

TO: Mahendra Pandya, P.Eng., C.Eng., PMP, CEO
FROM: Aakash Bagchi, P.Eng.
Saranya Jeyalakshmi, PhD
DATE: November 28, 2023
SUBJECT: 1140 Goyeau Street, Sanitary Flow Assessment
OUR FILE: 23-7095

1.0 Introduction

Dillon Consulting Limited (Dillon) was retained by Valdez Engineering Ltd. to perform sanitary flow assessment for the existing combined sewer system along Goyeau Street, from Giles Boulevard East to Erie Street East (Appendix A-1140 Goyeau Street HGL boundary location Map-City of Windsor). The assessment was performed in support of planning applications for the proposed residential development to be located at 1140 Goyeau Street.

1.1 Background

As shown on the site plan in Appendix B, the proposed residential complex is located in the lot B, which is bounded by Goyeau Street on the west, parking area (Lot A) to the east. The proposed development includes 0.20 ha of built area (Lot B) and 0.22 ha parking lot area (Lot A). When fully developed, the proposed development will consist of multi-storey residential-use buildings with 59 residential units. The proposed development will drain to an existing combined sewer maintenance hole located on Goyeau Street, which outlets to a combined sewer maintenance hole at the intersection of Goyeau Street and Erie Street East.

The following reference documents were referred to for this analysis:

- City of Windsor Development Manual (2015);
- 1140 Goyeau Street HGL boundary location Map provided by City of Windsor ON; and
- Site Plan, 1140 Goyeau Street (NuFusion & Associates).

The objective of this memo is to perform a comparative study on the existing and proposed sanitary flow conditions (Hydraulic Grade Line-HGL) under 25 and 100 Year boundary conditions for the combined sewer system in the Goyeau Street. The analysis was performed using the PCSWMM modelling software. The methods and results of our analysis are summarized below.

1.2 Correspondence with the City

The City provided the boundary conditions for the analysis as well as the limits of the study area. Boundary conditions were provided in the form of HGL time-series for the 25-year and 100-year design storm event simulations. Correspondence with the City has been included in Appendix A.

The City also confirmed that storm sewer connections from the proposed site will drain into the existing storm sewer on Goyeau Street, flowing south towards Giles Blvd. The combined sewer system on Goyeau Street will provide an outlet for only sanitary flows from the proposed development. Therefore, the current analysis has been completed to assess the impacts on the combined sewer system due to additional sanitary flows from the proposed development only.

2.0 PCSWMM Model Setup

The client requested that Dillon assess the impact of additional sanitary flow from the proposed residential development at 1140 Goyeau Street on HGLs in the existing combined sewer system. The extents of the study area were defined by the City through correspondence with the client. The study area recommended by the City extends north from the combined sewer maintenance hole MH 4C 920 located on Goyeau Street and ends at MH 4C 19 at the intersection of Goyeau Street and Erie Street East.

Since there is no direct inflow to MH 4C 920 expected from the proposed development and to reduce instability in the hydraulic model, this MH has not been included in the modelling. Instead, the study area of the current modelling analysis included MH 4C 13 as the upstream node and the downstream node was MH 4C 19. The storm sewer node, MH 4R 456, connecting to 4C 13 was also included in this analysis as an outfall location.

2.1 Existing Condition Model Setup

The existing condition hydraulic model, or baseline for this analysis, included the combined sewer system from MH 4C 13 to MH 4C 19. (Figure 1). MH 4C 19 and MH 4R 456 were included as outfalls in the hydraulic model. The 25 Year and 100 Year boundary conditions in the form of HGL time-series for the upstream storm sewer node MH 4R 456, and downstream combined sewer node MH 4C 19 was added to the model. The boundary conditions are presented in Appendix A.

2.2 Proposed Condition Model Setup

For the proposed residential complex, MH 4C 13 was assumed to be the sanitary outlet. The proposed development contributes wastewater and infiltration flows to MH 4C 13, in addition to any existing flows in the sewers.

The existing condition PCSWMM sanitary sewer model was modified to reflect the new development under proposed conditions. For the purposes of this analysis, the proposed conditions sanitary demands for the residential properties were estimated based on the parameters listed in Table 1.

The design criteria used to estimate sanitary flows for the proposed development are summarized in Table 2. The population for the proposed development was determined based on the information provided in the site plan and the Ontario Building Code (OBC). The development is a 59-unit residential complex. The OBC Occupant Load Determination (Section 3.1.17.1 (b) of OBC) recommends 2 persons per sleeping room per unit.

A typical residential diurnal sanitary flow pattern was used to simulate sanitary flows from the proposed residential development at 1140 Goyeau Street. The peak flow in the diurnal pattern was set to the 'ultimate flow factor' noted in the City of Windsor Development Manual.

The boundary conditions (head time-series) at the model outfalls were slightly modified for the analysis. The start time of the time-series was modified so that the peaks of the boundary conditions head time-series and peak sanitary flow from the development coincided. This was completed to have a more conservative estimate of increases in peak HGL in the combined sewers being assessed as part of this study.

The 25 Year and 100 Year Boundary conditions were applied to upstream storm sewer MH 4R 456 and downstream MH 4C 19. The model results are summarized below.

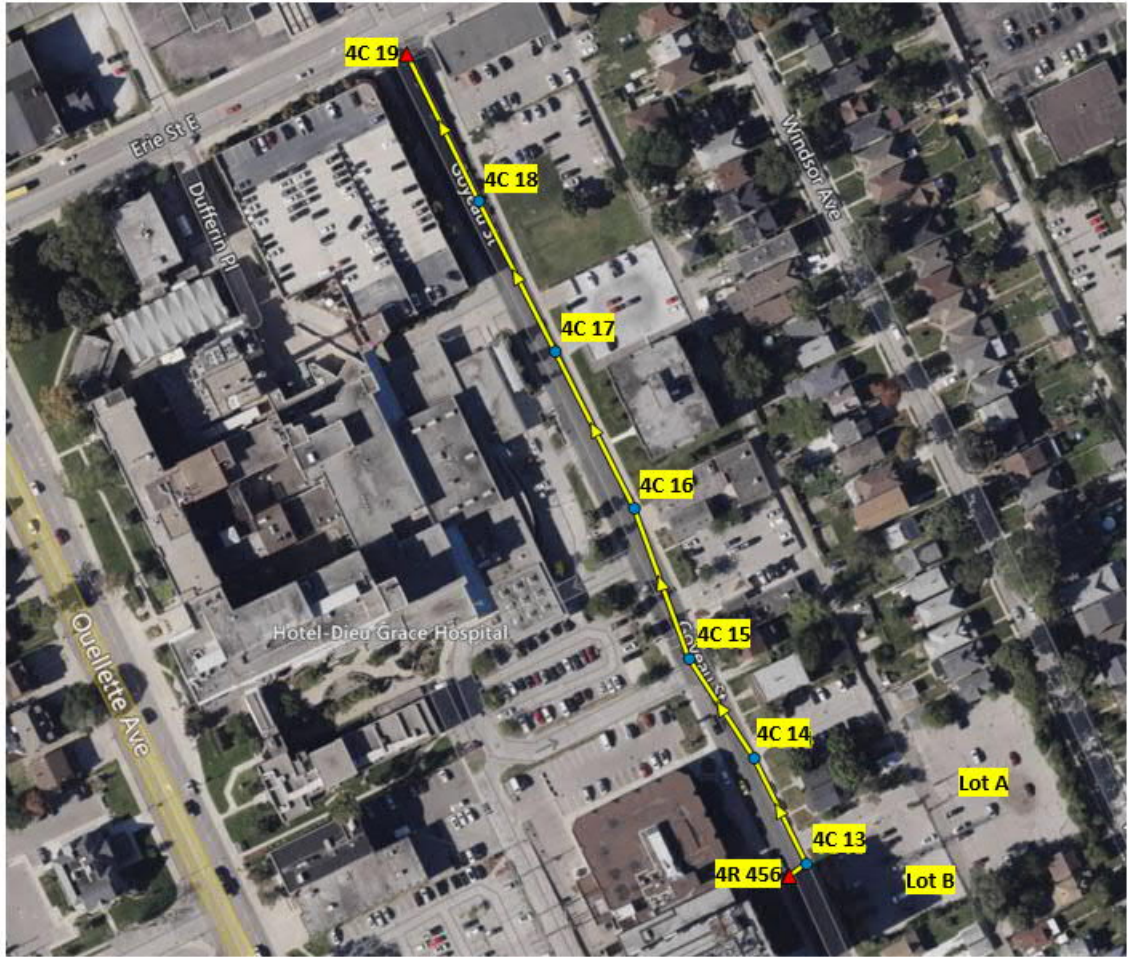


FIGURE 1: PC SWMM MODEL SET UP OF THE COMBINED SEWER SYSTEM ON GOYEAU STREET

TABLE 1: PROPOSED CONDITION SANITARY FLOW PARAMETERS

Parameter	Value
Residential – Population	2 persons/bedroom ¹
Residential Sewage Flow Rate	0.0042 L/person-capita ²
Peak Flow Factor	6 (six) ²
Infiltration	1 L/s/ha ³

¹ Based on design brief and Ontario Building Code (Section 3.1.17.1 (b)).

² Based on City of Windsor Development Manual, 2015

³ Based on City's Sewer and Coastal Flooding Protection Master Plan (Dillon, 2020)

3.0 Model Results

The PCSWMM model was utilized to assess the HGLs in the sanitary sewer system for the existing and proposed development conditions. Evaluation of the HGLs for existing and proposed conditions was based on the 25 Year, and 100 Year boundary conditions and sanitary and infiltration from population of the proposed residential development.

TABLE 2: SANITARY SEWER DESIGN CHART

Condition	Land Use	Basis for Determining Population ¹	Population Density ²	Total Population	Peak Domestic Sanitary Flow ³ (L/s)	Infiltration		Peak Sanitary Sewer Flow (L/s) (m ³ /s)
						Built Area (ha)	(L/s/ha)	
Proposed (25 and 100 year)	Residential	91 bedrooms	2 ppl/bedroom	182	0.0042	0.2	1.0	4.79

¹ Site Plan

² Ontario Building Code (Section 3.1.17.1 (b)).

³ City of Windsor Development Manual (Section 9.1.2).

