Summary Report

To: Toronto Water
From: WSP Canada Inc.
Date: 2026-04-16
Subject: Don Mills Regeneration Study Master Servicing Assessment

Introduction

This report provides a summary of the Don Mills Regeneration Study Municipal Servicing Assessment. It includes an overview of the existing municipal services within the Don Mills Regeneration Study Area (study area), a capacity assessment of the existing sanitary sewer and water distribution systems considering the projected population growth, and a review of the existing stormwater system considering future conditions. Infrastructure improvements recommended to support the anticipated growth are also identified. This assessment supports planning for growth within the study area and builds on the Don Mills Crossing Secondary Plan.

The study area, shown in **Figure 1**, consists of two regeneration areas, which are lands previously designated for employment use that are being redeveloped as mixed-use communities (i.e., residential neighbourhoods, commercial zones, and community facilities):

- Regeneration Area 1 (Leslie Site) consists of properties at 1121 and 1123 Leslie Street.
- Regeneration Area 2 (Wynford/Gervais Site) consists of properties at 15 Gervais Drive, 39 Wynford Drive, and 1200 Eglinton Avenue East.

The study area extends beyond the regeneration areas as it is inclusive of not only the regeneration areas, but the municipal infrastructure that services these areas. The water, wastewater, and stormwater study area boundaries were determined by evaluating where the local systems discharged to trunk infrastructure (water/wastewater) or an outlet (stormwater). The municipal infrastructure upstream of the trunk infrastructure or outlet was considered for this analysis and forms the extent of the study area.

The servicing report evaluates the performance of the water and wastewater systems under existing conditions, future conditions (considering population projection estimates provided by City Planning and Toronto Water's Growth Forecasting Approach (GFA)), and future conditions with proposed infrastructure upgrades implemented. The stormwater analysis evaluates the performance of the stormwater system under a 2-year design storm, and the flooding potential under a 100-year design storm, as well as summarizing the solutions identified through previously completed Basement Flooding (BF) Studies.

Approach

A capacity assessment was completed in two phases to understand the performance of existing water and wastewater servicing infrastructure and identify servicing constraints within the system with the added growth from the study area. The following steps were taken to complete the analysis:

- Existing sanitary and water hydraulic models provided by the City were reviewed, updated, and validated to reflect existing conditions. This included adding infrastructure upgrades and developments constructed up to 2025 to the models.
- Completed existing conditions capacity analysis to serve as a baseline.
- Conducted future condition capacity analysis based on residential and employment growth projection data provided by City Planning.
- Assessed the impacts of growth on municipal services and identified upgrades to mitigate capacity constraints.
- Evaluated the water and wastewater infrastructure under future conditions with the proposed upgrades implemented.

The analysis focused on municipal infrastructure within the defined sanitary, water, and stormwater study boundaries (see **Figure 1**) that would be impacted by growth related to the Don Mills Regeneration areas.

Criteria for Capacity Assessment

The City's Sewer Capacity Assessment Guidelines (SCAG) (July 2021) provide a clear and consistent approach for assessing the capacity of the City's local sanitary and combined sewer systems. The criteria are used to ensure there is sufficient infrastructure capacity to accommodate growth-related development. The following criteria apply for the study area, which does not have any combined sewers:

- According to Criterion 1, sewers cannot be surcharged under design flow conditions (i.e., dry weather flow (DWF)). This means that the hydraulic grade line (HGL) must be below the pipe obvert.
- According to Criterion 2, sewers must meet acceptable hydraulic grade line (HGL) levels (greater than 1.8 m below ground) under extreme wet weather flow (WWF) conditions (May 12, 2000, storm event) to support the objectives of the City's Basement Flooding Protection Program.

For the water distribution system, the City's Design Criteria for Sewers and Watermains (January 2021) outlines the required pressures that the system must maintain under daily demand and fire flow scenarios. The primary focus is ensuring that there is adequate hydraulic pressure in the distribution system. The following criteria govern watermain performance criteria for the servicing assessment:

- The minimum allowable pressure during non-fire scenarios is 275 kPa (40 psi).
- The maximum static pressure in the system should not exceed 700 kPa (102 psi).
- The preferred design pressure range is 350 kPa (50 psi) to 550 kPa (80 psi) during average day demand (ADD) and maximum day demand (MDD) conditions.
- The minimal residual pressure during MDD plus fire flow (FF) conditions must be greater than 140 kPa (20 psi) at any location in the water distribution system and the available fire flow shall be a minimum of 63 L/s for single and two-family dwellings.
- Maximum head loss allowed within the distribution system peak hour demand (PHD) conditions (excluding FF scenarios) is 2 to 5 m/km of watermain.

Scenarios for Assessment

The servicing assessment evaluates the municipal servicing infrastructure under existing (Phase 1) and future (Phase 2) conditions, as well as future conditions with proposed infrastructure upgrades implemented. These scenarios are defined as follows:

- Existing conditions reflect the current system conditions (i.e., existing population and current infrastructure). In this assessment, the existing population is based on the 2022 water usage data for the water hydraulic assessment, and the basement flooding model populations for the sanitary hydraulic assessment. Developments that have been constructed between the date of the latest existing population data (i.e., 2022 for water) and 2025 have also been added to the model to represent existing conditions. The BF models considered for the sanitary assessment consisted of Area 43 (completed in 2020) and Area 55 (completed in 2021).
- The future condition uses the 2051 projection data provided by City Planning and GFA population dataset. Development applications within the study area were also considered. The scenario represents intensification within the Don Mills Regeneration Study study area. The traffic zone projections were provided at a parcel level and were distributed to the subcatchments. In some instances, population distribution was updated to reflect expected densities, this is particularly relevant in the regeneration areas and parcels containing development applications. The future conditions models also reflect the planned sewer and water upgrades within the study area that have been identified in Toronto Water's ten-year capital plan.
- The future condition scenario is evaluated with proposed upgrades implemented to ensure that the wastewater and water infrastructure within the study area comply with the criteria discussed above (i.e., for wastewater, complies with SCAG; for water, complies with Design Criteria for Sewers and Watermains).

Existing Condition Assessment Results

The sanitary sewer system was assessed under two conditions: DWF and WWF. The results, as related to the SCAG criteria, are illustrated in **Figures 2** to **5**. The assessment indicates that there is limited localized surcharging of the sewers under DWF conditions which do not meet the SCAG criteria. The constrained areas are located at Don Mills Road, Brockwood Court, Barber Greene Road, and St. Dennis Drive. During WWF conditions, several locations within the system do not meet the acceptable HGL levels. The constrained areas within the study area under WWF conditions are located at Banbury Road, Briar Cliff Drive, and Alderbrook Drive; Tottenham Road, south of Lawrence Avenue East; Barber Greene Road; Leslie Street; St. Dennis Drive and sewers within easements north and south of St. Dennis Drive.

