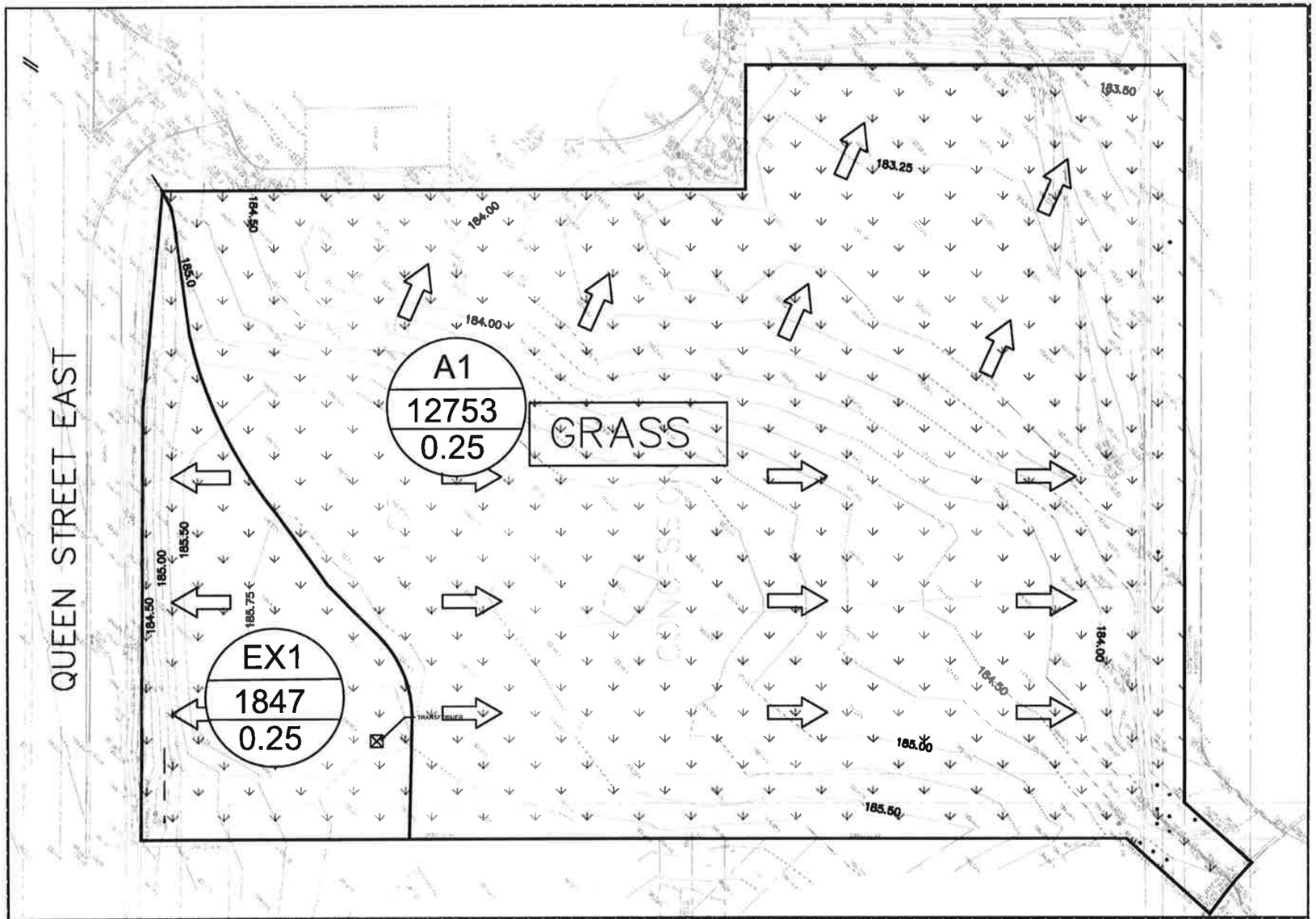
Respectfully Submitted,

Jain Infrastructure Consultants Ltd.