TABLE 3: COMPARISON OF HGL AND DEPTH OF HGL FROM EXISTING GROUND ELEVATION FOR EXISTING AND PROPOSED CONDITIONS (25 YEAR)

Scenario		Existing		Proposed Conditions		
Return Period		25 Year		25 Year		
Node	Ground Elevation (m)	HGL (m)	HGL Depth to Ground (m)	HGL (m)	Difference from Existing (m)	HGL Depth to Ground (m)
4C 13*	184.04	181.88	2.16	181.88	0	2.16
4C 14	183.24	181.36	1.88	181.36	0	1.88
4C 15	182.41	181.3	1.11	181.3	0	1.11
4C 16	181.65	181.3	0.35	181.3	0	0.35
4C 17	181.37	181.25	0.12	181.25	0	0.12
4C 18	181.45	181.23	0.22	181.23	0	0.22
4C 19	181.62	181.2	0.42	181.2	0	0.42

* Node at development outlet

TABLE 4: COMPARISON OF HGL AND DEPTH OF HGL FROM EXISTING GROUND ELEVATION FOR EXISTING AND PROPOSED CONDITIONS (100 YEAR)

Scenario		Existing		Proposed Conditions		
Return Period		100 Year		100 Year		
Node	Ground Elevation (m)	HGL (m)	HGL Depth to Ground (m)	HGL (m)	Difference from Existing (m)	HGL Depth to Ground (m)
4C 13*	184.04	182.81	1.23	182.81	0	1.23
4C 14	183.24	182.06	1.23	182.01	0	1.23
4C 15	182.41	181.96	0.45	181.96	0	0.45
4C 16	181.65	181.92	-0.27	182.92	0	-0.27
4C 17	181.37	181.88	-0.51	181.88	0	-0.51
4C 18	181.45	181.84	-0.39	181.84	0	-0.39
4C 19	181.62	181.80	-0.18	181.80	0	-0.18

* Node at development outlet

3.1 Evaluation of Impacts of Proposed Development on Combined Sewer Infrastructure

The sanitary flow HGL comparison for the existing and proposed site conditions has been summarized in Table 3 and Table 4 for the 25 year and 100 year event simulations, respectively.

Under existing conditions, the combined sewers along Goyeau Street show significant surcharging during the wet-weather events evaluated. The HGL elevations are higher than the assumed basement floor level of 1.8 m below ground level for a number of nodes during the 25-year event simulation. During the 100-year simulation, a number of nodes show peak HGLs above the ground elevation.

The HGL comparison of existing and proposed conditions results of the PCSWMM sanitary sewer model are illustrated in Figure 2 and Figure 3 for the 25 year and 100 year event simulations, respectively.

No increases in peak HGLs in the combined sewers on Goyeau Street are expected during the 25-year and 100-year event simulations. This is primarily due to the relatively small amount of sanitary flows contributed by the proposed development to the combined sewers.

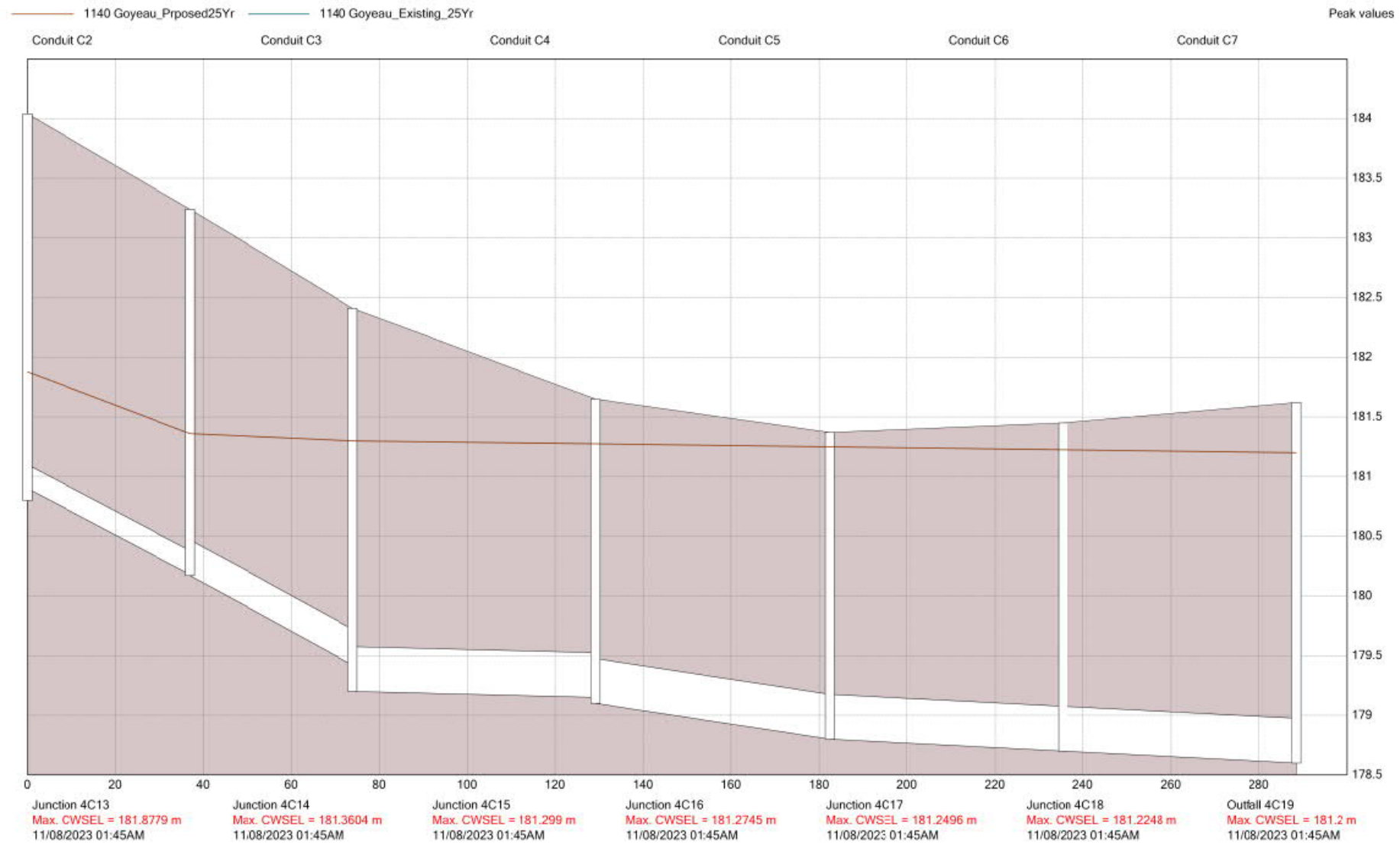


FIGURE 2: EXISTING VS. PROPOSED CONDITIONS HGL ALONG 4C 13 COMBINED SEWER (25 YEAR SANITARY FLOW SIMULATION)

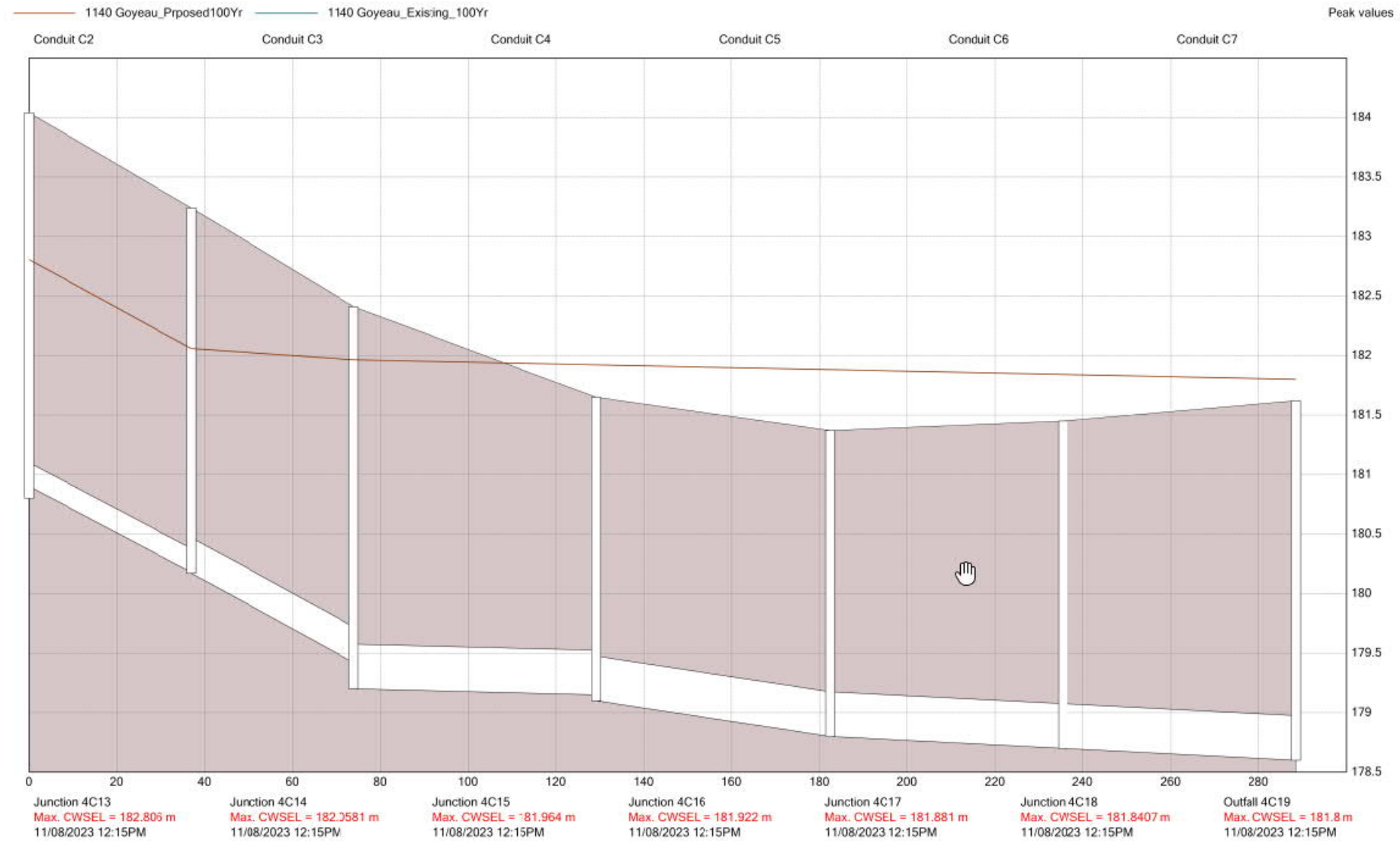


FIGURE 3: EXISTING VS. PROPOSED CONDITIONS HGL ALONG 4C 13 COMBINED SEWER (100 YEAR SANITARY SIMULATION)

4.0 Conclusions and Recommendations

Dillon was retained by Valdez Engineering to complete a sewer capacity assessment for the combined sewers on Goyeau Street for the proposed multi-storied residential development on 1140 Goyeau Street. The City has confirmed through correspondence with the client that stormwater flows from the proposed development will outlet to the existing storm sewer along Goyeau Street, flowing south towards Giles Boulevard. The existing combined sewer on Goyeau Street, flowing north towards Erie Street East, will be the outlet for only sanitary flows from the proposed development.

