



MEMO

TO: Scott Borden, Senior Planner, Armstrong Planning
FROM: Amanda Mock, P.Eng., Manager, WSP Canada Inc.
SUBJECT: 12668 & 12862 Dixie Road Development Servicing Staging and Sequencing Plan
DATE: March 26, 2024

The purpose of this memo is to outline the external infrastructure required to support development of the subject sites at 12668 and 12862 Dixie Road. Additional information regarding the servicing requirements can be found in the Functional Servicing report prepared by WSP, dated February 26, 2024 and the Traffic Impact Study prepared by LEA Consulting, dated March 2024.

Road Network Improvements

The Peel Region Long Range Transportation Plan (2019) was reviewed by LEA Consulting to identify any planned roadway improvements within the study area. It was identified that Mayfield Road is proposed to be widened from five (5) to six (6) lanes between Dixie Road and Bramalea Road, as part of the Region's 2031 planning horizon. It is understood that construction is planned to begin in 2024-2025. Dixie Road is also proposed to be widened to four (4) lanes according to the Transportation Plan which will include the portion of Dixie Road adjacent to the proposed east site access 2, which is part of the Region's 2031 planning Horizon.

Proposed Municipal Watermain Upgrades

The Region of Peel 2020 Water & Wastewater Master Plan for the Lake Based System identifies capital project D-268 (Region of Peel project number 10-1210) which will extend the existing 400mm diameter Zone 7 watermain along Dixie Road to Old School Road in front of the site to service proposed developments in the area. In a meeting held with the Region on January 18, 2024, the Region confirmed that the watermain will be extended north along Dixie Road (Contract 5, Project 19-1189). The location and depth of the proposed watermain as well as the estimated domestic and fire flow demands from the proposed development will be coordinated with the Region to ensure that the proposed watermain network will have sufficient capacity to accommodate the demands from the development. The construction timing will be coordinated with the Region, ensuring completion of the watermain extension prior to occupancy of the buildings.

Wastewater Services

The existing 600mm diameter sanitary sewer downstream of the site on Dixie Road was constructed at a cover depth of approximately 9m below ground surface per record drawings obtained from the Region. In a meeting held with the Region on January 18, 2024, the Region confirmed that the sanitary sewer will be extended north along Dixie Road to service proposed developments in the area (Contract 5, Project 19-1190). The location and depth of the proposed sanitary sewer as well as the estimated sanitary flow generation from the proposed development will be coordinated with the Region to ensure that the proposed sanitary sewer extension will have sufficient capacity to accommodate the flows from the development.



Although there is currently no exact timeline to indicate when the sewer extensions will occur, the construction timing will be coordinated with the Region, ensuring completion of the sanitary sewer extension prior to occupancy of the buildings.

Stormwater Management Facilities

All storm flows within the development will be captured and directed to proposed onsite stormwater management systems which will capture, treat and discharge flows such that for all storm flows up to the 100-year storm event, the storm outflow will be reduced to the corresponding pre-development levels using TRCA's unit flows for the West Humber River watershed and WSP Humber River SWM Water Quantity Control Criteria Updates (November 2020). External stormwater management facilities are not required prior to development of the subject sites.

Proposed Schedule

Our client anticipates executing the Site Plan Agreement in January 2025. Construction will begin in early 2025 and is anticipated to be completed in early 2026.