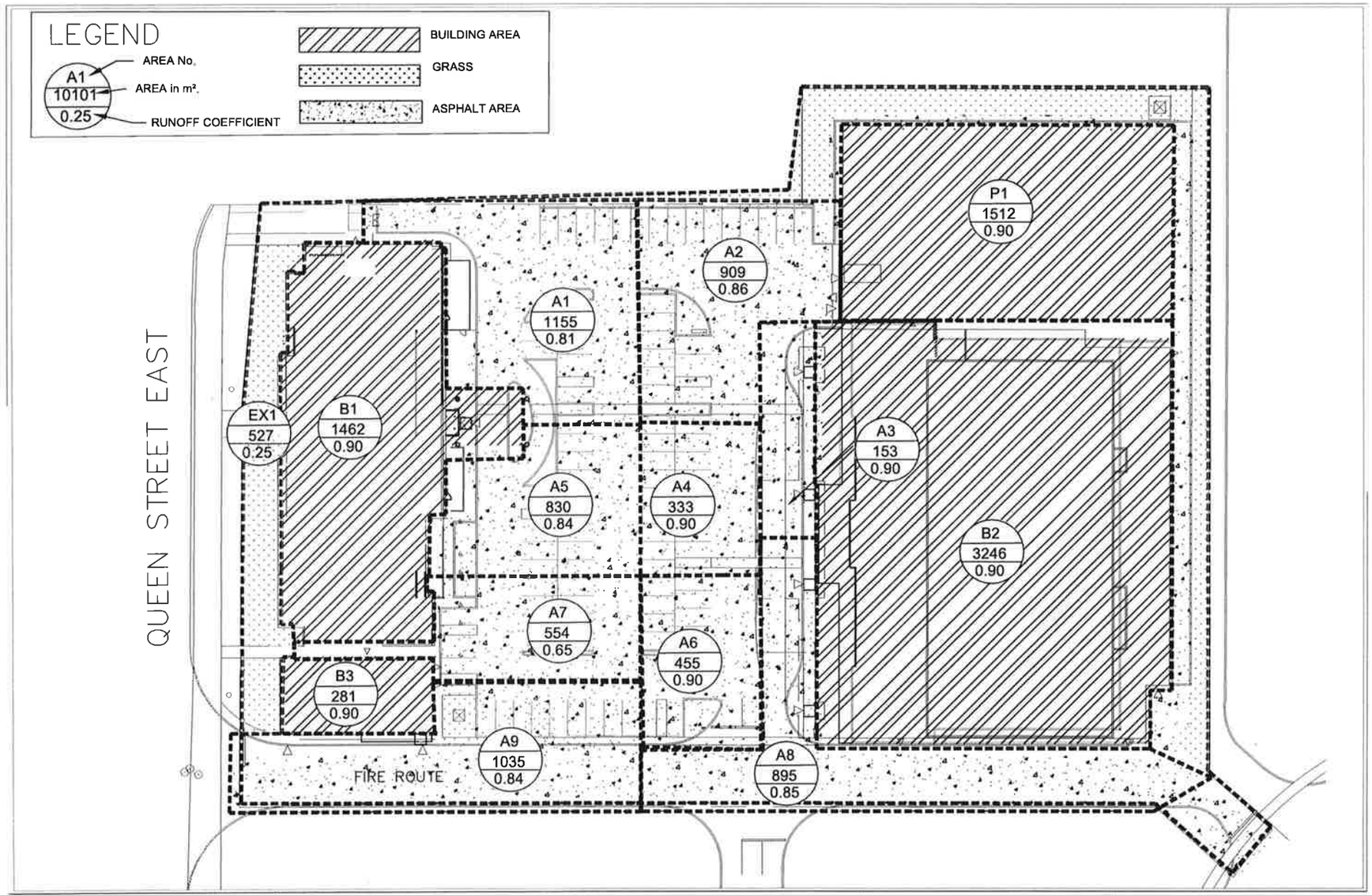
Yasar Ayub , P.Eng
Project Manager
Sep12, 2018

Appendix A

Figures



PROJECT: HYATT DEVELOPMENT BRAMPTON, ONTARIO	TITLE: PRE-DEVELOPMENT LANDUSE	JAIN 7405 EAST DANBRO CRESENT, 2ND FLOOR MISSISSAUGA, ONTARIO, L5N 6P8 TEL. 905 285 9900, FAX 905 567 5246 Email : mail@jainconsultants.com	DATE: JUL 24, 2018 SCALE: N.T.S. DWN. BY.: A.Z. PROJECT NO.: 17256	DR101



PROJECT:

HYATT DEVELOPMENT
BRAMPTON, ON

TITLE:

POST-DEVELOPMENT
LANDUSE

JAIN
7405 EAST DANBRO CRESENT, 2ND FLOOR
MISSISSAUGA, ONTARIO, L5N 6P8
TEL. 905 285 9900, FAX 905 567 5246
Email : mail@jainconsultants.com

DATE	Nov 29,2017
SACLE	N.T.S.
DWN BY:	A.Z.
PROJECT No.	17256

DR102

Appendix B

Peak Flow Calculation

Calculation Sheet B-1

(Pre-development)

Project:	**Hyatt Development, Brampton,ON**
Project No.	**17-256**
Prepared by	**Jain Infrastructure Consultants Ltd.**
Date:	**5/9/2018**

PRE DEVELOPMENT RUNOFF COFFICENT

AREA TYPE	AREA (M^2)	RUNOFF COEFFICIENT	AREA x C
GREEN AREA	14600.00	0.25	3650.00
		ΣAREA X R	3650.00
		WEIGHTED AVERAGE "R"	**0.25**
		AREA "A" (Hectares)	1.46

Rainfall intensity : **$I = A*t_c^B$ (mm/hr)**

Where:

tc =Time of concentration(hr)

$Q = 2.78ACI/1000$

Where:

Q= Volume of runoff (cubic meters per second)

A = Contributing Draingae Area (hectares)

I = rainfall intensity (mm/hr)

Return Period (Years)	2 -Years	5-Years	10 -Years	25 -Years	50 -Years	100-Years
A	22.1	29.9	35.1	41.6	46.5	51.3
B	-0.714	-0.701	-0.695	-0.691	-0.688	-0.686
t_c (mins)	10.00	10.00	10.00	10.00	10.00	10.00
I (mm/hr)*	79.43	104.99	121.93	143.48	159.52	175.36
Q (m^3/sec)	**0.08**	**0.11**	**0.12**	**0.15**	**0.16**	**0.18**
Q (liters/sec)	80.6	106.5	123.7	145.6	161.9	177.9

Calculation Sheet B-2

(Post-development)

Project:	**Hyatt Development, Brampton,ON**
Project No.	**17-051**
Company:	**Jain Infrastucture Consultnats Ltd.**
Date:	**5/9/2018**

POST DEVELOPMENT RUNOFF COFFICENT

AREA TYPE	AREA (M^2)	RUNOFF COEFFICIENT	AREA x C
GREEN AREA	1749.00	0.25	437.25
ASPHALT	6368.00	0.90	5731.20
BUILDING	6483.00	0.90	5834.70
		ΣAREA X R	12003.15
		WEIGHTED AVERAGE "R"	**0.79**
		AREA "A" (Hectares)	1.46