The proposed development at 1140 Goyeau Street is proposed to consist of a total of 59 residential units and estimated to result in a peak sanitary flow rate of approximately 4.79 L/s from the drainage area containing the development area. The additional flow can be accommodated within the existing sanitary sewer along Goyeau Street without a significant increase in risk of basement flooding due to sanitary sewer surcharging.

The existing conditions combined sewer HGL along Goyeau St is at a minimum depth of 0.12 m below the existing ground surface for the 25 year boundary conditions and 0.51 m above the existing ground surface for the 100 year boundary conditions. There is no increase in HGL in the combined sewers along Goyeau St within the study area during the 25 year and 100 year event simulations due to the relatively minor flows contributed by the proposed development.

Accordingly, we are of the opinion that the increased sanitary sewer flows from the proposed development can be accommodated with negligible impacts to the existing sanitary sewer system and risk of basement flooding. The sanitary flows from the site are recommended to be monitored so as to not exceed design flows during wet-weather events.

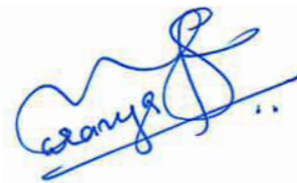
We trust that this evaluation provides with the necessary information to consider the approval of the proposed development along 1140 Goyeau Street from a sanitary system perspective. Should you have any further questions, we would be pleased to discuss the results of our evaluation in further detail.

Yours sincerely,

DILLON CONSULTING LIMITED



Aakash Bagchi, P.Eng.
Water Resource Engineer



Saranya Jeyalakshmi, PhD
Water Resource Designer

APPENDIX A

Correspondence with City of
Windsor

From: Langlois, Ryan <RLanglois@citywindsor.ca>
Sent: October 6, 2023 10:05 AM
To: mpandya@valdezengineering.ca
Cc: Perissinotti, Robert; Pillon, Adam; 'Anthony Pipolo'
Subject: RE: 1140 Goyeau St - sewer information
Attachments: 1140 Goyeau_ HGL Boundary Location Map.pdf; Goyeau - Combined Sewer_REV.pdf; Tailwater Conditions_4C19.csv; Tailwater Conditions_4R456.csv

Good morning.

Please see attached the Hydraulic Gradeline dynamic level tables from the City of Windsor Sewer Master Plan Model at the following locations attached on the HGL Boundary location Map. I have provided the following to assist with your analysis:

- 25YR & 100YR HGL dynamic time-series at the combined sewer overflow at MH 4R456
- 25YR & 100YR HGL dynamic time-series at the combined sewer outlet capacity assessment limit at MH 4C19

I have also revised the Combined Sewer Drainage Area originally provided by Rob. The outlet capacity assessment on the system only needs to be done from Giles to Erie, as shown in my attached markup in green.

Thank you.

Ryan Langlois, P.Eng | Storm & Wastewater Engineer



Engineering Department
350 City Hall Square West | Suite 310 | Windsor, ON | N9A 6S1
519-255-6100 ext. 6339
Cell: 519-257-0590
rlanglois@citywindsor.ca
www.citywindsor.ca

From: mpandya@valdezengineering.ca <mpandya@valdezengineering.ca>
Sent: October 2, 2023 3:06 PM
To: Langlois, Ryan <RLanglois@citywindsor.ca>
Cc: Perissinotti, Robert <rperissinotti@citywindsor.ca>; Pillon, Adam <apillon@citywindsor.ca>; 'Anthony Pipolo' <ap.nufusion@gmail.com>
Subject: FW: 1140 Goyeau St - sewer information

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Good afternoon Ryan,

Please see below Rob's email.

Please send me detailed analysis of combined sewer on Goyeau St, between Giles and the trunk sewer on Elliott St E.

We are working completing this project as soon as possible.

You prompt attention to this matter is very appreciated as we don not have design data of existing combine sewer.

Thank you for your help & support.

Regards,
Mahendra



Mahendra Pandya, P.Eng, C.Eng, PMP
CEO & Consulting Engineer

Phone: 519-254-2551
Cell: 705 465 4394
Fax: 519-254-4823
www.valdezengeering.ca
Email: mpandya@valdezengeering.ca

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From: Perissinotti, Robert <rperissinotti@citywindsor.ca>

Sent: September 27, 2023 10:23 AM

To: 'Anthony Pipolo' <ap.nufusion@gmail.com>; mpandya@valdezengeering.ca

Cc: Pillon, Adam <apillon@citywindsor.ca>; Kong, Karen <KKong@citywindsor.ca>; Atherton, Janice <jatherton@citywindsor.ca>; Langlois, Ryan <RLanglois@citywindsor.ca>

Subject: RE: 1140 Goyeau St - sewer information

Hi Mahindra,

Please analyse the combined sewer on Goyeau St, using a modeled approach, between Giles and the trunk sewer on Elliott St E, see attached. Note, the short storm sewer on Goyeau, south of Giles, currently only services 1149 Goyeau.

Regards,

ROB PERISSINOTTI, P.Eng.
Development Engineer

Engineering Department – Development Division
350 City Hall Square West | 3rd Floor Suite 310 | Windsor, ON | N9A 6S1
Office: (519)-255-6257 ext. 6615
Cell: (519)-999-6058
www.citywindsor.ca



From: Anthony Pipolo <ap.nufusion@gmail.com>

Sent: September 26, 2023 2:29 PM

To: mpandya@valdezengeering.ca; Anthony Pipolo <ap.nufusion@gmail.com>

Cc: Pillon, Adam <apillon@citywindsor.ca>; Kong, Karen <KKong@citywindsor.ca>; Atherton, Janice <jatherton@citywindsor.ca>; Perissinotti, Robert <rperissinotti@citywindsor.ca>

Subject: Re: 1140 Goyeau St - sewer information

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Mahindra,

You did not send this to Rob just now, just Adam and Myself..... please resend !!

Adam PLEASE ,,,, I have emails from Mahindra copied to me , sent to Janice, Rob , Karen, etc since 3 weeks ago asking for this information.... We were supposed to be completed our report in 1 month!

It should not take 1 month to retrieve required public information.. PLEASE can you assist..... we are on a time crunch here !

Mahindra please you need to stay on this !!! Follow up!

Thank you all .

Anthony

5198909614

Sent from my iPad

On Sep 26, 2023, at 1:21 PM, mpandya@valdezengeering.ca wrote:

Good afternoon Rob,

We are working on preparing sanitary sewer report for 1140 Goyeau St.

Can you send me study area map with study limit for 1140 Goyeau St. Sanitary sewer.

Thanks,

Mahendra



WINDSOR • TORONTO
Engineers • Planners • Designers

2397 Walker Rd.
Windsor, Ontario N8W 3P7

Mahendra Pandya, P.Eng, C.Eng, PMP
CEO & Consulting Engineer

Phone: 519-254-2551

Cell: 705 465 4394

Fax: 519-254-4823

www.valdezengeering.ca

Email: mpandya@valdezengeering.ca

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From: Pillon, Adam <apillon@citywindsor.ca>

Sent: September 22, 2023 11:38 AM

To: 'mpandya@valdezengeering.ca' <mpandya@valdezengeering.ca>

Cc: 'ap.nufusion@gmail.com' <ap.nufusion@gmail.com>

Subject: RE: 1140 Goyeau St - sewer information

Hi Mahendra,

I talked to Robert, and he will review and provide the study area limits.

Please contact Bruce Ogg regarding any watermain questions or water service approval.



Bruce Ogg
Water Project Review Officer
ENWIN Utilities Ltd.

P: (519) 251-7300 ext 220
C: (519) 791-7170

4545 Rhodes Drive | P.O. Box 1625 Station A | Windsor, Ontario | N8W 5T1

Regards,

Adam Pillon
Manager of Right-of-Way



Engineering Department - Right-of-Way Division
Phone: 519-255-6257 ext: 6612
apillon@citywindsor.ca

Online payments and instructions can be found on the City of Windsor website under E-services, <https://www.citywindsor.ca/EServices/Pages/EServices.aspx>

From: mpandya@valdezengeering.ca <mpandya@valdezengeering.ca>

Sent: Wednesday, September 20, 2023 9:17 AM

To: Atherton, Janice <jatherton@citywindsor.ca>

Cc: Kong, Karen <KKong@citywindsor.ca>; Perissinotti, Robert <rperissinotti@citywindsor.ca>; Wilson, Ian <Wilson@citywindsor.ca>; 'Anthony Pipolo' <>

Subject: RE: 1140 Goyeau St - sewer information

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Good morning Janice,

Please send drawing of existing Sanatory and watermain drawings for 1140 Goyeau St. Windsor.

Thanks,
Mahendra



WINDSOR • TORONTO
Engineers • Planners • Designers
2397 Walker Rd.
Windsor, Ontario N8W 3P7

Mahendra Pandya, P.Eng, C.Eng, PMP
CEO & Consulting Engineer

Phone: 519-254-2551
Cell: 705 465 4394
Fax: 519-254-4823
www.valdezengeering.ca
Email: mpandya@valdezengeering.ca

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From: Atherton, Janice <jatherton@citywindsor.ca>
Sent: September 12, 2023 2:58 PM
To: 'mpandya@valdezengeering.ca' <mpandya@valdezengeering.ca>
Cc: Kong, Karen <KKong@citywindsor.ca>
Subject: 1140 Goyeau St - sewer information

Good afternoon,

The sewer information for 1140 Goyeau St is attached.

