



**CITY OF LONDON  
PLANNING SERVICES**

October 5, 2016

City of London  
Planning and Development Department  
204/206 Dundas Street  
London, ON N6A 1G7

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FILE NO. \_\_\_\_\_  
REFERRED TO \_\_\_\_\_  
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☐ FOR ACTION ☐ FILE  
☐ FOR INFORMATION ☐ B.F.  
☐ FOR REPORT ☐ OTHER

**Attention: Michael Tomazincic, Manager  
Current Planning**

Dear Mr. Tomazincic:

**RE: Site Servicing, Stormwater Management, and Transportation Review  
Proposed Commercial Development at 1310 Adelaide Street North, London  
York Developments London Inc.**

This opinion letter is in regard to site servicing for sanitary drainage, storm water management, and transportation management matters for a proposed one storey 981.2m<sup>2</sup> commercial/office development on lands municipally addressed as 1310 Adelaide Street North. Of the approximately 1.30ha site, 0.64ha of the subject lands would be used for the proposed development. The remaining 6261.8m<sup>2</sup> of the subject lands which had been previously occupied by a Goodlife Fitness gym, tennis courts, accessory structures, and a parking area are planned to be cleared, naturalized and dedicated back to the City of London.

**Sanitary sewers**

The sanitary sewer fronting the site is the 900mmm sanitary sewer flowing from west to east on Windermere Road as shown on the attached volumetric analysis plan prepared by AGM. This sewer serves a large tributary area to the west and is proposed for the net increase over existing uses on the property. All sewers and manholes are planned to have waterproofing applied.

**Storm sewers**

The property will be designed to retain minor system flows with a controlled rate with connection to the 300mm diameter sewer on Adelaide Street shown on the volumetric analysis plan. Although this property is not currently connected to the storm sewers, the runoff for minor storms currently drains to Windermere Road and runs entirely overland to a low spot approximately 100m west of the Adelaide and Windermere intersection that is approximately 1.2m lower than the high point on the intersection. The proposed building is proposed to be a slab on grade structure located above the 250 year flood elevation with the west side of the site.

With 77 parking spots proposed for the 6445.9m<sup>2</sup> developable portion of the site, it is anticipated that an oil grit separator will be required to address stormwater quality of parking lot runoff into the minor system for the treatment of first flush flows on a private permanent control and treatment basis.

Major flows will be routed overland south and east to the Thames River. This is the current destination of overland flows from Windermere Road and improvements to the drainage path can improve flows between the existing soccer field and baseball diamond providing an increased level of service for those facilities.

The attached volumetric analysis plan illustrates a before and after analysis of volumetric capacity in the area to be provided to. Analysis of preliminary grading for the proposed site plan illustrates volumetric capacity of the two properties is possible to remain within 1% overall. By grading the remediated, it is possible to improve overland flow patterns to a direct route to the Thames River. This work is preliminary and there may be slight gains or losses in final grading design during the site plan and with the inclusion of a detailed topographic survey but the volumetric capacity retention will be close to this amount. Restoration to a seeded surface would be included with site plan works to ensure that no erosion takes place within the floodplain in the remediated area.

#### **Water Main**

There is currently a 450 mm diameter transmission main on Adelaide Street fronting the proposed development. This watermain provides water to the low-pressure zone and is proposed to service this property and will be accessed via a service connection. The proposed 981.2m<sup>2</sup> development is a minor demand on the overall capacity of the pipe but modeling of the system will be conducted through the site plan process to ensure that adequate flows are available for all conditions.

#### **Transportation**

Adelaide Street is a four-lane arterial road fronting the development. A Transportation Impact Study (TIS) of the proposed development has been undertaken and is attached with this application. The results of the TIS indicate that an entrance for right-hand turns in and out is appropriate at the south end of the property on Adelaide St.

Traffic to and from the site for destinations in all directions can use the full east entrance proposed to the site. The intersection at Adelaide Road and Windermere Road is currently fully signalized and can be used for all movements as the all access point for the development.

The preliminary site layout allows for entrances to meet current city standards for entrances. This is a particularly important issue on Adelaide Street. The site has the luxury of having more land than the development requires and the parking plan has flexibility in its design to be undertaken in conjunction with the tree preservation report. Grading and species of trees direct importance of tree retention and may result in there being islands or push outs in the parking lot that are larger than standards require.

York Developments looks forward to working with staff on the review of this application. Should you have any questions pertaining to the submission, please do not hesitate to contact me a 226-456-3663 or [david.ajiles@yorkdev.ca](mailto:david.ajiles@yorkdev.ca)

Sincerely,

**York Developments**

David Ailles, P. Eng.