Rainfall intensity : **$I = A*t_c^B$ (mm/hr)**

Where:

tc =Time of concentration(hr)

$Q = 2.78ACI/1000$

Where:

Q= Volume of runoff (cubic meters per second)

A = Contributing Draingae Area (hectares)

I = rainfall intensity (mm/hr)

Return Period (Years)	2 -Years	5-Years	10 -Years	25 -Years	50 -Years	100-Years
A	22.1	29.9	35.1	41.6	46.5	51.3
B	-0.714	-0.701	-0.695	-0.691	-0.688	-0.686
t_c (mins)	10.00	10.00	10.00	10.00	10.00	10.00
I (mm/hr)*	79.43	104.99	121.93	143.48	159.52	175.36
Q (m^3/sec)	**0.25**	**0.34**	**0.39**	**0.46**	**0.51**	**0.56**
Q (liters/sec)	254.4	336.2	390.5	459.5	510.9	561.6

Appendix C

Detention Storage & Orifice Sizing Calculations

On-Site Storage Calculator

Brampton

Table C1(Site)

Project: Hyatt Place Toronto-Brampton

By: AZ

Date: 9-May-18

R = 0.79

A = 1.46 ha

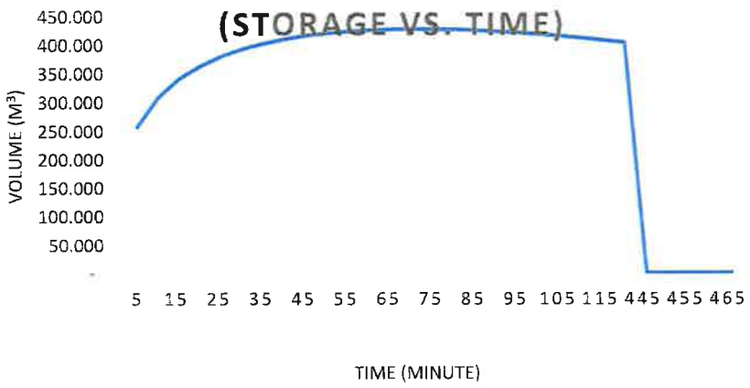
$Q_{release}$ = 0.046 m^3/s

46.00 L/s

100 yr rainfall:

$$i_{100} = 51.3 t_c^{-0.686} \text{ mm/hr}$$

T.C (min)	(mm/hr)	Q_{100} (m^3/s)	Q_{stored} (m^3/s)	Peak Volume (m^3)	
5	282.121	0.904	0.858	257.365	
10	175.359	0.562	0.516	309.499	
15	132.779	0.425	0.379	341.469	
20	108.999	0.349	0.303	363.865	
25	93.528	0.300	0.254	380.481	
30	82.532	0.264	0.218	393.164	
35	74.250	0.238	0.192	402.969	
40	67.751	0.217	0.171	410.560	
45	62.492	0.200	0.154	416.388	
50	58.135	0.186	0.140	420.772	
55	54.455	0.174	0.128	423.947	
60	51.300	0.164	0.118	426.094	
65	48.559	0.156	0.110	427.354	
70	46.152	0.148	0.102	427.839	***
75	44.019	0.141	0.095	427.639	
80	42.112	0.135	0.089	426.832	
85	40.397	0.129	0.083	425.478	
90	38.844	0.124	0.078	423.632	
95	37.429	0.120	0.074	421.339	
100	36.135	0.116	0.070	418.637	
105	34.946	0.112	0.066	415.561	
110	33.848	0.108	0.062	412.140	
115	32.831	0.105	0.059	408.400	
120	31.887	0.102	0.056	404.364	
445	12.976	0.042	-	-	



On-Site Storage Calculator

Brampton

Table C2(Hotel Roof)

Project: Hyatt Place Toronto-Brampton
By: AZ
Date: 9-May-18

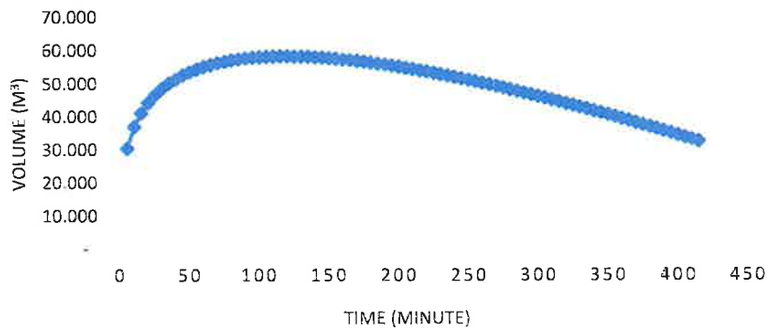
R = 0.90
A = 0.15 ha
$Q_{release}$ = 0.004 m^3/s
3.75 L/s

100 yr rainfall:

$$i_{100} = 51.3 t_c^{-0.686} \; mm/hr$$

T.C (min)	i_{100} (mm/hr)	Q_{100} (m^3/s)	Q_{stored} (m^3/s)	Peak Volume (m^3)	
5	282.121	0.105	0.101	30.233	
10	175.359	0.065	0.061	36.732	
15	132.779	0.049	0.045	40.900	
20	108.999	0.040	0.037	43.961	
25	93.528	0.035	0.031	46.353	
30	82.532	0.031	0.027	48.291	
35	74.250	0.028	0.024	49.895	
40	67.751	0.025	0.021	51.244	
45	62.492	0.023	0.019	52.389	
50	58.135	0.022	0.018	53.367	
55	54.455	0.020	0.016	54.205	
60	51.300	0.019	0.015	54.924	
65	48.559	0.018	0.014	55.540	
70	46.152	0.017	0.013	56.067	
75	44.019	0.016	0.013	56.515	
80	42.112	0.016	0.012	56.893	
85	40.397	0.015	0.011	57.207	
90	38.844	0.014	0.011	57.464	
95	37.429	0.014	0.010	57.670	
100	36.135	0.013	0.010	57.828	
105	34.946	0.013	0.009	57.943	
110	33.848	0.013	0.009	58.019	
115	32.831	0.012	0.008	58.057	
120	31.887	0.012	0.008	58.061	***
125	31.006	0.011	0.008	58.034	