The water distribution system was assessed under ADD, MDD, PHD, and MDD+FF conditions. The results are shown in **Figures 6** to **9**, respectively. The analysis indicates that the water distribution system has sufficient capacity under ADD, MDD, and PHD conditions as the modelling results show that the system operates with pressures above 275 kPa (40 psi). Several junctions experience pressures above 700 kPa (100 psi), however, no mitigation measures are recommended as they are located outside of the regeneration areas (see locations on **Figures 6** to **8**) and are at local low points in the system. Under the MDD+FF scenario, all locations maintain the minimum pressure of 140 kPa (20 psi) and provide the minimum fire flow of 63 L/s.

The modelling results show that head losses in watermains adjacent to the regeneration areas are below 5 m/km under all existing conditions scenarios, however, there are watermains outside of the regeneration areas on Overlea Boulevard from Thorncliffe Park Drive to the West Don River Trail which experience head losses greater than 5 m/km under PHD conditions (see location on **Figure 8**).

Future Condition Assessment Results

The sanitary sewer performance under future DWF conditions is shown in **Figures 10** and **11**. The results under future WWF conditions are shown in **Figures 12** and **13**. The future condition analysis shows that several sewers within the study area are surcharged under DWF conditions, therefore not meeting the SCAG criteria. The major constraints are seen in sewers on Leslie Street, parallel to Don Mills Road, Rochefort Drive, St. Dennis Drive, and Ferrand Drive.

Similarly, under WWF conditions, significant portions of the sanitary system, particularly within BF Area 55, are surcharged and acceptable HGL levels cannot be maintained, indicating a risk of basement and surface flooding. The major areas on concern include Banbury Road, Leslie Street, Rochefort Drive, Ferrand Drive, and St. Dennis Drive. The assessment concluded that the additional flows from the 2051 growth will exacerbate current constraints within the study area and introduce new constraints.

The results of the future conditions analysis of the water distribution system are shown in **Figures 14** to **17**. Based on the ADD and MDD results, the system has sufficient capacity to accommodate future growth, however, the modelling results show that the system operates with pressures below 275 kPa (40 psi) under PHD conditions at several locations (see locations on **Figure 14** to **17**). The localized pressure deficiencies are caused by the addition of future growth, particularly in areas surrounding the regeneration areas. The modelling results show that head losses in watermains adjacent to the regeneration areas are below 5 m/km under all existing conditions scenarios, however, there are watermains outside of the regeneration areas (see locations on **Figure 14** to **17**) which experience head losses greater than 5 m/km under ADD, MDD, and PHD conditions. Based on the results, the system can provide sufficient fire flow (minimum 63 L/s) at all hydrants in the study area, however, some hydrants are approaching the 63 L/s and may be unable to provide the minimum fire flow if additional growth beyond what was modelled occurs.

Proposed Future Upgrades

Based on the results of the future conditions analysis, infrastructure upgrades were identified and modelled to mitigate capacity constraints in the sanitary system and insufficient pressures/fire flow in the water system. All of the proposed upgrades have been designed in accordance with the City's Design Criteria for Sewers and Watermains (January 2021).

For the sanitary system, the proposed upgrades within BF Area 43 were grouped into five projects (see **Figure 18**), and the proposed upgrades within BF Area 55 were grouped into 11 projects (see **Figure 19**). The upgrades include the following:

BF Area 43

- DM_43_1: Upgrade existing 250 mm and 300 mm sewers along Lawrence Avenue East and Banbury Road to 375 mm.
- DM_43_2: Add 1650 mm inline storage on Banbury Road (preferred solution identified in BFPP A43 Report, to be funded by the City).
- DM_43_3: Upgrade existing sewers (size varies from 150 mm to 375 mm) on Barber Greene Road and Don Mills Road to 450 mm. This project can be added to the City's planned capital project 43-06 to improve efficiency.
- DM_43_4: Upsize existing 250mm and 375 mm sewers on Leslie Street to the proposed sizes (size varies between 375 mm and 525 mm). This project can be completed with the City's planned capital project 43-07 to improve efficiency.

- DM_43_5: Upsize existing 250mm and 375 mm sewers on Leslie Street and Wilket Creek Trail to the proposed sizes (size varies between 450 mm and 525 mm). This project can be completed with the City's planned capital project 43-08 to improve efficiency.

BF Area 55

- DM_55_1: Upsize existing 250 mm sewers on Gervais Drive to 375 mm.
- DM_55_2: Upsize existing 375 mm sewers on Ferrand Drive to 450 mm and 525 mm.
- DM_55_3: Upsize existing 250 mm sewers on Rochefort Drive to 375 mm.
- DM_55_4: Upsize existing sewers on Rochefort Drive to 375 mm.
- DM_55_5: Upsize existing 375 mm sewers to 750 mm.
- DM_55_6: Upsize existing 250 mm sewers on St. Dennis Drive to 375 mm.
- DM_55_7: Upsize existing sewers on Dufresne Court and Grenoble Drive to 750 mm/825 mm.
- DM_55_7.1: Upsize existing 250 mm sewers on St. Dennis Drive to 375 mm.
- DM_55_8: Upsize existing sewers on Dufresne Court and Grenoble Drive to 825 mm.
- DM_55_9: Upsize existing 250 mm sewers on Dufresne Court to 375 mm.
- DM_55_10: Upsize various existing sewers to 825 mm/900 mm/1050 mm.

The upgrades were modelled under future conditions using the DWF and WWF scenarios. As shown on **Figures 20** to **24**, the assessment concluded that with the proposed upgrades, the sanitary system within the study area complies with the SCAG criteria under both DWF and WWF conditions.

For the water distribution system, the proposed upgrades were grouped into nine projects (see **Figure 24**) as follows:

- DM_1C: Upsize existing 150 mm watermains along Paperbirch Dr to 200 mm.
- DM_2A_1: Upsize Existing 400 mm watermains along Overlea Blvd to 600 mm. Existing capital plan currently has these segments of watermains scheduled for replacement. WSP is recommending upsizing them in the process, if coordination is possible.
- DM_2A_2: Existing 400 mm watermains along Overlea Blvd to 500 mm.
- DM_2B_1: Existing 200 mm watermains along Wicksteed Ave to 300 mm.
- DM_2B_2: Upsize existing 200 mm watermain along Leslie St at Wicksteed Ave to 300mm.
- DM_2D_1: Upsize existing 400 mm watermains along Wynford Dr to 500 mm.
- DM_2D_2: Upsize existing 300 mm watermains along St. Dennis Dr to 400 mm.
- DM_2F_1: Upsize existing 200 mm watermains along Brentcliffe Rd to 300 mm.
- DM_2F_2: Existing 150 mm watermains along Vanderhoof Ave to 300 mm.
- DM_2H: Upsize existing 300 mm watermain along Ferrand Dr to 400 mm.

