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**Date:** October 24, 2017 **Project No.:** 300036225.0004  
**Project Name:** Yorkdale Shopping Centre - Ranee (East) Connection  
**Client Name:** Oxford Properties Group  
**To:** Oxford Properties Group/Urban Strategies Inc.  
**From:** Shawn Henwood/Pegah Meghrazi, P.Eng.

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Post our meeting with Toronto Water on June 01, 2017, the Toronto Water provided R.J. Burnside & Associates (RJB) with URL links to their Planning Website for development applications associated with supporting drawings and reports for the Lawrence Height Redevelopment area, per emails dated March 15, 2017 and June 09, 2017.

Upon review of the new information provided by Toronto Water, it was determined that reports and drawings listed below had included additional sanitary flows for the future expansion of Yorkdale Mall at the request of City of Toronto. Documents include:

- Lawrence Heights Revitalization Phase 1A Subdivision – Design Drawings (Feb 2016) completed by Dillion Consulting
- Lawrence Heights Block 1B – Lawrence Heights Revitalization Plan – Block 1B Functional Servicing and Stormwater Management Report for Toronto Community Housing Corporation (April 2017) and Phase 1B Drawings Package (April 2017) completed by Dillion Consulting
- Lawrence Heights Revitalization Phase 1B Subdivision –Servicing Report for Toronto Housing Corporation (June 2016) and Phase 1B Subdivision Drawings Package (March 2017) completed by Dillion Consulting
- Lawrence Heights Revitalization Plan North East District Subdivision – Lawrence Heights Revitalization Plan – North East District Subdivision Servicing Report for Toronto Community Housing Corporation (December 2016) and Northeast District Subdivision Drawings Package (January 2017) completed by Dillion Consulting

As noted in the Lawrence Heights – Phase 1A Sanitary Area Drainage Plan Block 1A design drawing (Sheet 19 of 31), the Sanitary Drainage Plan has accounted for an ultimate flow of 93.79 L/s for Yorkdale Mall. This is an increase of 51.77 L/s from the Lawrence-Allen Revitalization Study – Infrastructure Master Plan (September 2011) completed by MMM Group which had designated an ultimate flow of 42.04 L/s for Yorkdale flows.

Prior to permitting Yorkdale to discharge any additional flow to the existing sewer, Toronto Water requested RJB to complete a full downstream modelling analysis to assess the implications on the existing sewers should this 51.77 L/s be introduced to the sewer system in its current state.

Toronto Water provided the Basement Flooding EA InfoWorks model for Area 17 completed by Stantec Consulting Limited in 2014 as a base line/starting point for our analysis.

At the time of detailed design the potential may exist to direct future Phase 2 sanitary flows away from the proposed Dufferin St (west) system and into the Ranee Ave (east) sanitary system. However, an analysis would have to be completed at the time of detailed design to determine the remaining available capacity within the private and Ranee Ave sanitary systems. Therefore, we would suggest the Master Servicing Study for Yorkdale Preliminary Functional Servicing Report (FSR) remain as submitted to the City of Toronto.



Pegah Meghrazi, P.Eng.  
Project Engineer  
PM:cv