(STORAGE VS. TIME)



On-Site Storage Calculator

Brampton

Table C3(Event Centre Roof)

Project: Hyatt Place Toronto-Brampton

By: AZ

Date: 9-May-18

R = 0.90

A = 0.33 ha

$Q_{release}$ = 0.005 m^3/s

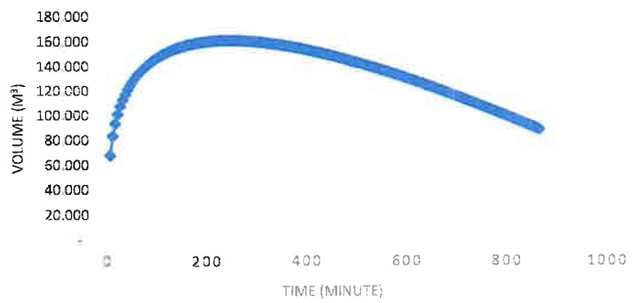
5.00 L/s

100 yr rainfall:

$$i_{100} = 51.3 t_c^{-0.686} mm/hr$$

T.C (min)	i_{100} (mm/hr)	Q_{100} (m^3/s)	Q_{stored} (m^3/s)	Peak Volume (m^3)	
5	282.121	0.230	0.225	67.457	
10	175.359	0.143	0.138	82.724	
15	132.779	0.108	0.103	92.864	
20	108.999	0.089	0.084	100.568	
25	93.528	0.076	0.071	106.803	
30	82.532	0.067	0.062	112.038	
35	74.250	0.060	0.055	116.540	
40	67.751	0.055	0.050	120.480	
45	62.492	0.051	0.046	123.972	
50	58.135	0.047	0.042	127.096	
55	54.455	0.044	0.039	129.913	
60	51.300	0.042	0.037	132.468	
65	48.559	0.040	0.035	134.798	
70	46.152	0.038	0.033	136.930	
75	44.019	0.036	0.031	138.889	
80	42.112	0.034	0.029	140.693	
85	40.397	0.033	0.028	142.358	
90	38.844	0.032	0.027	143.898	
95	37.429	0.030	0.025	145.324	
100	36.135	0.029	0.024	146.646	
105	34.946	0.028	0.023	147.873	
110	33.848	0.028	0.023	149.013	
115	32.831	0.027	0.022	150.071	
120	31.887	0.026	0.021	151.054	
125	31.006	0.025	0.020	151.967	
130	30.183	0.025	0.020	152.815	
135	29.412	0.024	0.019	153.602	
140	28.687	0.023	0.018	154.331	
145	28.005	0.023	0.018	155.006	
150	27.361	0.022	0.017	155.631	
155	26.752	0.022	0.017	156.207	
160	26.176	0.021	0.016	156.738	
165	25.629	0.021	0.016	157.226	
170	25.110	0.020	0.015	157.673	***
175	24.615	0.020	0.015	158.081	
180	24.144	0.020	0.015	158.452	

(STORAGE VS. TIME)



On-Site Storage Calculator

Brampton

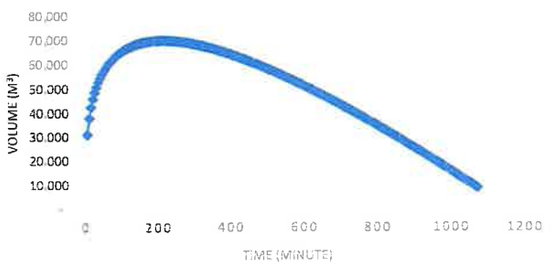
Table C4(Parking Stracture Roof)

Project: Hyatt Place Toronto-Brampton
By: AZ
Date: 9-May-18

R =	0.90	100 yr rainfall:
A =	0.15 ha	$i_{100} = 51.3 t_c^{-0.686} mm/hr$
$Q_{release}$ =	0.003 m^3/s	
	2.50 L/s	

T.C (min)	i_{100} (mm/hr)	Q_{100} (m^3/s)	Q_{stored} (m^3/s)	Peak Volume (m^3)	
5	282.121	0.105	0.102	30.608	
10	175.359	0.065	0.062	37.482	
15	132.779	0.049	0.047	42.025	
20	108.999	0.040	0.038	45.461	
25	93.528	0.035	0.032	48.228	
30	82.532	0.031	0.028	50.541	
35	74.250	0.028	0.025	52.520	
40	67.751	0.025	0.023	54.244	
45	62.492	0.023	0.021	55.764	
50	58.135	0.022	0.019	57.117	
55	54.455	0.020	0.018	58.330	
60	51.300	0.019	0.017	59.424	
65	48.559	0.018	0.015	60.415	
70	46.152	0.017	0.015	61.317	
75	44.019	0.016	0.014	62.140	
80	42.112	0.016	0.013	62.893	
85	40.397	0.015	0.012	63.582	
90	38.844	0.014	0.012	64.214	
95	37.429	0.014	0.011	64.795	
100	36.135	0.013	0.011	65.328	
105	34.946	0.013	0.010	65.818	
110	33.848	0.013	0.010	66.269	
115	32.831	0.012	0.010	66.682	
120	31.887	0.012	0.009	67.061	
125	31.006	0.011	0.009	67.409	
130	30.183	0.011	0.009	67.726	
135	29.412	0.011	0.008	68.016	
140	28.687	0.011	0.008	68.280	
145	28.005	0.010	0.008	68.519	
150	27.361	0.010	0.008	68.735	
155	26.752	0.010	0.007	68.929	
160	26.176	0.010	0.007	69.103	
165	25.629	0.009	0.007	69.257	
170	25.110	0.009	0.007	69.392	
175	24.615	0.009	0.007	69.510	
180	24.144	0.009	0.006	69.610	
185	23.695	0.009	0.006	69.695	
190	23.265	0.009	0.006	69.765	
195	22.854	0.008	0.006	69.819	
200	22.461	0.008	0.006	69.860	
205	22.083	0.008	0.006	69.887	
210	21.721	0.008	0.006	69.902	
215	21.374	0.008	0.005	69.904	***
220	21.039	0.008	0.005	69.894	
225	20.717	0.008	0.005	69.872	