The upgrades were modelled under ADD, MDD, PHD, and MDD+FF scenarios for the future conditions. The assessment concluded that with the proposed upgrades, the water distribution system can maintain acceptable pressures and provide sufficient fire flow (see **Figures 25** to **28**).

The proposed upgrades are not included in Toronto Water's capital planning and the costs/work associated with the upgrades will be the responsibility of the developers whose growth triggers the need for the infrastructure upgrades.

Stormwater System Analysis

The stormwater study area is located within BF Areas 43 (completed in 2020), 55 (completed in 2022), and 58 (completed in 2023). Existing hydraulic models from the BF studies were provided by the City and were reviewed, updated, and validated to reflect existing infrastructure conditions.

All developments will be designed in accordance with the City of Toronto's Wet Weather Flow Management Guidelines (WWFMG), which require that post-development peak flows be controlled to the 2-year pre-development level (i.e., 100-year post development peak flows to 2-year pre-development) to prevent adverse impacts to the existing system. Therefore, the existing stormwater system conditions are not anticipated to worsen.

The existing conditions modelling assessed both the minor and major stormwater conveyance systems under the 2-year and 100-year design storm events. The following criteria were used to analyze the results:

- For the minor storm system, there should not be any surcharges in the storm sewers under the 2-year design storm event (i.e., HGL below pipe obvert).
- The major storm system (overland flow) must be contained within the street right of way to prevent risk of flooding, meaning that the water level must not exceed 150 mm above the gutter surface. This approach is consistent with the BF studies.

The existing conditions analysis under the 2-year design storm event showed that surcharging of sewers is limited to BF Area 58. The analysis under the 100-year design storm event showed that overland ponding is largely contained within the street curb, however, there are instances where overland flow is not contained within the street right-of-way and poses risk of flooding to private properties. As shown in **Figure 29** the major areas of concern within the study area are located on Leslie Street, Eglinton Avenue East, and Don Mills Road.

The hydraulic performance of the stormwater system are not anticipated to worsen as future developments within the study area are required to control post-development peak flows to 2-year pre-development levels. For future conditions, the proposed developments within the stormwater study area were reviewed to identify on-site stormwater management opportunities and outlet recommendations. In addition, opportunities to add low impact development (LID) and green infrastructure (GI) features to future developments and municipal rights-of-way to further enhance stormwater quality were reviewed. Depending on the purpose (i.e., on site or within rights-of-way) the following LID/GI features may be considered on a case-by-case basis:

- On-site stormwater management: green roofs, bioretention cells/planters in landscaped areas, rain gardens (specifically using native plants), permeable pavers in low traffic areas, infiltration trenches along property lines, and rainwater collection for irrigation of outdoor spaces.
- Stormwater management for low traffic rights-of-ways: bioretention swales within boulevards and medians along with enhanced street tree systems (e.g., soil cells).

Opportunities to optimize implementation of these features by incorporating them in the road reconstruction of planned and proposed stormwater, sanitary, and water projects were reviewed and highlighted on **Figure 30**. Note that the location of the stormwater projects proposed in the BF studies have also been identified on this figure. These projects may include addition of new catchbasins or inlet control devices, sewer upsizing, addition of inline storage, construction of new sewers (i.e., flow diversion), and lowering of sewers. Specific details regarding these projects can be reviewed in the BF Reports for BFA 43, BFA 55, and BFA 58.

Conclusion

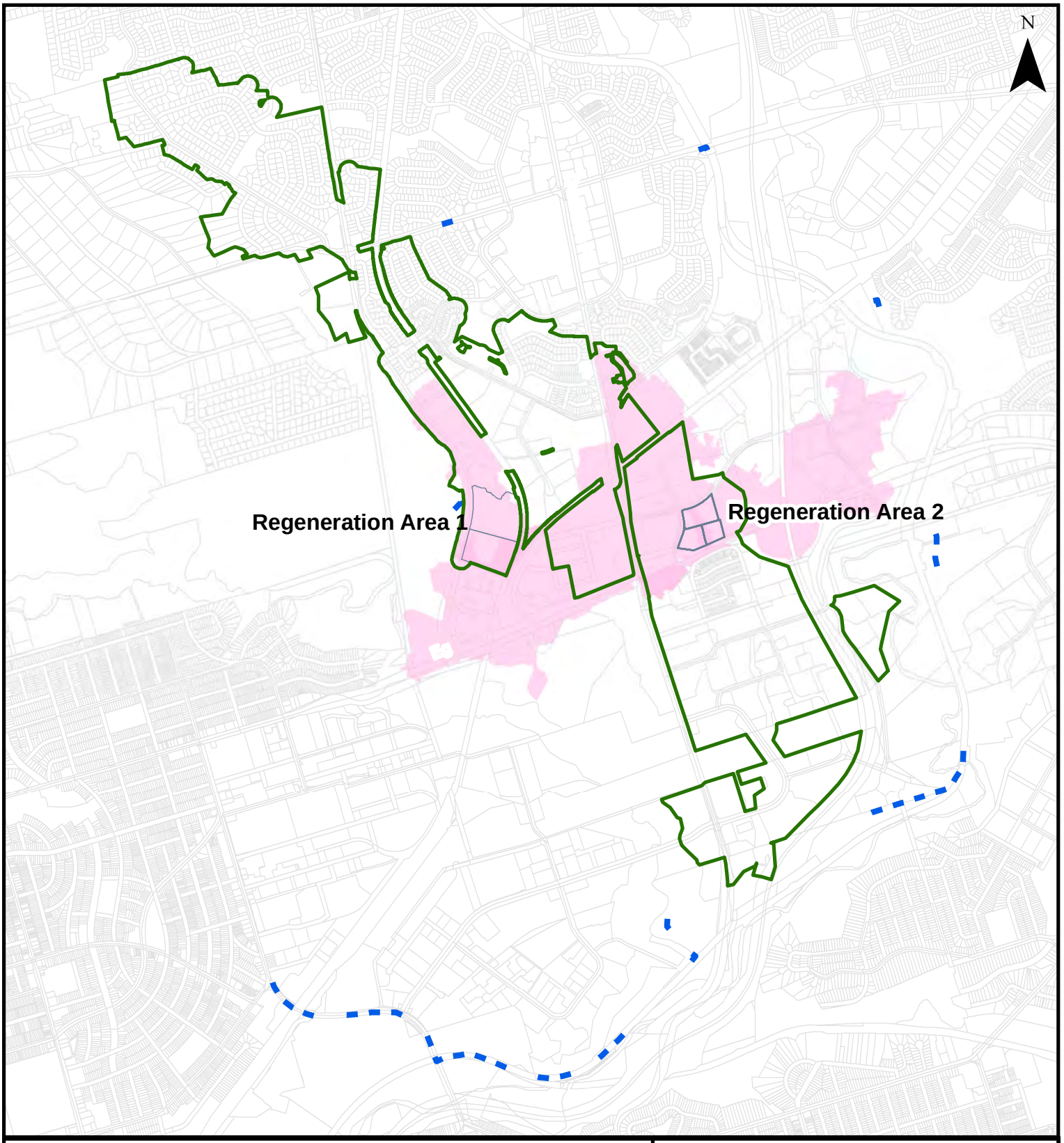
This high-level servicing capacity assessment evaluated the impacts of the Don Mills Regenerations Areas on the existing and future wastewater and water systems. First, the existing conditions were evaluated, and constraints were identified in both the wastewater and water systems by comparing the model results against the SCAG and City's Design Criteria for Sewers and Watermains, respectively. This established baseline conditions. The future conditions analysis was then completed to understand constraints in the wastewater and water systems under population projections. Infrastructure upgrades were proposed to resolve these constraints, and all upgrades were modelled to ensure that both the wastewater and water systems complied with their respective criteria once the upgrades were implemented. With the recommended infrastructure upgrades implemented, it is anticipated that the Don Mills Regeneration Study areas can be supported by the wastewater and water municipal services within the study area to 2051 in accordance with the City's guidelines and standards.