Janice Atherton

Right-of-Way Permit Clerk

Engineering Department – Right-of-Way Division
350 City Hall Square West | Second Floor | Windsor, ON | N9A 6S1
Phone: (519)255-6257 ext 6483

Legend

Planning

- Heritage Sites
- Heritage Areas
 - Victoria Avenue
 - Walkerville
- Heritage Conservation Districts
 - Prado Place Heritage Conservation District
 - Sandwich Heritage Conservation District

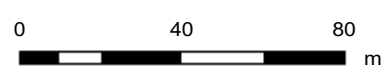
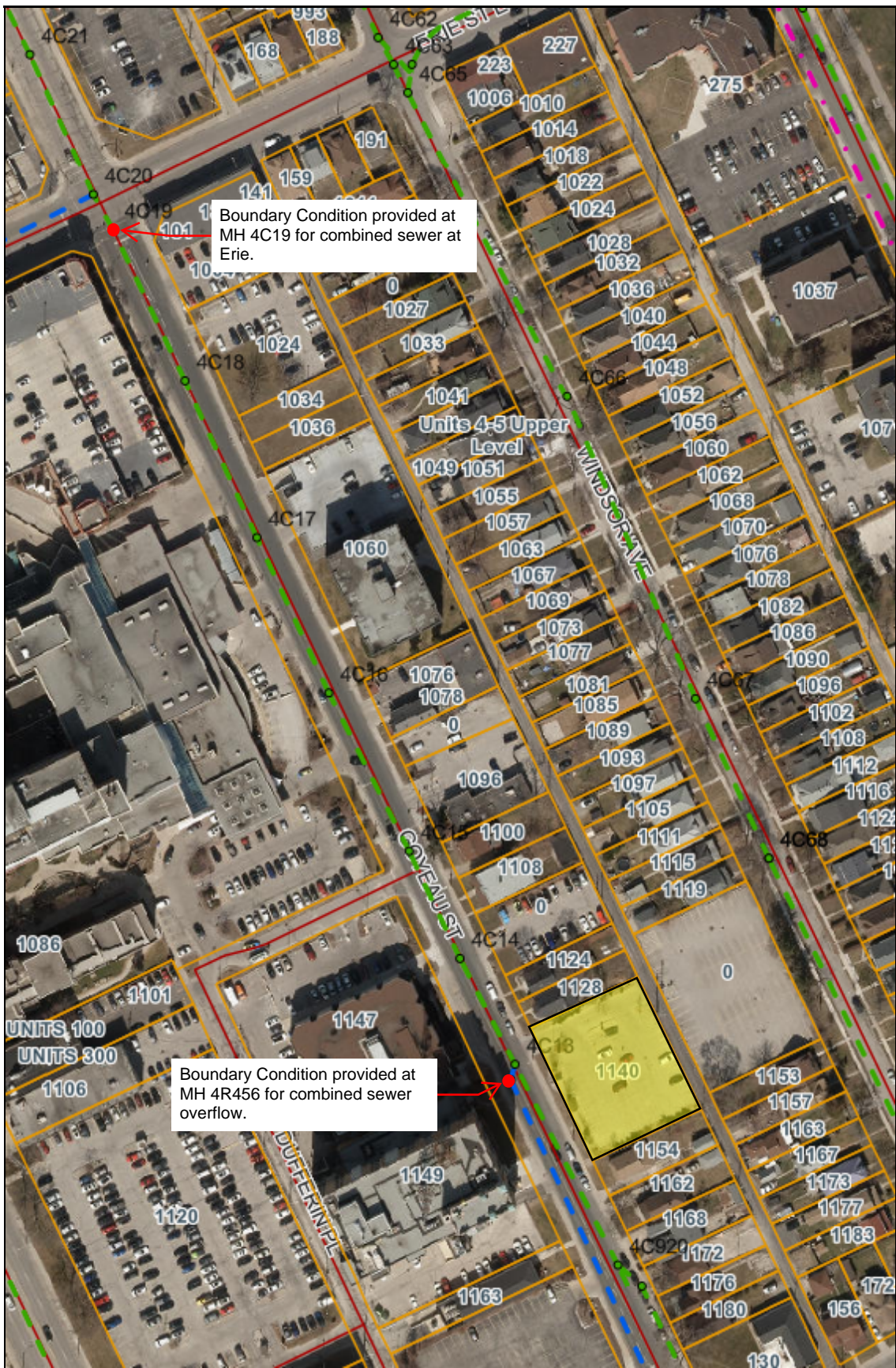
Property

- Pending Parcels
- Parcels
- Right of Way
- ROW Notes

Sewers

- Combined Manholes
- Dual Manholes
- Sanitary Manholes
- Sanitary Manholes - Proposed
- Storm Manholes
- Storm Manholes - Proposed
- Combined Sewers
- Sanitary Sewers
- Sanitary Sewers - Proposed
- Storm Sewers
- Storm Sewers - Proposed

Transportation



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Notes



Legend



Planning

- Heritage Areas**
 -  Victoria Avenue
 -  Walkerville
- Heritage Conservation Districts**
 -  Prado Place Heritage Conservation District
 -  Sandwich Heritage Conservation District

Heritage Sites



Property

Pending Parcels



Parcels



Right of Way

ROW Notes



Sewers

Combined Manholes



Dual Manholes



Sanitary Manholes



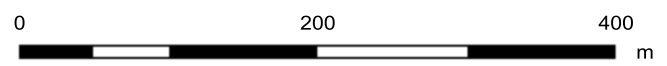
Sanitary Manholes - Proposed



Storm Manholes



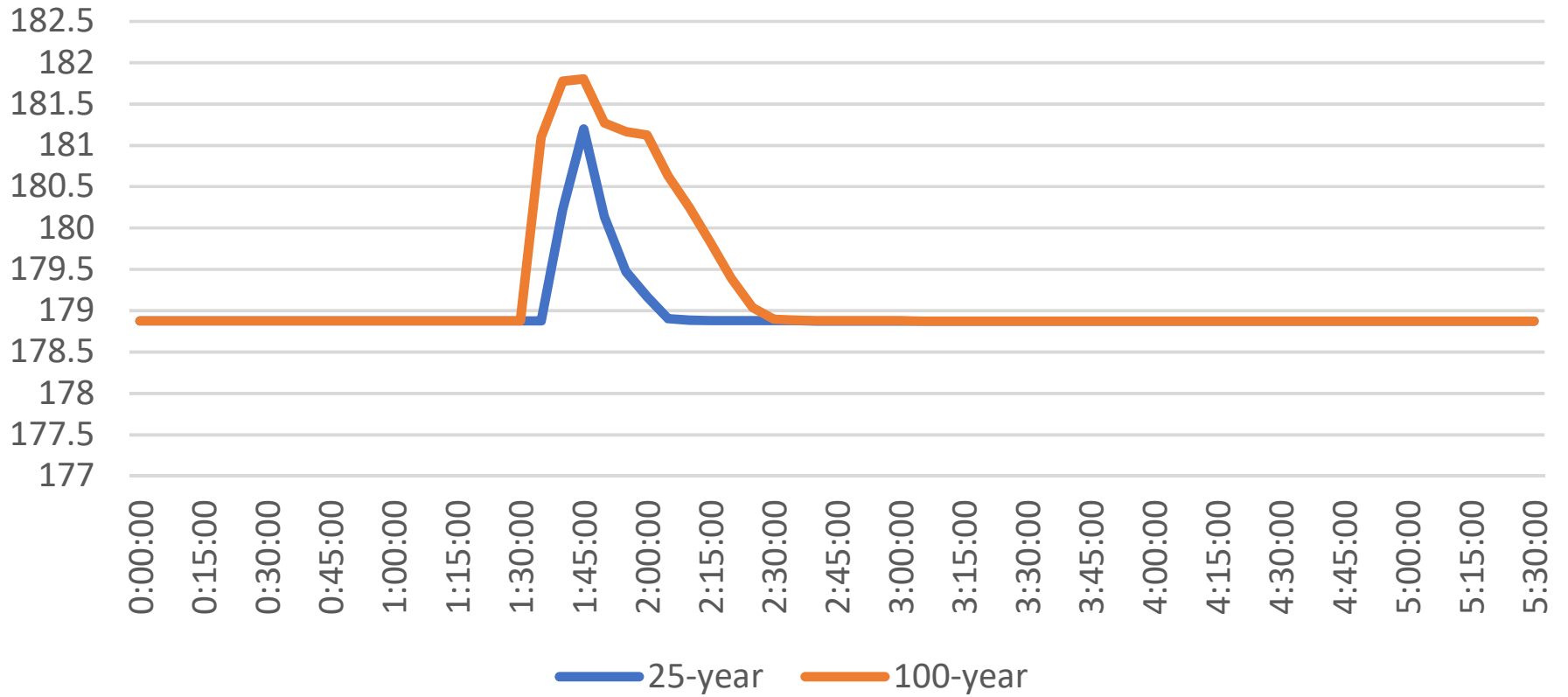
Notes



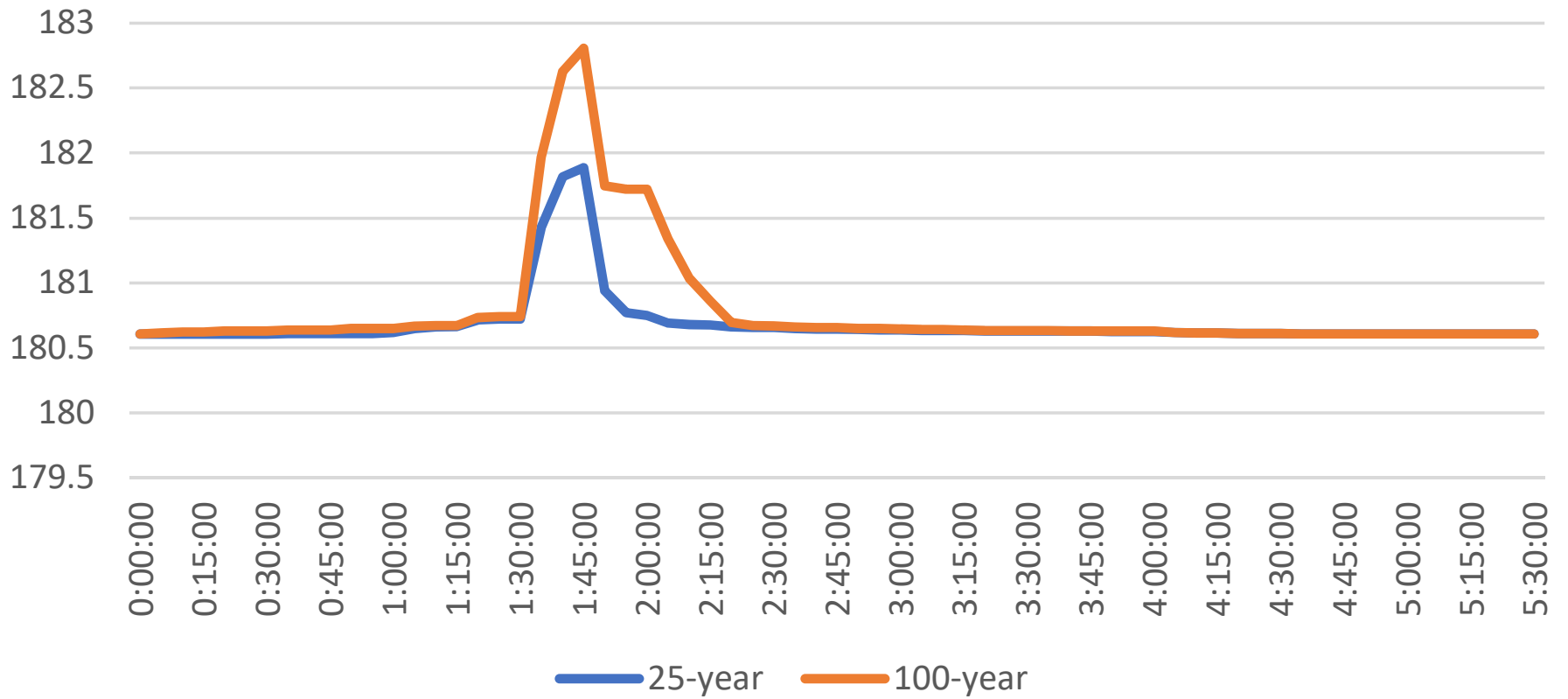
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Boundary Conditions Head Time-Series (4C19)