*att: Volumetric Analysis Plan*

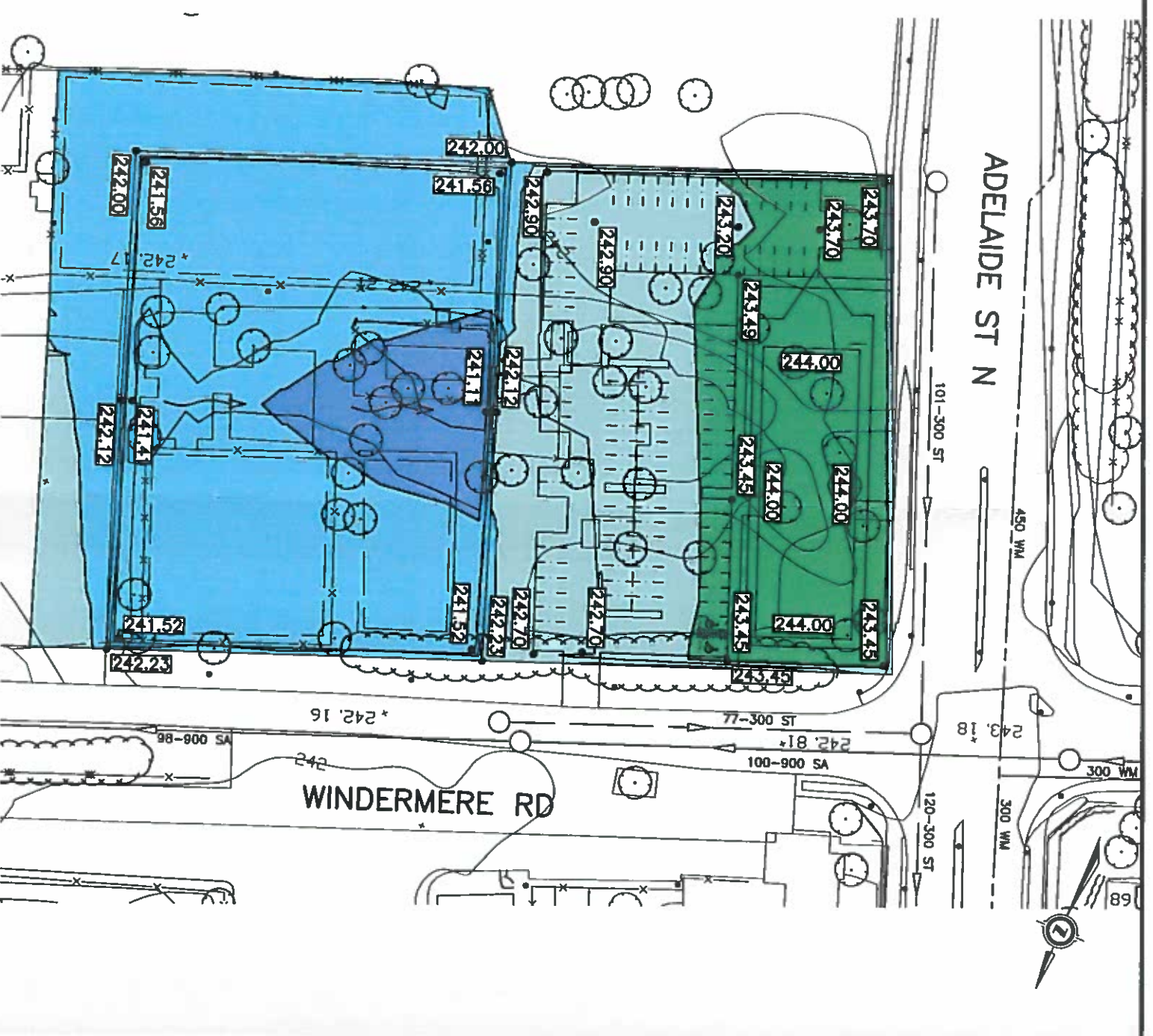
*cc. Barb Debbert, City of London  
Maneesh Poddar/Ali Soufan, York Developments  
Carol Wiebe, MHBC  
Christine Creighton/Mark Snowsell/Tracy Annett, UTRCA*





## EXISTING CONDITIONS

TOTAL VOLUME UP TO 243.30m = 16,162m<sup>3</sup>



## PROPOSED DEVELOPMENT

TOTAL VOLUME UP TO 243.30m = 15,990m<sup>3</sup>

1310 WINDERMERE ROAD

## 100 YEAR FLOOD VOLUMES

AREA ABOVE FLOOD ELEVATION  
UP TO 1.00m DEPTH OF PONDING  
OVER 1.00m DEPTH OF PONDING  
OVER 2.00m DEPTH OF PONDING

SCALE 1:1000  
DATE: SEPTEMBER 2016

Plot date: Sep 28, 2016 C:\CLIENT\1106\19\CAD2013\1106-19 CBM Bgse.dwg

**ACGM**  
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