An analysis of the existing stormwater system (minor and major) was completed under 2-year and 100-year design storms to understand the existing flooding potential. The model results indicate that the overland flow depth exceeds the capacity of the street right-of-way in various locations within the storm study area, which poses a risk of flooding to private properties. The existing stormwater conditions are not expected to worsen as the study area develops as stormwater release rates will be limited in accordance with the City's WWFMG. The stormwater projects recommended in the BF studies for BF areas 43, 55, and 58 were reviewed, and potential LID/GI features were also discussed. These recommended projects may alleviate the constraints in the overland system; however, they should be modelled to confirm. The LID/GI features should be reviewed on a case-by-case basis to determine suitability.

This assessment is not meant to replace individual capacity assessments associated with developments within the study area, and as such, developers will need to confirm adequate capacity exists to service the development, and if required, identify upgrades through the application process. The results are based on the information available at the time of analysis, and future analyses by others will need to update the parameters to reflect the most up-to-date information.

This report and the servicing assessment results are available to developers submitting individual development applications. Any infrastructure upgrades required to provide adequate capacity to meet the demands due to growth from the development application will have to be assessed by the developer and implemented prior to the development proceeding to building permit.

Table of Figures



Regeneration Area 1
Regeneration Area 2
Sanitary Study Area Boundary
Water Study Area Boundary
Storm Study Area Boundary
Parcels

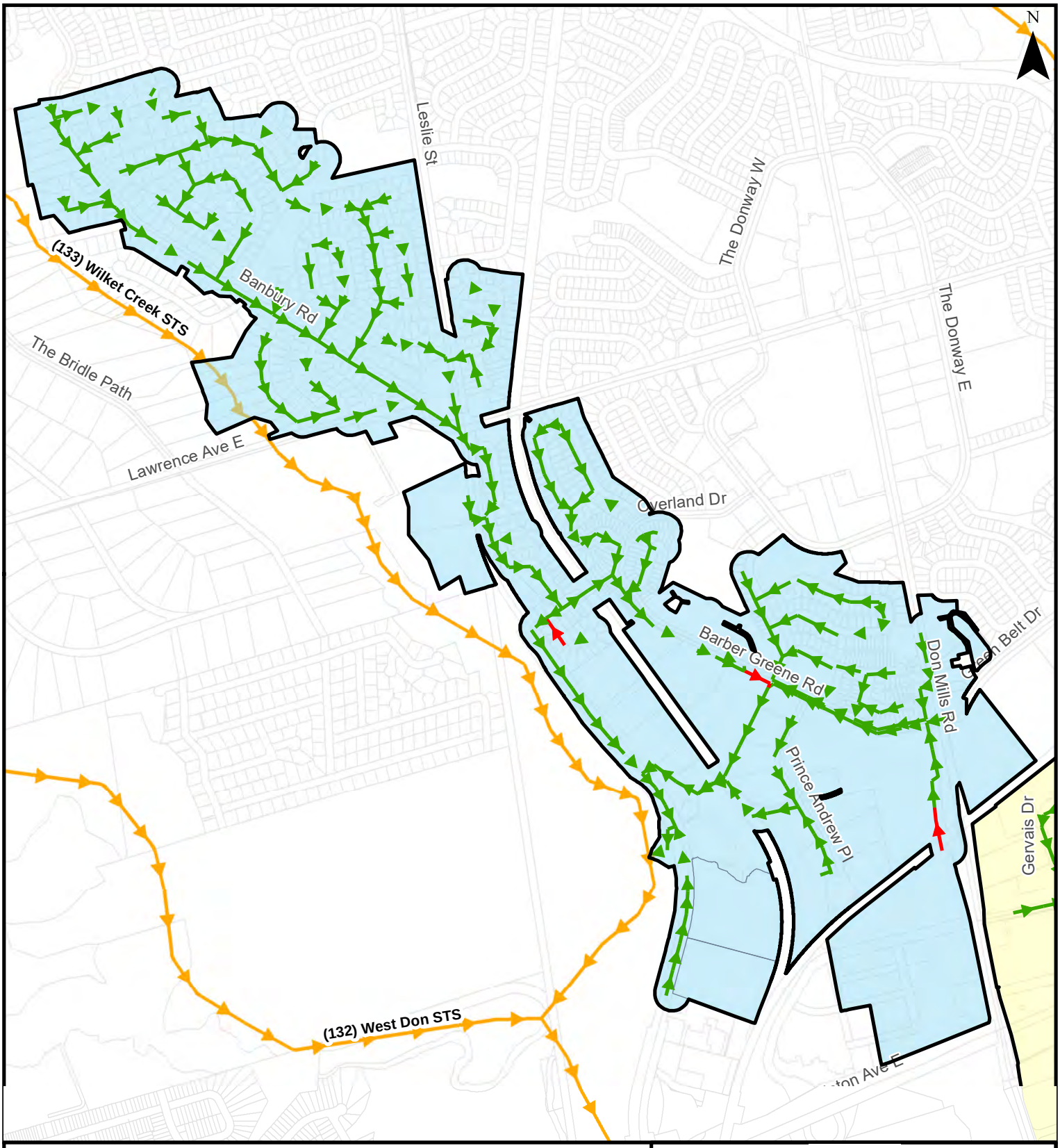
wsp

Don Mills Regeneration Studies MSA

Study Area

0 250 500 1,000
Meters

CA0058892.5825	March 2026	Figure 1



Sanitary Study Boundary
BFA 43 Subsewershed
BFA 55 Subsewershed
Regeneration Area 1
Regeneration Area 2
Trunk Sewer
SCAG Criterion 1 Met
SCAG Criterion 1 Not Met