(STORAGE VS. TIME)



ORIFICE SIZING CALCULATION

Table C5

Jain Infrastructure Consultants Ltd.

Project:	Hyatt Place Toronto-Brampton
Date:	May 9, 2018

Location	HWL (m)	Orifice Inv. (m)	c	a (m^2)	g	Orifice dia. (m)	h (m)	Q (m^3/sec)
STM MH1	185.2	182.64	0.82	0.0079	9.81	0.1	2.56	0.046

Orifice Flow Equation:

$Q = ca\sqrt{2gh}$

Where:

Q = Flow (m^3/sec)

a = Orifice area (m^2)

g = Gravitational Constant

h = Center line head (m)

Proposed Storage Calculator

Table C6

Project: Haytt Developent,

Project No.: 17-256

By: AZ

Date: 30-Nov-17

CATCH BASIN/MH

Description	Length (m)	Width (m)	Height (m)	Volume (m^3)
CB1	0.6	0.6	1.5	0.54
CB2	0.6	0.6	1.5	0.54
CB3	0.6	0.6	1.5	0.54
CB4	0.6	0.6	1.5	0.54
CB5	0.6	0.6	1.5	0.54
CBMH1	1.2	1.2	1.28	1.84
CBMH2	1.2	1.2	1.42	2.04
CBMH3	1.2	1.2	1.62	2.33
STM MH1	1.2	1.2	2.56	3.69
CBMH4	1.2	1.2	1.48	2.13
TOTAL				14.74

PIPES

FROM MH	TO MH	Length (m)	DIA (m)	Volume (m3)
CB1	CBMH1	19	0.3	1.34
CBMH1	CBMH2	19	0.3	1.34
CB4	CBMH2	8	0.3	0.57
CB2	Pipe	19	0.3	1.34
CBMH2	CBMH3	25	0.375	2.76
CB3	CBMH4	16	0.3	1.13
BLDG PLUG	CB	21	0.3	1.48
CBMH4	CBMH3	19	0.3	1.34
CB5	STM MH1	8	0.3	0.57
Parking Stracture	CBMH1	21	0.3	1.48
Event Center	CBMH3	15	0.3	1.06
CBMH3	STM MH1	14	0.45	2.23
TOTAL				16.64

TOTAL VOLUME: 31.38 m3

Appendix D

Storm Drainage Design Sheet

CITY OF BRAMPTON

ENGINEERING DEPARTMENT

STORM SEWER DESIGN SHEET

HYATT DEVELOPMENT, BRAMPTON, ONTARIO

DESIGN STORM: 2 YEAR RETURN	
R (2-YEAR):	R=22.1(T)^-0.714, R in mm/hr, T in Hours
Tc (start):	10.00 minutes

Jain Infrastructure Consultants Ltd.	
PREPARED BY:	H.A
FILE No.:	17-051
DATE PREPARED	09-May-18

LOCATION	MANHOLES		A	R	A x R	ACC.	Tc	I	q	STORM SEWER DESIGN INFORMATION					TIME	REMARKS
	FROM MH #	TO MH#	area (ha)	runoff coeff.		A x R	(min)	(mm/hr)	(2-YR) (l/s)	size (mm)	slope (%)	length (m)	Q full (l/s)	V full (m/s)	SECT. (min)	
Parking	CB1	CBMH1	0.116	0.81	0.09	0.09	10.00	79.43	20.66	300	0.50	16.00	68.37	0.96	0.28	
Roof	Parking Structure	CBMH1	0.148	0.90	0.13	0.13	10.00	79.43	29.45	300	0.50	21.00	68.37	0.96	0.36	
Parking	CBMH1	CBMH2	0.091	0.86	0.08	0.31	10.28	77.90	66.07	300	0.75	19.00	83.74	1.18	0.27	
Parking	CB4	300mm ϕ Pipe	0.015	0.90	0.01	0.01	10.00	79.43	3.04	300	0.50	7.00	68.37	0.96	0.12	
Parking	CB2	375mm ϕ Pipe	0.083	0.84	0.07	0.07	10.00	79.43	15.40	300	0.50	16.00	68.37	0.96	0.28	
Parking	CBMH2	CBMH3	0.033	0.90	0.03	0.42	10.54	76.48	88.99	375	0.75	25.00	152	1.37	0.30	
Roof	Hotel	CBMH4	0.131	0.90	0.12	0.12	10.00	79.43	26.09	300	0.50	26.00	68	0.96	0.45	
Parking	CB3	CBMH4	0.104	0.84	0.09	0.09	10.00	79.43	19.20	300	0.50	19.00	68	0.96	0.33	
Parking	CBMH4	CBMH3	0.046	0.90	0.04	0.25	10.45	76.98	52.66	300	0.50	16.00	68	0.96	0.28	
Roof	Event Centre	CBMH3	0.326	0.90	0.29	0.29	10.00	79.43	64.77	300	0.50	15.00	68	0.96	0.26	
Parking	CBMH3	STM MH1	0.047	0.85	0.89	1.85	10.85	74.94	385.00	525	1.00	14.00	430	1.98	0.12	
Parking	CB5	STM MH1	0.090	0.85	0.08	0.08	10.00	79.43	16.80	300	0.50	6.00	68	0.96	0.10	
Parking	STM MH1	OGS	0.000	0.00	0.00	1.92	10.97	74.37	397.77	525	1.00	5.00	430	1.98	0.04	100mm φ Orifice Pipe
Parking	OGS	STM MH2	0.000	0.00	0.00	1.92	11.01	74.16	396.68	525	1.00	3.00	430	1.98	0.03	