Boundary Conditions Head Time-Series (4R456)



From: Perissinotti, Robert <rperissinotti@citywindsor.ca>
Sent: September 28, 2023 10:49 AM
To: mpandya@valdezingineering.ca; 'Anthony Pipolo'
Cc: Pillon, Adam; Kong, Karen; Atherton, Janice; Langlois, Ryan
Subject: RE: 1140 Goyeau St - sewer information

Sorry, I must clarify. Only the storm connection can be made into the 525mm storm sewer on Goyeau. The sanitary connection must be made to the combined sewer.

Regards,

ROB PERISSINOTTI, P.Eng.
Development Engineer

Engineering Department – Development Division
350 City Hall Square West | 3rd Floor Suite 310 | Windsor, ON | N9A 6S1
Office: (519)-255-6257 ext. 6615
Cell: (519)-999-6058
www.citywindsor.ca



From: mpandya@valdezingineering.ca <mpandya@valdezingineering.ca>
Sent: September 28, 2023 10:41 AM
To: Perissinotti, Robert <rperissinotti@citywindsor.ca>; 'Anthony Pipolo' <ap.nufusion@gmail.com>
Cc: Pillon, Adam <apillon@citywindsor.ca>; Kong, Karen <KKong@citywindsor.ca>; Atherton, Janice <jatherton@citywindsor.ca>; Langlois, Ryan <RLanglois@citywindsor.ca>
Subject: RE: 1140 Goyeau St - sewer information

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Hi Rob,

Thank you for confirmation & quick response.

We will propose sanitary service connection from 525mm RCP pipe for 1140 Goyeau St.

In this case study area will be for short 525mm RCP pipe sewer on Goyeau, south of Giles.

Thanks,
Mahendra



Mahendra Pandya, P.Eng, C.Eng, PMP
CEO & Consulting Engineer

Phone: 519-254-2551
Cell: 705 465 4394
Fax: 519-254-4823

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From: Perissinotti, Robert <rperissinotti@citywindsor.ca>
Sent: September 28, 2023 10:11 AM
To: 'mpandya@valdezengeering.ca' <mpandya@valdezengeering.ca>; 'Anthony Pipolo' <ap.nufusion@gmail.com>
Cc: Pillon, Adam <apillon@citywindsor.ca>; Kong, Karen <KKong@citywindsor.ca>; Atherton, Janice <jatherton@citywindsor.ca>; Langlois, Ryan <RLanglois@citywindsor.ca>
Subject: RE: 1140 Goyeau St - sewer information

Hi Mahendra,

Yes, the subject property is assessed into this 525mm storm sewer. See attached for reference.

Regards,

ROB PERISSINOTTI, P.Eng.
Development Engineer

Engineering Department – Development Division
350 City Hall Square West | 3rd Floor Suite 310 | Windsor, ON | N9A 6S1
Office: (519)-255-6257 ext. 6615
Cell: (519)-999-6058
www.citywindsor.ca



From: mpandya@valdezengeering.ca <mpandya@valdezengeering.ca>
Sent: September 28, 2023 8:44 AM
To: Perissinotti, Robert <rperissinotti@citywindsor.ca>; 'Anthony Pipolo' <ap.nufusion@gmail.com>
Cc: Pillon, Adam <apillon@citywindsor.ca>; Kong, Karen <KKong@citywindsor.ca>; Atherton, Janice <jatherton@citywindsor.ca>; Langlois, Ryan <RLanglois@citywindsor.ca>
Subject: RE: 1140 Goyeau St - sewer information

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Rob,

Please see attached markup drawing for 1140 Goyeau St sanitary sewer connection.

Let me know me know it is feasible to get sanitary service connection from 525mm RCP pipe.

Thanks,
Mahendra



Mahendra Pandya, P.Eng, C.Eng, PMP
CEO & Consulting Engineer

Phone: 519-254-2551
Cell: 705 465 4394
Fax: 519-254-4823
www.valdezengeering.ca
Email: mpandya@valdezengeering.ca

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From: Perissinotti, Robert <rperissinotti@citywindsor.ca>

Sent: September 27, 2023 4:03 PM

To: 'mpandya@valdezengeering.ca' <mpandya@valdezengeering.ca>; 'Anthony Pipolo' <ap.nufusion@gmail.com>

Cc: Pillon, Adam <apillon@citywindsor.ca>; Kong, Karen <KKong@citywindsor.ca>; Atherton, Janice <jatherton@citywindsor.ca>; Langlois, Ryan <RLanglois@citywindsor.ca>

Subject: RE: 1140 Goyeau St - sewer information

Hi Mahendra,

Can you please provide a sketch so I can better understand your proposal.

Regards,

ROB PERISSINOTTI, P.Eng.
Development Engineer

Engineering Department – Development Division
350 City Hall Square West | 3rd Floor Suite 310 | Windsor, ON | N9A 6S1
Office: (519)-255-6257 ext. 6615
Cell: (519)-999-6058
www.citywindsor.ca



From: mpandya@valdezengeering.ca <mpandya@valdezengeering.ca>

Sent: September 27, 2023 11:27 AM

To: Perissinotti, Robert <rperissinotti@citywindsor.ca>; 'Anthony Pipolo' <ap.nufusion@gmail.com>

Cc: Pillon, Adam <apillon@citywindsor.ca>; Kong, Karen <KKong@citywindsor.ca>; Atherton, Janice <jatherton@citywindsor.ca>; Langlois, Ryan <RLanglois@citywindsor.ca>

Subject: RE: 1140 Goyeau St - sewer information

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Rob,

Thank you for providing map and information about short storm sewer on Goyeau, south of Giles, currently only services 1149 Goyeau. This is very helpful.

Storm sewer servicing to 1149 Goyeau is connecting to combine Storm & Sanitary Sewer at southeast corner of Goyeau & Giles intersection.

It is ok to connect Sanatory Sewer to short storm sewer on Goyeau, south of Giles, currently only services 1149 Goyeau.

Please let me know.

Thank you for your help & support.

Mahendra



Mahendra Pandya, P.Eng, C.Eng, PMP
CEO & Consulting Engineer

Phone: 519-254-2551
Cell: 705 465 4394
Fax: 519-254-4823
www.valdezengeering.ca
Email: mpandya@valdezengeering.ca

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From: Perissinotti, Robert <rperissinotti@citywindsor.ca>

Sent: September 27, 2023 10:23 AM

To: 'Anthony Pipolo' <ap.nufusion@gmail.com>; mpandya@valdezengeering.ca

Cc: Pillon, Adam <apillon@citywindsor.ca>; Kong, Karen <KKong@citywindsor.ca>; Atherton, Janice <jatherton@citywindsor.ca>; Langlois, Ryan <RLanglois@citywindsor.ca>

Subject: RE: 1140 Goyeau St - sewer information

Hi Mahindra,

Please analyse the combined sewer on Goyeau St, using a modeled approach, between Giles and the trunk sewer on Elliott St E, see attached. Note, the short storm sewer on Goyeau, south of Giles, currently only services 1149 Goyeau.

Regards,

ROB PERISSINOTTI, P.Eng.
Development Engineer

Engineering Department – Development Division
350 City Hall Square West | 3rd Floor Suite 310 | Windsor, ON | N9A 6S1
Office: (519)-255-6257 ext. 6615
Cell: (519)-999-6058
www.citywindsor.ca



From: Anthony Pipolo <ap.nufusion@gmail.com>

Sent: September 26, 2023 2:29 PM

To: mpandya@valdezengeering.ca; Anthony Pipolo <ap.nufusion@gmail.com>

Cc: Pillon, Adam <apillon@citywindsor.ca>; Kong, Karen <KKong@citywindsor.ca>; Atherton, Janice <jatherton@citywindsor.ca>; Perissinotti, Robert <rperissinotti@citywindsor.ca>

Subject: Re: 1140 Goyeau St - sewer information

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mahindra,

You did not send this to Rob just now, just Adam and Myself..... please resend !!

Adam PLEASE ,,,, I have emails from Mahindra copied to me , sent to Janice, Rob , Karen, etc since 3 weeks ago asking for this information.... We were supposed to be completed our report in 1 month!
It should not take 1 month to retrieve required public information.. PLEASE can you assist..... we are on a time crunch here !

Mahindra please you need to stay on this !!! Follow up!

Thank you all .

Anthony

5198909614

Sent from my iPad

On Sep 26, 2023, at 1:21 PM, mpandya@valdezengeering.ca wrote:

Good afternoon Rob,

We are working on preparing sanitary sewer report for 1140 Goyeau St.

Can you send me study area map with study limit for 1140 Goyeau St. Sanitary sewer.