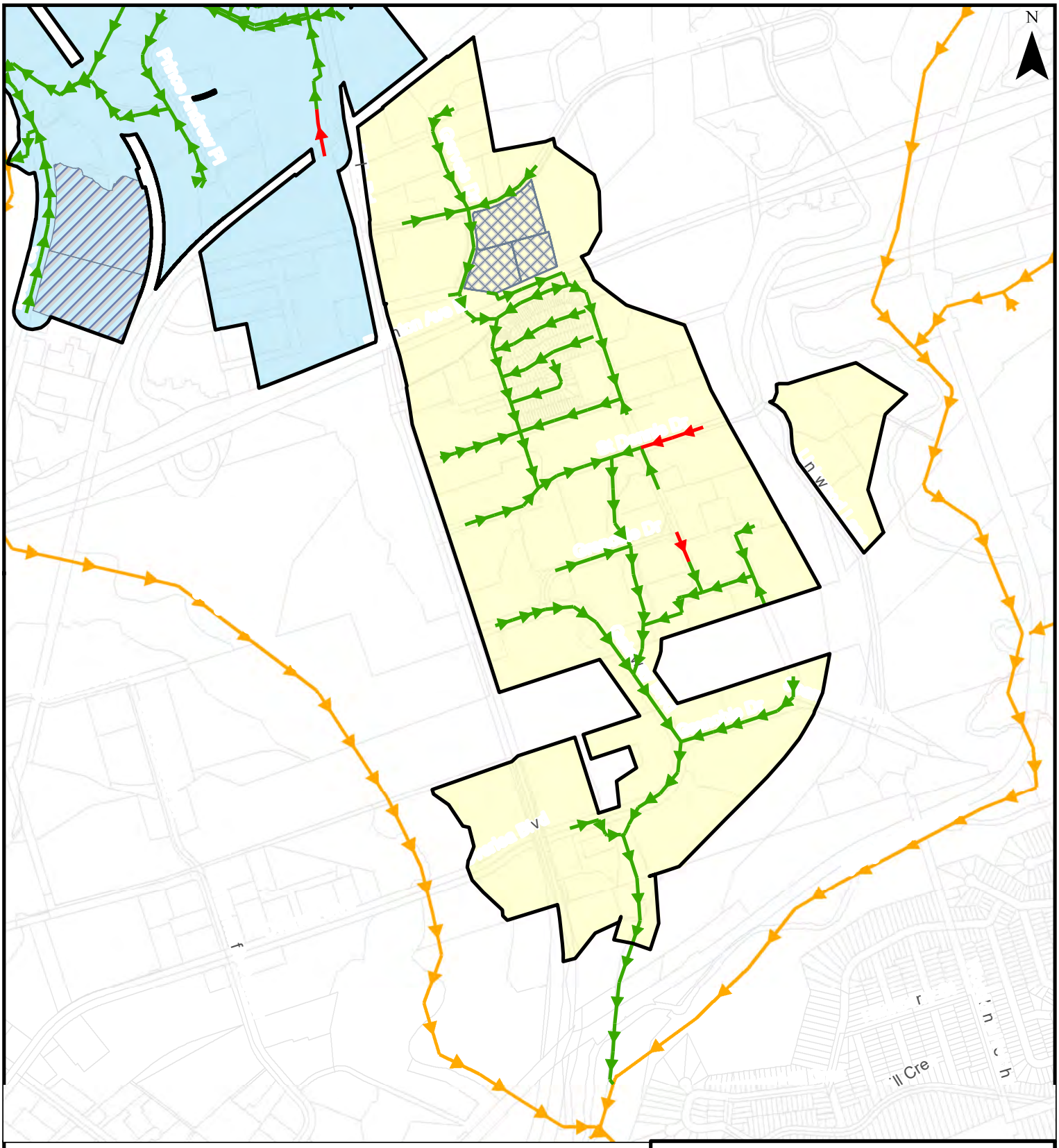
WSP

Don Mills Regeneration Studies MSA

Existing Sanitary System Analysis
Area 43 DWF

0 250 500 Meters

CA0058892.5825	March 2026	Figure 2



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Don Mills Regeneration Studies MSA