Appendix E

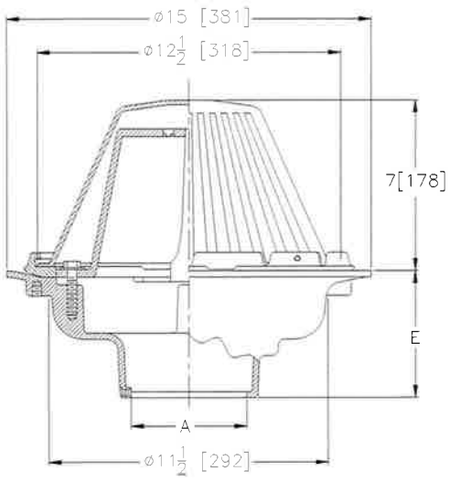
Flow Control Roof Drain

Z-105
CONTROL-FLO ROOF DRAIN w/ Parabolic Weir

SPECIFICATION SHEET

TAG_____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



A Pipe Size Inches / [mm]	Approx. Wt. Lbs. / [kg]	Dome Open Area Sq. In. / [sq cm]
2 - 3 - 4 [51 - 76 - 102]	34 [15]	148 [955]

ENGINEERING SPECIFICATION: ZURN Z-105 "Control-Flo" roof drain for dead -level roof construction, Dura-Coated cast iron body. "Control-Flo" weir shall be linear functioning with integral membrane flashing clamp/gravel guard and Poly-Dome. All data shall be verified proportional to flow rates.

OPTIONS (Check/specify appropriate options)

PIPE SIZE

2,3,4 [50,75,100]
2,3,4 [50,75,100]
2,3,4 [50,75,100]
2,3,4 [50,75,100]

(Specify size/type) **OUTLET**

_____ IC Inside Caulk
_____ IP Threaded
_____ NH No-Hub
_____ NL Neo-Loc

E BODY HT. DIM.

5 1/4 [133]
3 3/4 [95]
5 1/4 [133]
4 5/8 [117]

PREFIXES

____ Z- D.C.C.I. Body with Poly-Dome*
____ ZA- D.C.C.I. Body with Aluminum Dome

SUFFIXES

____ -A Waterproof Flange
____ -AR Acid Resistant Epoxy Coated Finish
____ -C Underdeck Clamp
____ -DP Top Set® Roof Deck Plate (Replaces both the -C and -R)
____ -DR Adjustable Drain Riser Extension Assembly 3-5/8" [92] to 7-1/4" [184]
____ -E Static Extension 1 [25] thru 4 [102] (Specify Ht.)
____ -EA Adjustable Extension Assembly 1 3/4 [44] thru 3 1/2 [89]
____ -EB Elevating Body Plate
____ -G Galvanized Cast Iron
____ -R Roof Sump Receiver
____ -VP Vandal Proof Secured Top
____ -90 90° Threaded Side Outlet Body

*REGULARLY FURNISHED UNLESS OTHERWISE SPECIFIED

REV. A DATE: 09/14/05 C.N. NO. 89837

DWG. NO. 63601 PRODUCT NO. Z-105

ZURN INDUSTRIES LIMITED ♦ 3544 Nashua Drive ♦ Mississauga, Ontario L4V 1L2 ♦ Phone: 905/405-8272 Fax: 905/405-1292
In the U.S.: ZURN INDUSTRIES, INC. ♦ SPECIFICATION DRAINAGE OPERATION ♦ 1801 Pittsburgh Ave. ♦ Erie, PA 16514
Phone: 814/455-0921 ♦ Fax: 814/454-7929 ♦ World Wide Web: www.zurn.com

Appendix F

Stormceptor Sizing Summary

Stormceptor®

FORTERRA

Brief Stormceptor Sizing Report - Hyatt - Parking

Project Information & Location			
Project Name	Hyatt Place	**Project Number**	17-256
City	Brampton	**State/ Province**	Ontario
Country	Canada	**Date**	5/8/2018
Designer Information		**EOR Information (optional)**	
Name	Yasar Ayub	**Name**	
Company	RRL	**Company**	
Phone #	416-668-6367	**Phone #**	
Email	yasara@reinders.ca	**Email**	

Stormwater Treatment Recommendation

The recommended Stormceptor Model(s) which achieve or exceed the user defined water quality objective for each site within the project are listed in the below Sizing Summary table.

Site Name	Hyatt - Parking
Target TSS Removal (%)	80
TSS Removal (%) Provided	85
Recommended Stormceptor Model	STC 750

The recommended Stormceptor Model achieves the water quality objectives based on the selected inputs, historical rainfall records and selected particle size distribution.