Thanks,

Mahendra



Mahendra Pandya, P.Eng, C.Eng, PMP
CEO & Consulting Engineer

Phone: 519-254-2551

Cell: 705 465 4394

Fax: 519-254-4823

www.valdezengeering.ca

Email: mpandya@valdezengeering.ca

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From: Pillon, Adam <apillon@citywindsor.ca>

Sent: September 22, 2023 11:38 AM

To: 'mpandya@valdezengeering.ca' <mpandya@valdezengeering.ca>

Cc: 'ap.nufusion@gmail.com' <ap.nufusion@gmail.com>

Subject: RE: 1140 Goyeau St - sewer information

Hi Mahendra,

I talked to Robert, and he will review and provide the study area limits.

Please contact Bruce Ogg regarding any watermain questions or water service approval.



Bruce Ogg
Water Project Review Officer
ENWIN Utilities Ltd.

P: (519) 251-7300 ext 220
C: (519) 791-7170

4545 Rhodes Drive | P.O. Box 1625 Station A | Windsor, Ontario | N8W 5T1

Regards,

Adam Pillon
Manager of Right-of-Way



Engineering Department - Right-of-Way Division

Phone: 519-255-6257 ext: 6612

apillon@citywindsor.ca

Online payments and instructions can be found on the City of Windsor website under E-services, <https://www.citywindsor.ca/EServices/Pages/EServices.aspx>

From: mpandya@valdezengeering.ca <mpandya@valdezengeering.ca>

Sent: Wednesday, September 20, 2023 9:17 AM

To: Atherton, Janice <jatherton@citywindsor.ca>

Cc: Kong, Karen <KKong@citywindsor.ca>; Perissinotti, Robert <rperissinotti@citywindsor.ca>; Wilson, Ian <Wilson@citywindsor.ca>; 'Anthony Pipolo' <>

Subject: RE: 1140 Goyeau St - sewer information

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Janice,

Please send drawing of existing Sanatory and watermain drawings for 1140 Goyeau St. Windsor.

Thanks,
Mahendra



WINDSOR • TORONTO
Engineers • Planners • Designers
2397 Walker Rd.
Windsor, Ontario N8W 3P7

Mahendra Pandya, P.Eng, C.Eng, PMP
CEO & Consulting Engineer

Phone: 519-254-2551
Cell: 705 465 4394
Fax: 519-254-4823
www.valdezen지니어ing.ca
Email: mpandya@valdezen지니어ing.ca

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From: Atherton, Janice <jatherton@citywindsor.ca>
Sent: September 12, 2023 2:58 PM
To: 'mpandya@valdezen지니어ing.ca' <mpandya@valdezen지니어ing.ca>
Cc: Kong, Karen <KKong@citywindsor.ca>
Subject: 1140 Goyeau St - sewer information

Good afternoon,

The sewer information for 1140 Goyeau St is attached.

Janice Atherton

Right-of-Way Permit Clerk

Engineering Department – Right-of-Way Division
350 City Hall Square West | Second Floor | Windsor, ON | N9A 6S1
Phone: (519)255-6257 ext 6483

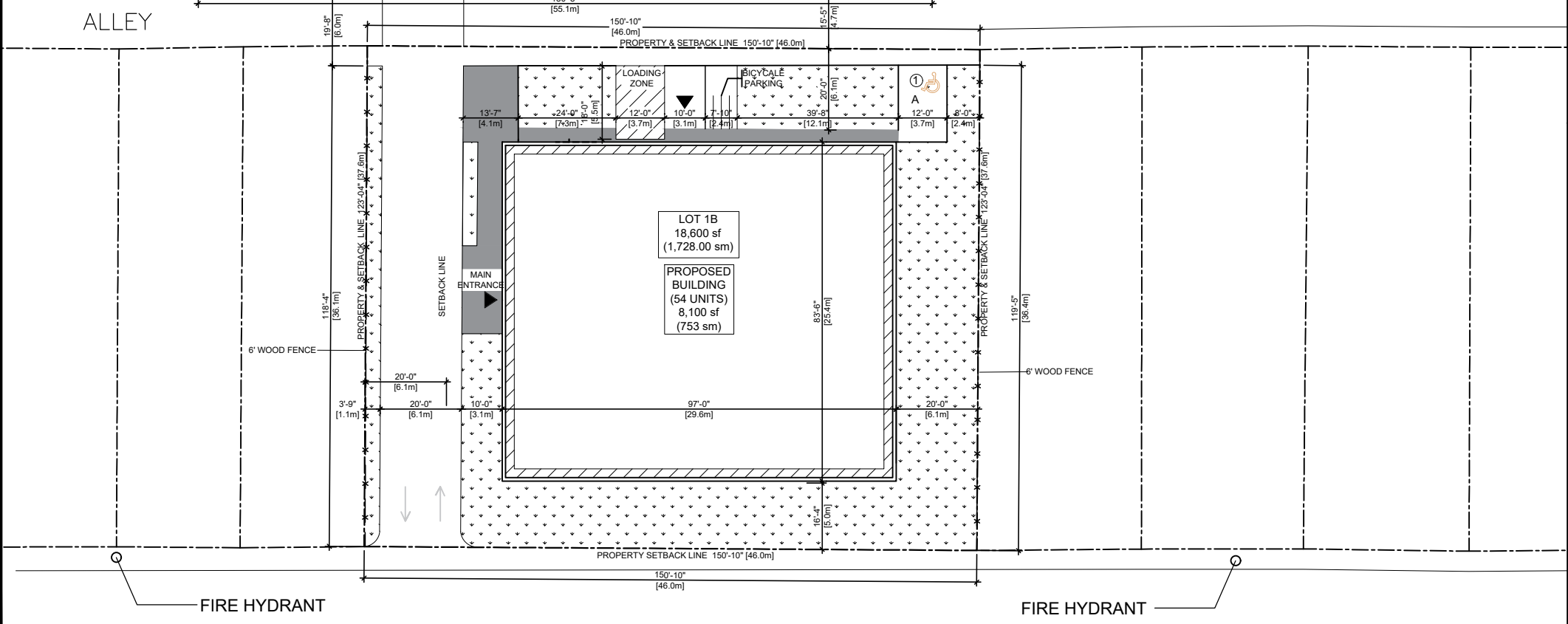
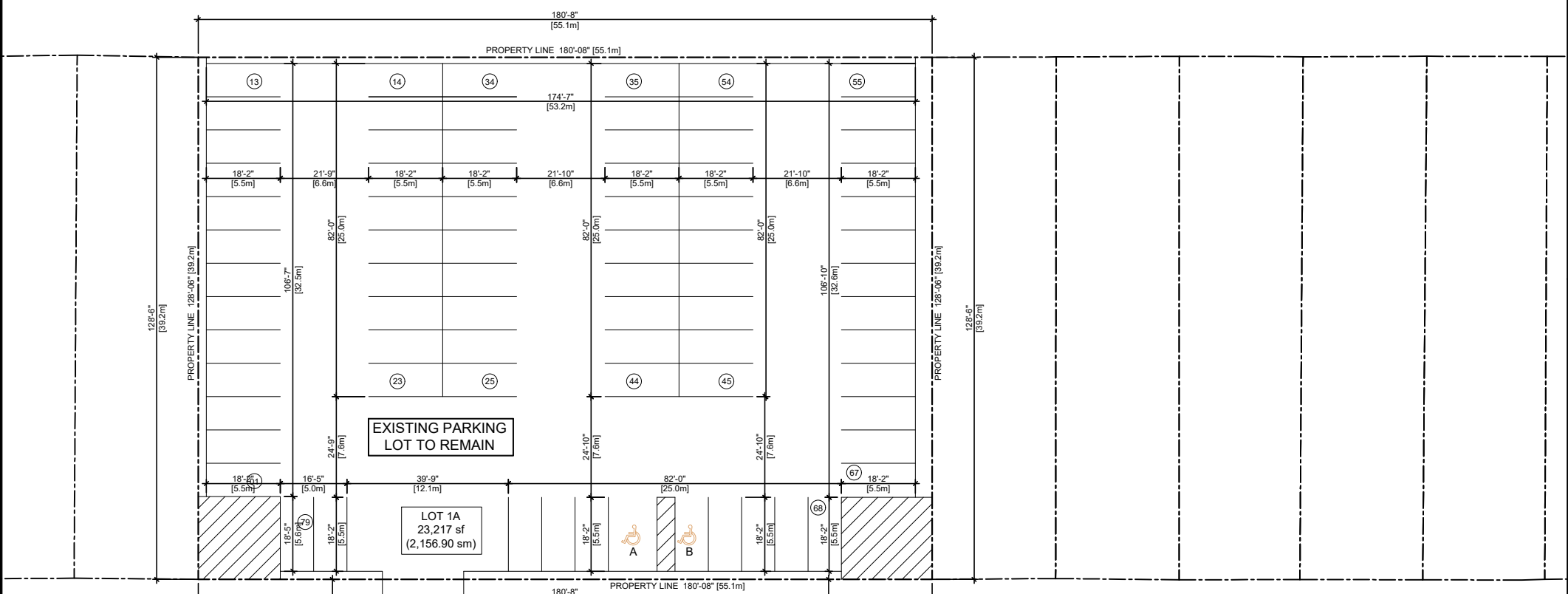
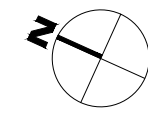
APPENDIX B

Site Plan

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	= New Asphalt Pavement
	= Existing Asphalt Pavement
	= Light Concrete Pavement
	= Landscaping

WINDSOR AVENUE



GOYEAU STREET

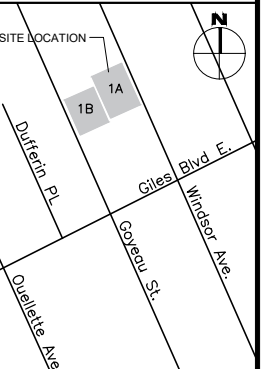
1 SP-1R1 3/16" = 1'-0"

Item	Site Data Matrix Lot (A)	OBC Reference
1	Project Description: 1140 GOYEAU ST. ON Canada New Addition Alteration Change of Use	Part 3 Part 9 Part 11
2	Zoning Proposed: Residential District RD 3.3	
3	Existing Land Use: Parking Lot	
4	Major Occupancy(s): Parking Lot	
5	Building Classification: N/A	
6	Site Area Existing: 2,156.9sq.m Proposed: 0.0 sq.m Total: 2,156.9sq.m	Building Area Existing: 0.0 sq.m Proposed: 0.0 sq.m Total: 0.0sq.m
7	Lot Coverage Maximum: 35% Provided: N/A	Minimum Lot Width Required: 45m Provided: 55.1m
8	Minimum Front Yard Depth Required: N/A Provided: N/A	Minimum Rear yard Depth Required: N/A Provided: N/A
9	Parking Use Classification: 1.25 /per unit Existing: 79 Proposed: 0 Required: 73 Total: 79	Bicycle Spaces Existing: 0 Proposed: 0 Required: 0 Total: 0
10	Landscaped Area Existing: 188sq.m Proposed: 0.0 Total: 188sq.f	Screening Fence Length Existing: EXISTING Proposed: EXISTING Total: EXISTING