Existing Sanitary System Analysis
Area 55 DWF

0 250 500 Meters

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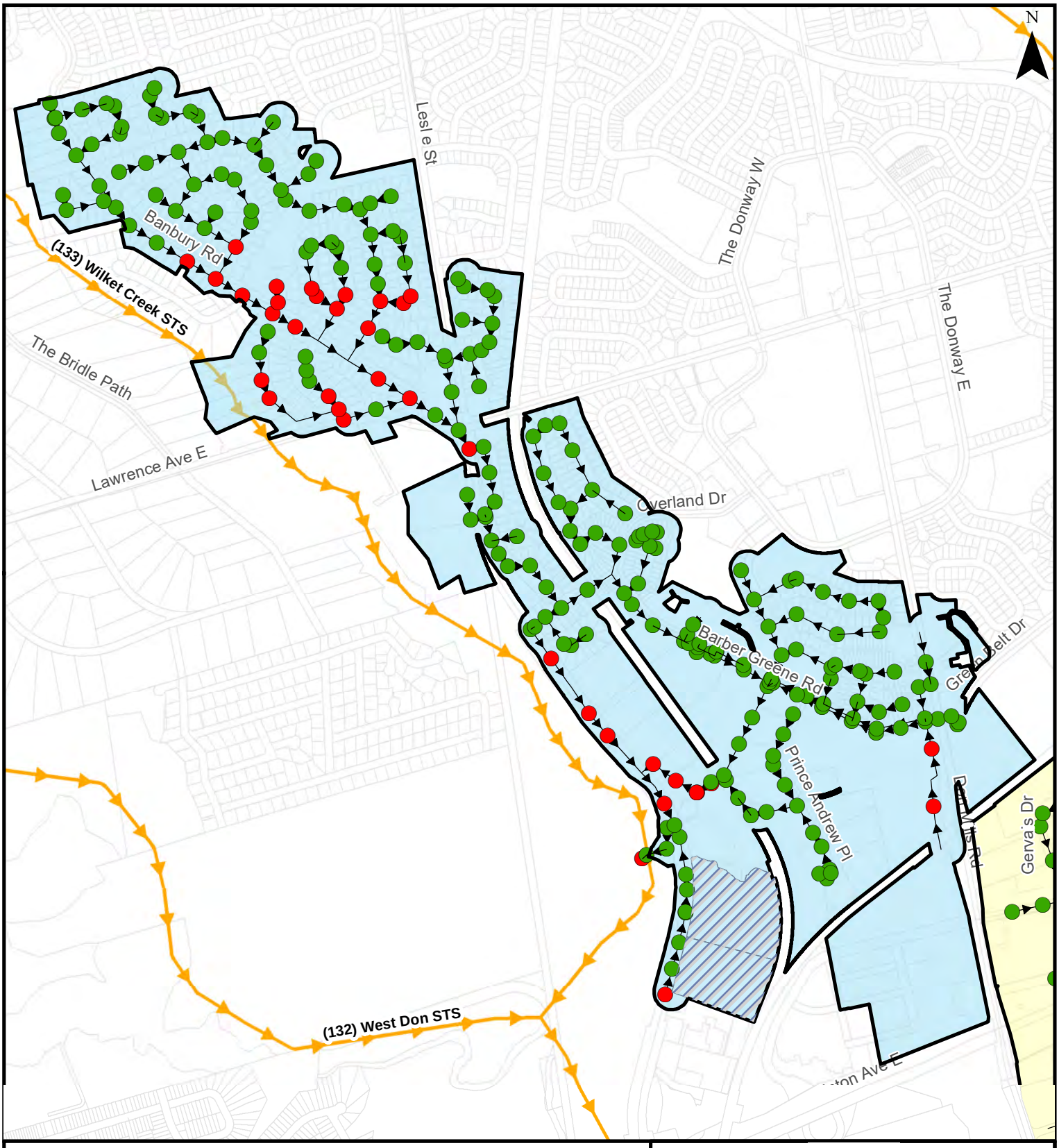


Sanitary Study Boundary
BFA 43 Subsewershed
BFA 55 Subsewershed
Regeneration Area 1
Regeneration Area 2
Trunk Sewer
Sanitary Sewer
SCAG Criterion 2 Met
SCAG Criterion 2 Not Met

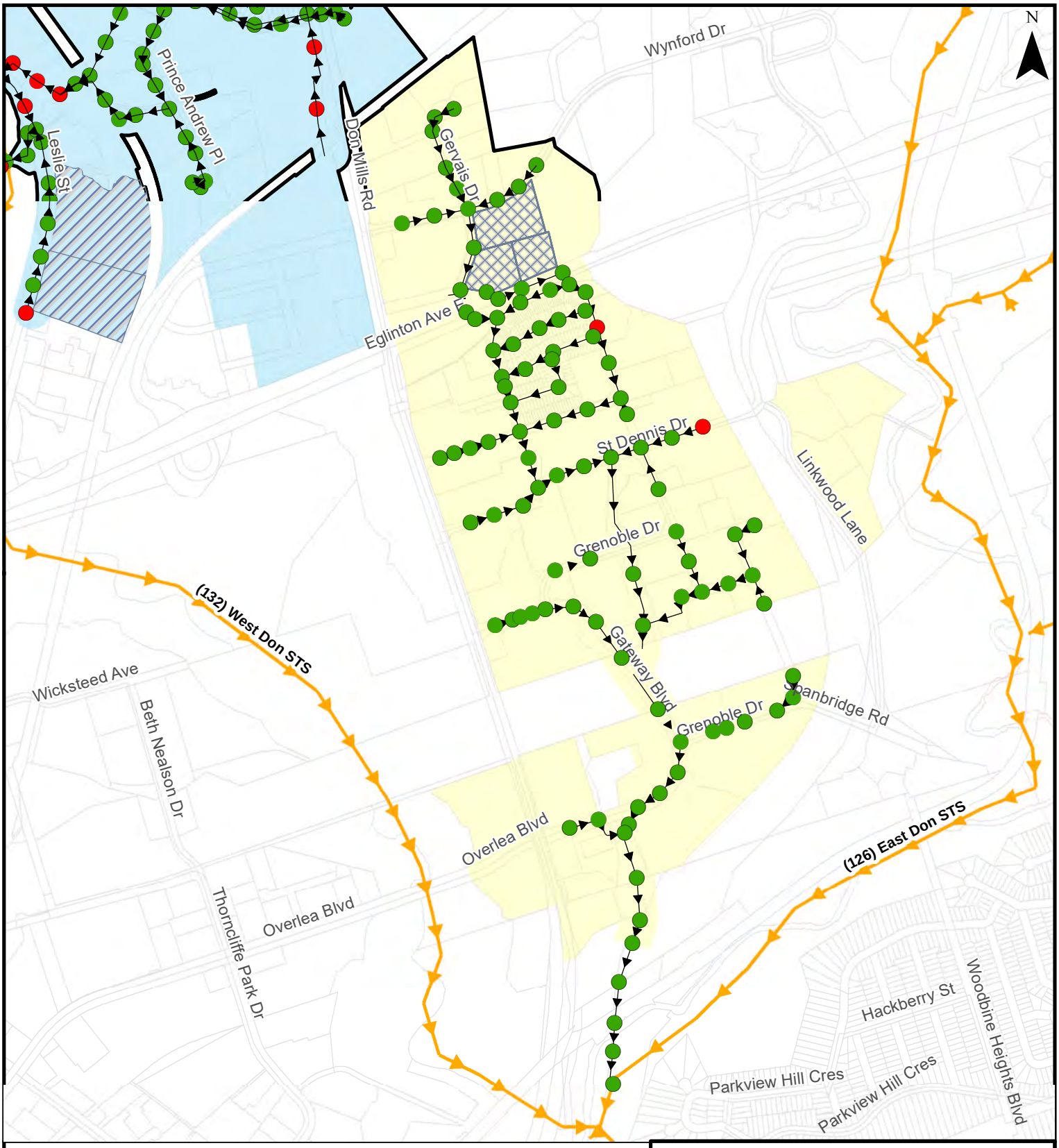
WSP

Don Mills Regeneration Studies MSA

Existing Sanitary System Analysis
Area 43 WWF

0 250 500 Meters

CA0058892.5825	March 2026	Figure 4



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Don Mills Regeneration Studies MSA

