



URBANTECH®

Memorandum

To: The Regional Municipality of Halton
1151 Bronte Road
Oakville ON L6M 3L1

Date: November 20, 2024

From: Kate Connell, P.Eng.
Urbantech Consulting

Project #: 23-763

Re: Water Usage and Sanitary Discharge Report (Non-Residential Uses)
130 Mountainview Road North
Reference: D00ENQ24.001

Background

This report is provided in support of the 130 Mountainview Road North Official Plan Amendment (OPA), Zoning Bylaw Amendment (ZBA) and Draft Plan of Subdivision (DPOS). The OPA / ZBA / DPOS is intended to establish the overall planning framework for the property, with refinements anticipated as planning proceeds.

The proposed development includes three (3) blocks of mixed residential and commercial towers (identified as Parcel A, Parcel B, and Parcel C), all with multiple buildings, podiums and underground parking. Parcel C includes a privately owned park (POP) space. A new, 20 m right-of-way public road bisects the property, connecting the area to both Mountainview Road North and River Drive.

As identified in the pre-consultation report received from the Town, the water consumption and sanitary generation numbers contained herein are only for the proposed retail/commercial spaces within the proposed development. Estimates of residential population, water use, and wastewater generation can be found in the Functional Servicing Report.

Please note that estimates included below should be considered preliminary. At this point in the development process, the final retail/commercial uses, landscape areas, cooling water requirements, project phasing information, etc. are not known. For the purposes of this initial calculation, Table 8.2.1.3.-B from the 2024 Ontario Building Code has been used to calculate water demand and sanitary generation for employment, based on a 'Stores' usage rate. A landscape water usage rate has also been calculated using a 25.4 mm/week assumption. Calculations will be updated in subsequent submissions.

Water Usage (Non-Residential)


Non-Residential GFA	= 525 m ² (per preliminary Site Statistics – Arcadis Architects, Nov. 15, 2024)
Water Demand	= 5 litres / day / 1.0 m ² of floor area (OBC, Table 8.2.1.3.-B, Stores)
	= 2,625 L/day
	= 0.03 L/s
Landscaping ¹	= 25.4 mm/week x 672 m ²
	= 0.03 L/s
Total water usage	= 0.06 L/s

¹ Note that water for landscaping may ultimately be supplied by stormwater retention tanks (as part of the LID strategy for on-site detention), and not by the municipal system. This will be further refined and confirmed at detailed design.

Sanitary Discharge (Non-Residential)

Non-Residential GFA	= 525 m ² (per preliminary Site Statistics – Arcadis Architects, Nov. 15, 2024)
Water Demand	= 5 litres / day / 1.0 m ² of floor area (OBC, Table 8.2.1.3.-B, Stores)
	= 2,625 L/day
	= 0.03 L/s
Total wastewater	= 2,625 L/day
	= 0.03 L/s

Regards,
Urbantech® Consulting



Kate Connell, P.Eng.
Senior Project Manager