Item	Site Data Matrix Lot (B)	OBC Reference
1	Project Description: 1140 GOYEAU ST. ON Canada X New Addition Alteration Change of Use	Part 3 X Part 9 Part 11
2	Zoning Proposed: Residential District RD 3.3	
3	Existing Land Use: Vacant	
4	Major Occupancy(s): Residential	
5	Building Classification: Group (C) 3.2.2. (48) up to 6 Storeys, Sprinklered, Noncombustible	
6	Site Area Existing: 1,728.0 sq.m Proposed: 0.0sq.m Total: 1,728.0sq.m	Building Area Existing: 0.0 sq.m Proposed: 753 sq.m Total: 753sq.m
7	Lot Coverage Maximum: 35% Provided: 43.5%	Minimum Lot Width Required: 45m Provided: 46m
8	Minimum Front Yard Depth Required: N/A Provided: 6.1m	Minimum Rear yard Depth Required: N/A Provided: 6.1m
9	Parking Use Classification: 1.25 /per unit Existing: 0 Proposed: 1 Required: 73 Total: 1	Bicycle Spaces Existing: 0 Proposed: 4 Required: 4 Total: 4
10	Landscaped Area Existing: 0.0sq.m Proposed: 489 sq.m (28%) Total: 489 sq.m	Screening Fence Length Existing: 0.0m Proposed: 57 m Total: 58m



1179 LAUZON RD. WINDSOR, ONTARIO, N8S 3M9
E mail: ap.nufusion@gmail.com. Cell: 519-890-9614



KEY PLAN
N.T.S.

DATE	NO.	ISSUED FOR
20 MAY '23		PRE-APPLICATION
16 JUN. '22		PRE-APPLICATION
16 NOV. '21		PRE-APPLICATION
29 MAY. '21		CLIENT REVIEW

Item	Site Data Matrix Lot (A&B)	OBC Reference
1	Project Description: 1140 GOYEAU ST. ON Canada X New Addition Alteration Change of Use	Part 3 X Part 9 Part 11
2	Zoning Proposed: Residential District RD 3.3	
3	Existing Land Use: Vacant & Parking Lot	
4	Major Occupancy(s): Residential	
5	Building Classification: Group (C) 3.2.2. (48) up to 6 Storeys, Sprinklered, Noncombustible	
6	Site Area Existing: 3,884.9 sq.m Proposed: 0.0sq.m Total: 3,884.9sq.m	Building Area Existing: 0.0 sq.m Proposed: 753 sq.m Total: 753 sq.m
7	Lot Coverage Maximum: 35% Provided: 19.3%	Minimum Lot Width Required: 45m Provided: 46m
8	Minimum Front Yard Depth Required: N/A Provided: 6.1m	Minimum Rear yard Depth Required: N/A Provided: 6.1m
9	Parking Use Classification: 1.25 /per unit Existing: 0.0 Proposed: 80 Required: 73 Total: 80	Bicycle Spaces Existing: 0 Proposed: 4 Required: 4 Total: 4
10	Landscaped Area Existing: 0.0sq.m Proposed: 677 sq.m Total: 677 sq.m	Screening Fence Length Existing: EXISTING Proposed: EXISTING Total: EXISTING

PROJECT
NEW RESIDENTIAL
BUILDING COMPLEX

1140 GOYEAU ST.
WINDSOR, ONTARIO N9A 1J1

DWG. TITLE
PROPOSED PROPERTY SITE PLAN

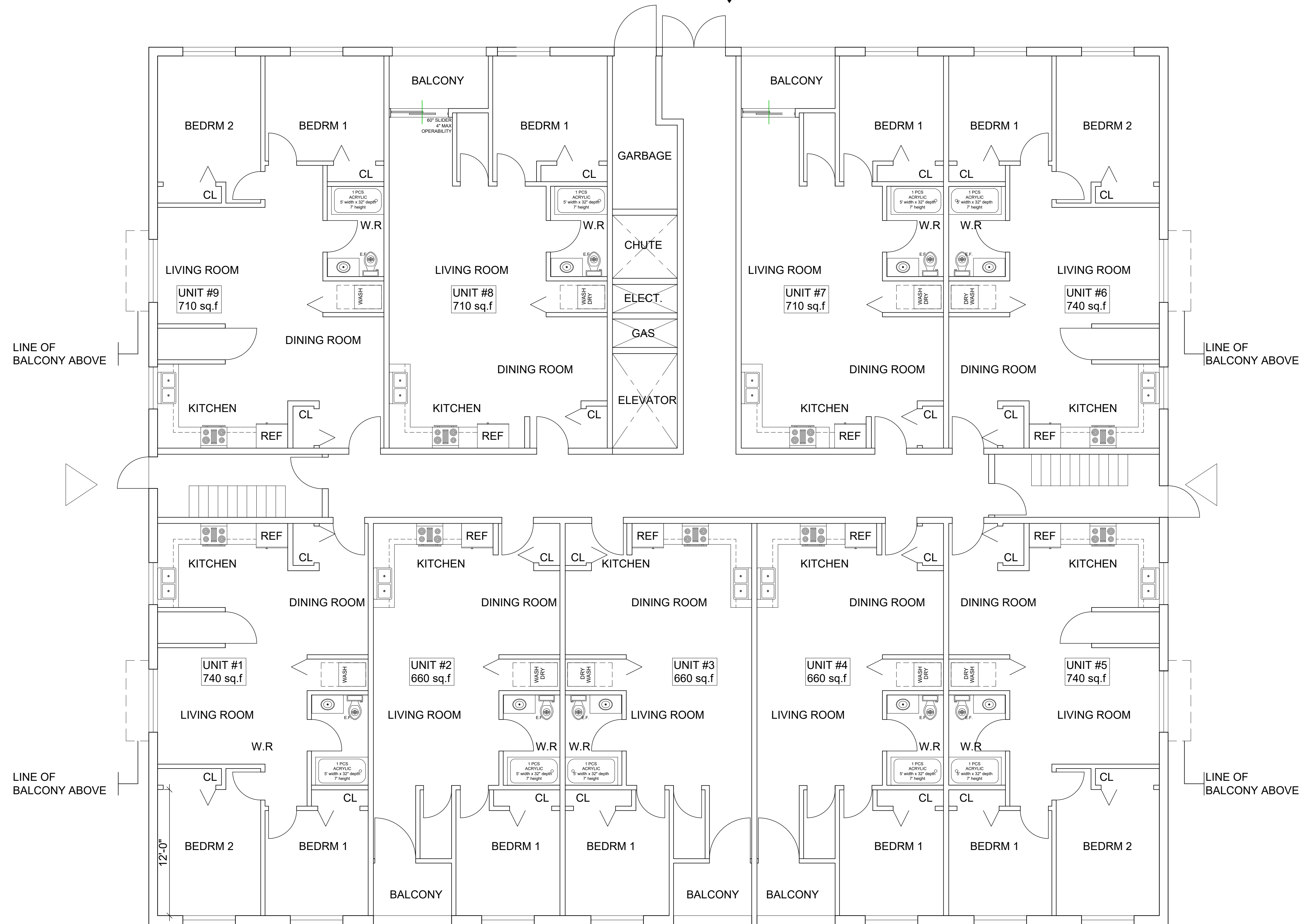
DATE	: MAY 2021
SCALE	: AS NOTED
DESIGNED BY	: JF
DRAWN BY	: JF
CHECKED BY	: AP
APPROVED BY	:
PROJECT NO.	: 20-147
DWG. NO.	:

Should archaeological deposits be found during construction activities, all work in the area must stop immediately and the City's Manager of Cultural Affairs and the Ontario Ministry of Tourism, Culture and Sport must be notified, and clearance given by the Ministry.
In the event that human remains are encountered during construction, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Ontario Ministry of Tourism, Culture and Sport and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer Services must then be notified, and clearance be given by the Ministry of Tourism, Culture and Sport.

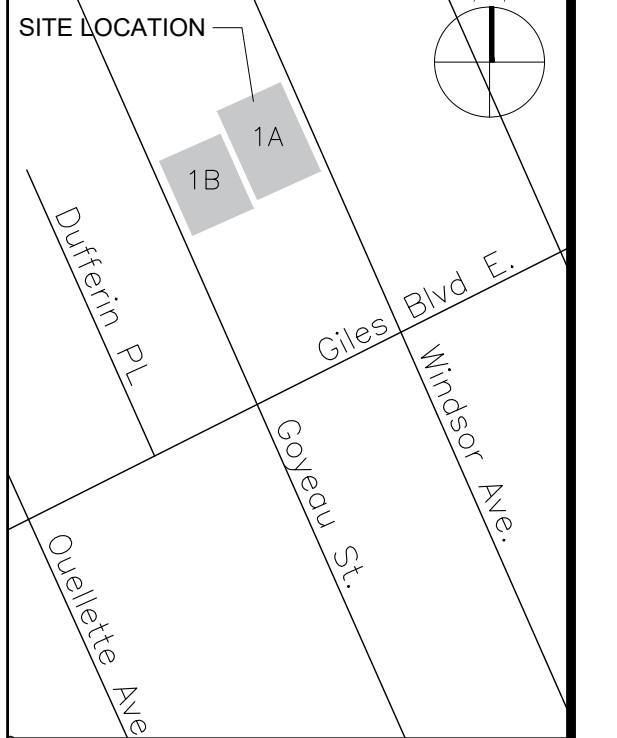
S-1R1

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MAIN
ENTRANCE



NuFusion
& ASSOCIATES
850 Ouellette Ave. WINDSOR, ONTARIO, N9A 4M9
E mail: ap.nufusion@gmail.com. Cell: 519-890-9614



KEY PLAN
N.T.S.