Existing Sanitary System Analysis
Area 55 WWF

0 250 500 Meters

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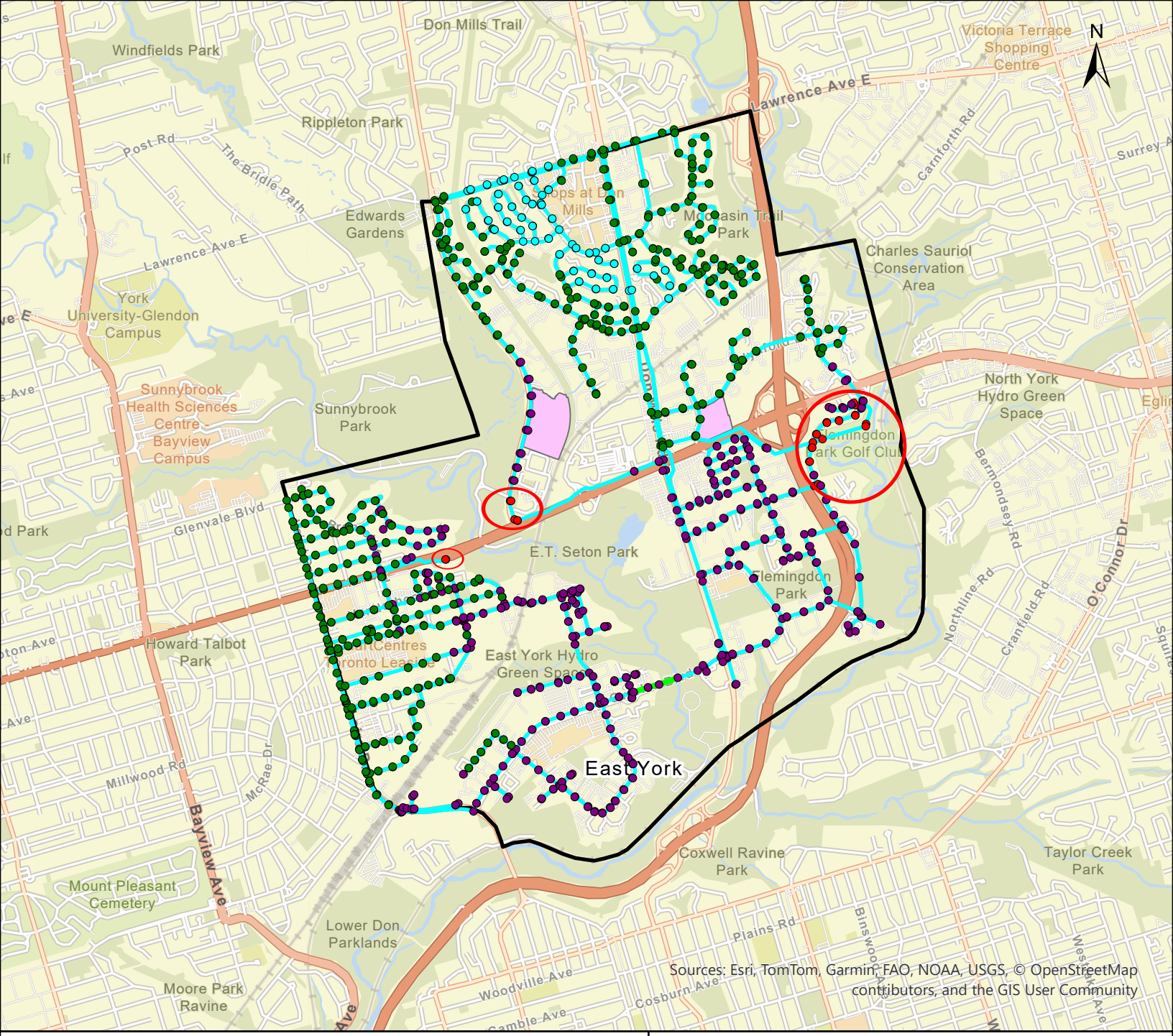

Legend

- Water Study Area
- Don Mills Regeneration Areas

Junction

Pressure (psi)

- <20
- 20-40
- 40-60
- 60-80
- 80-100
- >100
- Pressures outside of range (<40 psi, >100 psi)

Pipe

HL/1000 (m/k-m)

- <2
- 2-3
- 3-4
- 4-5
- 5-10
- >10

wsp

Don Mills Regeneration Studies MSA

Figure 6: Pressures and Head Loss Gradients for ADD Under Existing Conditions

0 0.5 1 Kilometers

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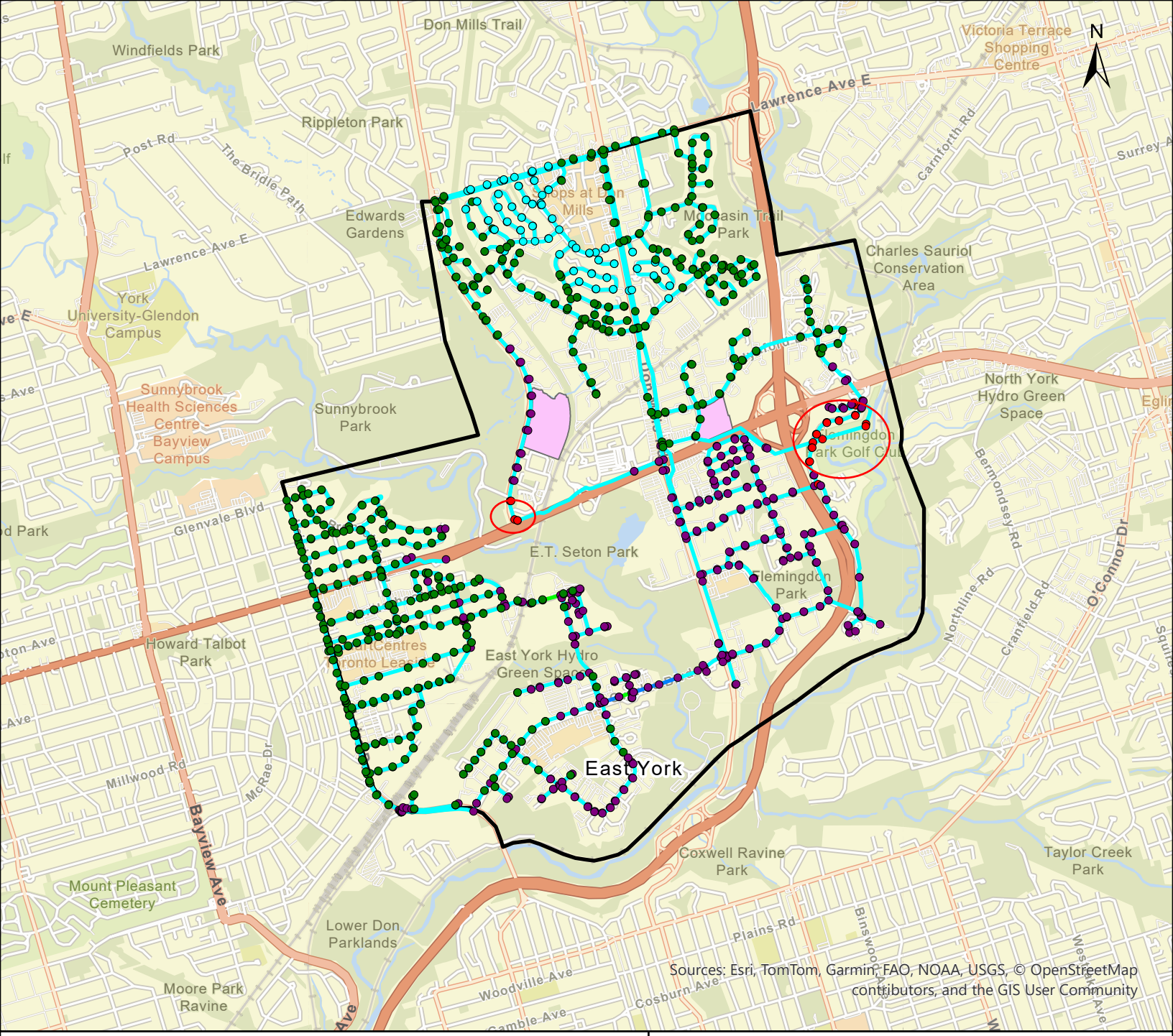