Stormceptor Sizing Summary		
Stormceptor Model	**% TSS Removal Provided**	**% Runoff Volume Captured Provided**
STC 300	77	95
STC 750	85	99
STC 1000	85	99
STC 1500	85	99
STC 2000	87	100
STC 3000	87	100
STC 4000	89	100
STC 5000	90	100
STC 6000	91	100
STC 9000	94	100
STC 10000	93	100
STC 14000	95	100
StormceptorMAX	Custom	Custom

Stormceptor®

FORTERRA

Sizing Details	
Drainage Area	
Total Area (ha)	1.46
Imperviousness %	79.0
Rainfall	
Station Name	TORONTO CENTRAL
State/Province	Ontario
Station ID #	0100
Years of Records	18
Latitude	45°30'N
Longitude	90°30'W

Water Quality Objective	
TSS Removal (%)	80.0
Runoff Volume Capture (%)	90.00
Oil Spill Capture Volume (L)	
Peak Conveyed Flow Rate (L/s)	41.00
Water Quality Flow Rate (L/s)	

Up Stream Storage	
Storage (ha-m)	Discharge (cms)
0.000	0.000
0.045	0.040
0.050	0.041
0.055	0.041

Up Stream Flow Diversion	
Max. Flow to Stormceptor (cms)	

Particle Size Distribution (PSD) The selected PSD defines TSS removal		
Fine Distribution		
Particle Diameter (microns)	Distribution %	Specific Gravity
20.0	20.0	1.30
60.0	20.0	1.80
150.0	20.0	2.20
400.0	20.0	2.65
2000.0	20.0	2.65

Notes

- Stormceptor performance estimates are based on simulations using PCSWMM for Stormceptor, which uses the EPA Rainfall and Runoff modules.
- Design estimates listed are only representative of specific project requirements based on total suspended solids (TSS) removal defined by the selected PSD, and based on stable site conditions only, after construction is completed.
- For submerged applications or sites specific to spill control, please contact your local Stormceptor representative for further design assistance.

For Stormceptor Specifications and Drawings Please Visit:
http://www.imbriumsystems.com/technical-specifications

Appendix G

Storm Chamber

User Inputs

Chamber Model	MC-3500
Outlet Control Structure	Yes (Outlet)
Project Name	Brampton
Project Location	Toronto
Project Date	07/12/2017
Engineer	Abu Ziauddin
Measurement Type	Metric
Required Storage Volume	35 cubic meters
Stone Porosity	40%
Stone Above Chambers	305 mm.
Stone Foundation Depth	229 mm.
Average Cover Over Chambers	610 mm.
Design Constraint	Width
Design Constraint Dimension	15 meters

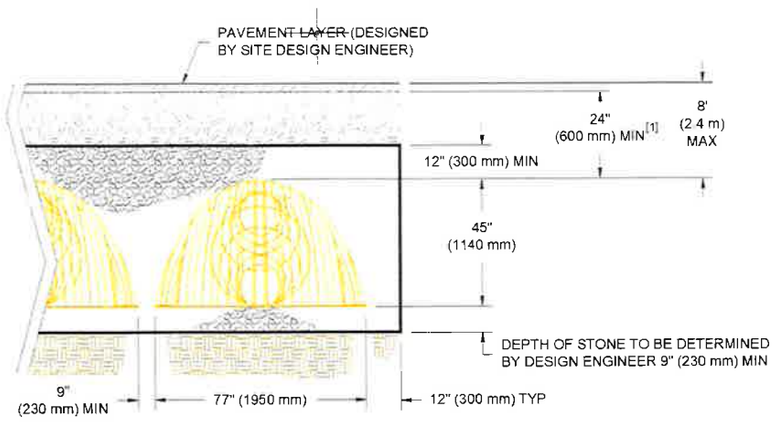
Results

System Volume and Bed Size

Installed Storage Volume	39 cubic meters
Storage Volume Per Chamber	5.0 cubic meters
Storage Volume Per End Cap	1.3 cubic meters
Number Of Chambers Required	4 each
Number Of End Caps Required	6 each
Rows/Chambers	1 row(s) of 2 chamber(s)
Leftover Rows/Chambers	2 row(s) of 1 chamber(s)
Maximum Length	7.20 meters
Maximum Width	7.12 meters
Approx. Bed Size Required	45 square meters

System Components

Amount Of Stone Required	60 cubic meters
Volume Of Excavation (Not Including Fill)	75 cubic meters
Non-woven Filter Fabric Required	139 square meters
Length Of Isolator Row	5.50 meters
Woven Isolator Row Fabric	18 square meters



[1] - TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 30" (750 mm)

STORMTECH MC-3500 CHAMBER

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots, thus maximizing land usage for private (commercial) and public applications. StormTech chambers can also be used in conjunction with Green Infrastructure, thus enhancing the performance and extending the service life of these practices.

STORMTECH MC-3500 CHAMBER
(not to scale)

Nominal Chamber Specifications

Size (L x W x H)
90" x 77" x 45"
2,286 mm x 1,956 mm x 1,143 mm

Chamber Storage
109.9 ft³ (3.11 m³)

Min. Installed Storage*
178.9 ft³ (5.06 m³)

Weight
134 lbs (60.8 kg)

Shipping
15 chambers/pallet
7 end caps/pallet
7 pallets/truck

*Assumes a minimum of 12" (300 mm) of stone above, 9" (230 mm) of stone below chambers, 9" (230 mm) of stone between chambers/end caps and 40% stone porosity.