DATE	NO.	ISSUED FOR
20 MAY '23		PRE-APPLICATION
01 JUN. '22		PRE-APPLICATION
16 NOV. '21		PRE-APPLICATION
15 JUNE. '21		CLIENT REVIEW

PROJECT
NEW RESIDENTIAL
BUILDING COMPLEX

1140 GOYEAU ST./1140 WINDSOR AVE.
WINDSOR, ONTARIO N9A 1J1

DWG. TITLE
PRELIMINARY FLOOR PLANS
FIRST FLOOR

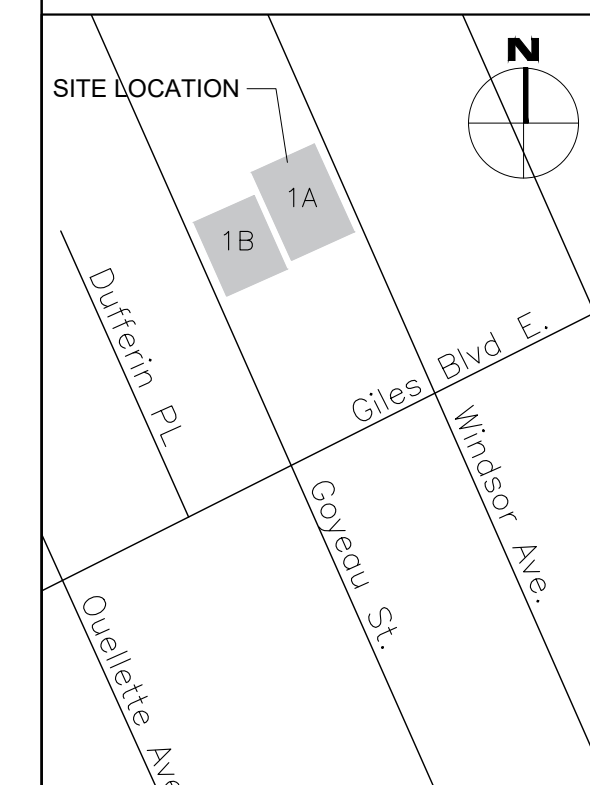
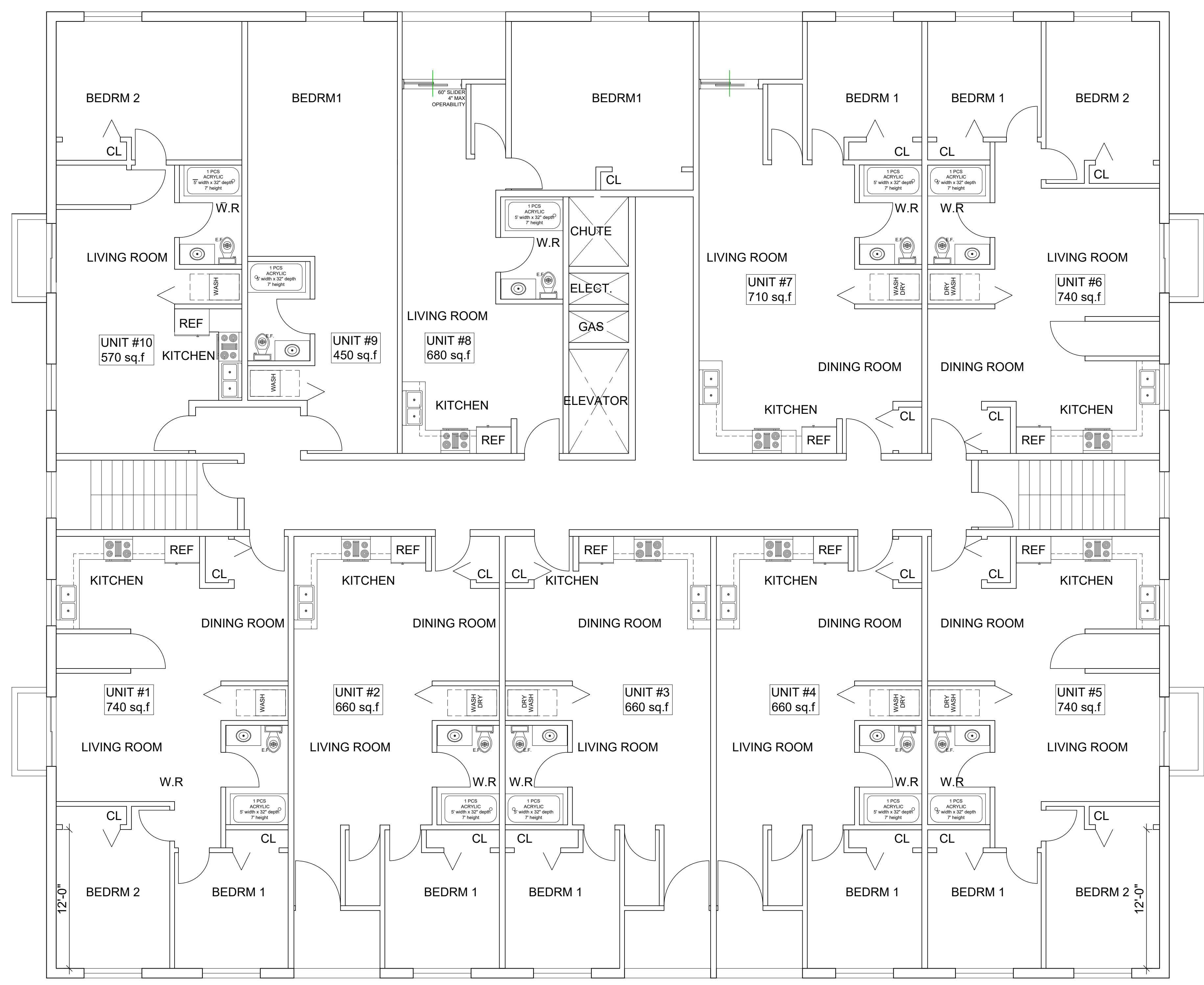
DATE	: MAY 2021
SCALE	: AS NOTED
DESIGNED BY	: JF
DRAWN BY	: JF
CHECKED BY	: AP
APPROVED BY	:
PROJECT NO.	: 20-147
DWG. NO.	:

1 FIRST FLOOR PLAN

A-1 $\frac{3}{16}'' = 1'-0''$

A-1

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KEY PLAN
N.T.S.

DATE	NO.	ISSUED FOR
20 MAY '23		PRE-APPLICATION
01 JUN. '22		PRE-APPLICATION
16 NOV. '21		PRE-APPLICATION
15 JUNE '21		CLIENT REVIEW

PROJECT
NEW RESIDENTIAL
BUILDING COMPLEX

1140 GOYEAU ST./1140 WINDSOR AVE.
WINDSOR, ONTARIO N9A 1J1

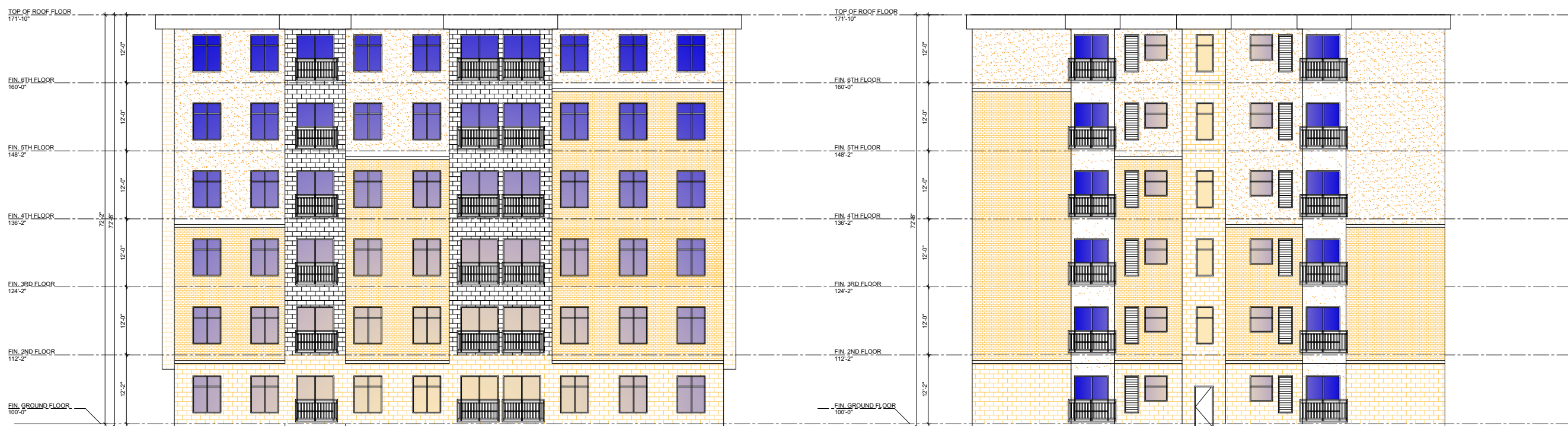
DWG. TITLE
PRELIMINARY FLOOR PLANS
2nd-6th FLOORS PLAN

DATE	: MAY 2021
SCALE	: AS NOTED
DESIGNED BY	: JF
DRAWN BY	: JF
CHECKED BY	: AP
APPROVED BY	:
PROJECT NO.:	20-147
DWG. NO.	

1 2nd - 6th FLOOR PLAN
A-2 3/16" = 1'-0"

A-2

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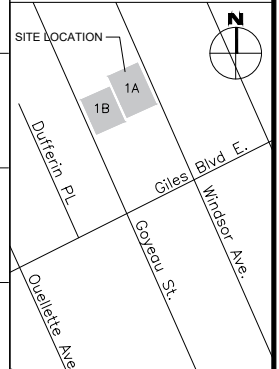


2 REAR AND SIDE ELEVATIONS
A-3 NTS



1 FRONT AND SIDE ELEVATIONS
A-3 NTS

NuFusion
 & ASSOCIATES
 850 Ouellette Ave. WINDSOR, ONTARIO, N9A 4M9
 E mail: ap.nufusion@gmail.com. Cell: 519-890-9614



KEY PLAN
 N.T.S.

DATE	NO.	ISSUED FOR
20 MAY '23		PRE-APPLICATION
29 MAY '22		PRE-APPLICATION
16 NOV. '21		PRE-APPLICATION
17 OCT. '21		CLIENT REVIEW

PROJECT
 NEW RESIDENTIAL
 BUILDING COMPLEX

1140 GOYEAU ST.
 WINDSOR, ONTARIO N9A 1J1

DWG. TITLE
 PRELIMINARY ELEVATIONS
 47 UNITS TOTAL

DATE	: OCT 2021
SCALE	: AS NOTED
DESIGNED BY	: JF
DRAWN BY	: JF
CHECKED BY	: AP
APPROVED BY	:
PROJECT NO.:	20-147
DWG. NO.	

A-3