STORMTECH MC-3500 END CAP
(not to scale)

Nominal End Cap Specifications

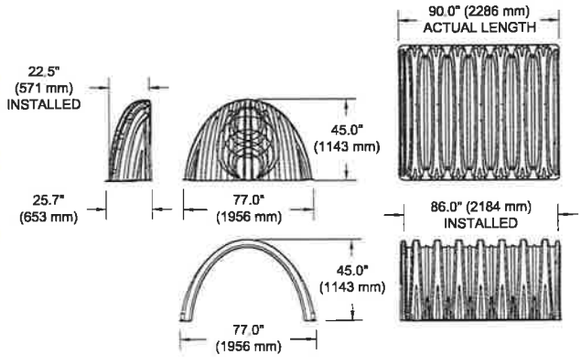
Size (L x W x H)
26.5" x 71" x 45.1"
673 mm x 1,803 mm x 1,145 mm

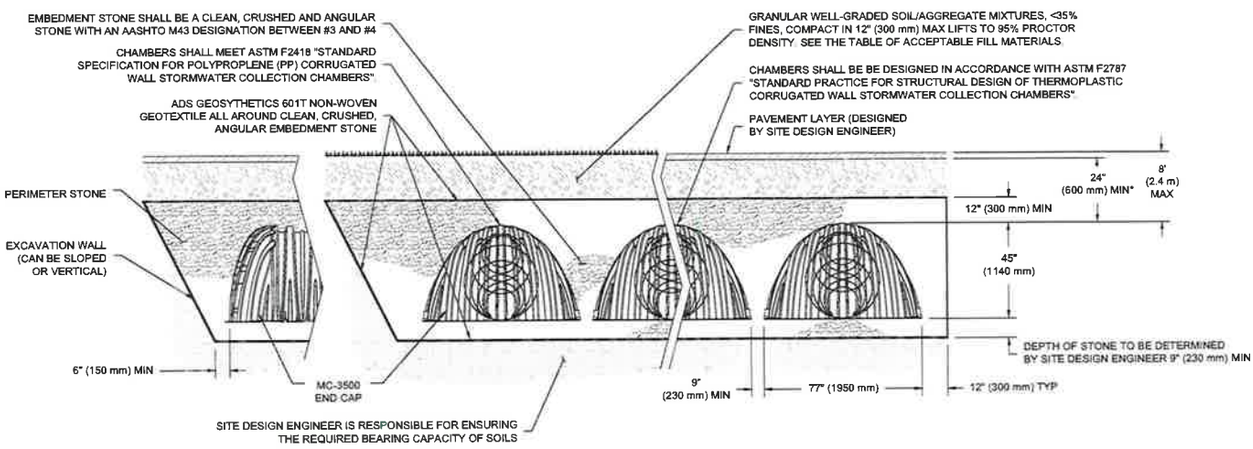
End Cap Storage
14.9 ft³ (1.30 m³)

Min. Installed Storage*
46.0 ft³ (1.30 m³)

Weight
49 lbs (22.2 kg)

*Assumes a minimum of 12" (300 mm) of stone above, 9" (230 mm) of stone below, 6" (150 mm) of stone perimeter, 9" (230 mm) of stone between chambers/end caps and 40% stone porosity.





*MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 30" (750 mm).

MC-3500 CHAMBER SPECIFICATION

STORAGE VOLUME PER CHAMBER FT³ (M³)

	Bare Chamber Storage ft³ (m³)	Chamber and Stone Foundation Depth in. (mm)			
		9" (230 mm)	12" (300 mm)	15" (375 mm)	18" (450 mm)
MC-3500 Chamber	109.9 (3.11)	178.9 (5.06)	184.0 (5.21)	189.2 (5.36)	194.3 (5.5)
MC-3500 End Cap	14.9 (.42)	46.0 (1.33)	47.7 (1.35)	49.4 (1.40)	51.1 (1.45)

Note: Assumes 9" (230 mm) row spacing, 40% stone porosity, 12" (300 mm) stone above and includes the bare chamber/end cap volume.

AMOUNT OF STONE PER CHAMBER

ENGLISH TONS (yds³)	Stone Foundation Depth			
	9"	12"	15"	18"
MC-3500 Chamber	9.1 (6.4)	9.7 (6.9)	10.4 (7.3)	11.1 (7.8)
MC-3500 End Cap	4.1 (2.9)	4.3 (3.0)	4.5 (3.2)	4.5 (3.2)
METRIC KILOGRAMS (m³)	**230 mm**	**300 mm**	**375 mm**	**450 mm**
MC-3500 Chamber	8,220 (4.9)	8,831 (5.3)	9,443 (5.6)	10,054 (6.0)
MC-3500 End Cap	3,699 (2.2)	3,900 (2.3)	4,100 (2.5)	4,301 (2.6)

Note: Assumes 12" (300 mm) of stone above and 9" (230 mm) row spacing and 6" (150 mm) of perimeter stone in front of end caps.

VOLUME EXCAVATION PER CHAMBER YD³ (M³)

	Stone Foundation Depth			
	9" (230 mm)	12" (300 mm)	15" (375mm)	18" (450 mm)
MC-3500 Chamber	12.4 (9.5)	12.8 (9.8)	13.3 (10.2)	13.8 (10.5)
MC-3500 End Cap	4.1 (3.1)	4.2 (3.2)	4.4. (3.3)	4.5 (3.5)

Note: Assumes 9" (230 mm) of separation between chamber rows and 24" (600 mm) of cover. The volume of excavation will vary as depth of cover increases.

Working on a project?
Visit us at www.stormtech.com
and utilize the StormTech Design Tool

For more information on the StormTech MC-3500 Chamber and other ADS products, please contact our Customer Service Representatives at 1-800-821-6710

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