Legend

- Water Study Area
- Don Mills Regeneration Areas

Junction

Pressure (psi)

- <20
- 20-40
- 40-60
- 60-80
- 80-100
- >100
- Pressures outside of range (<40 psi, >100 psi)

Pipe

HL/1000 (m/k-m)

- <2
- 2-3
- 3-4
- 4-5
- 5-10
- >10

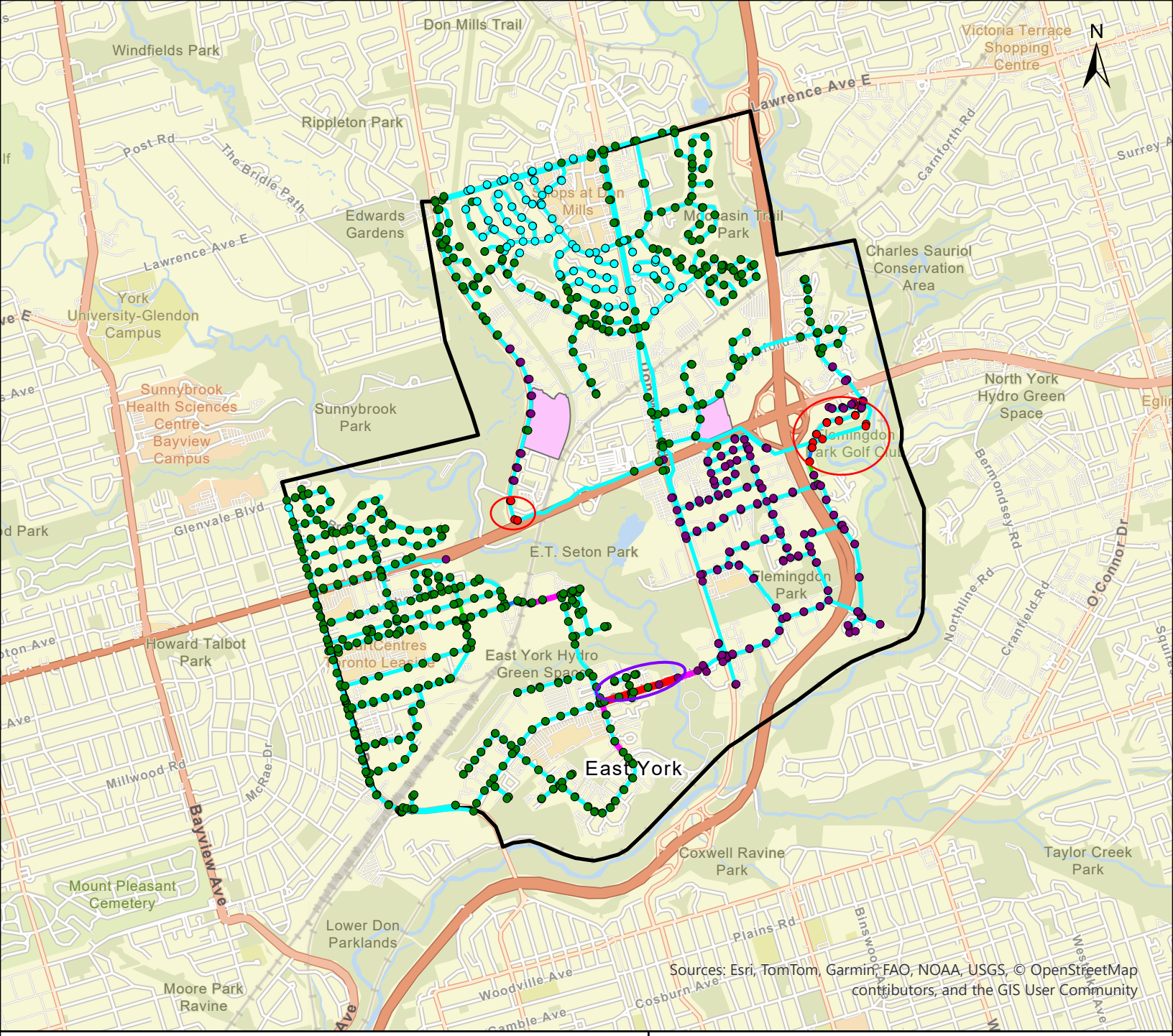
wsp

Don Mills Regeneration Studies MSA

Figure 7: Pressures and Head Loss Gradients for MDD Under Existing Conditions

0 0.5 1 Kilometers

CA0058892.5825	March 2026



Legend

- Water Study Area
- Don Mills Regeneration Areas

Junction

Pressure (psi)

- <20
- 20-40
- 40-60
- 60-80
- 80-100
- >100
- Pressures outside of range (<40 psi, >100 psi)

Pipe

HL/1000 (m/k-m)

- <2
- 2-3
- 3-4
- 4-5
- 5-10
- >10
- Head loss Gradient >5m/km

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Don Mills Regeneration Studies MSA

Figure 8: Pressures and Head Loss Gradients for PHD Under Existing Conditions

0 0.5 1 Kilometers

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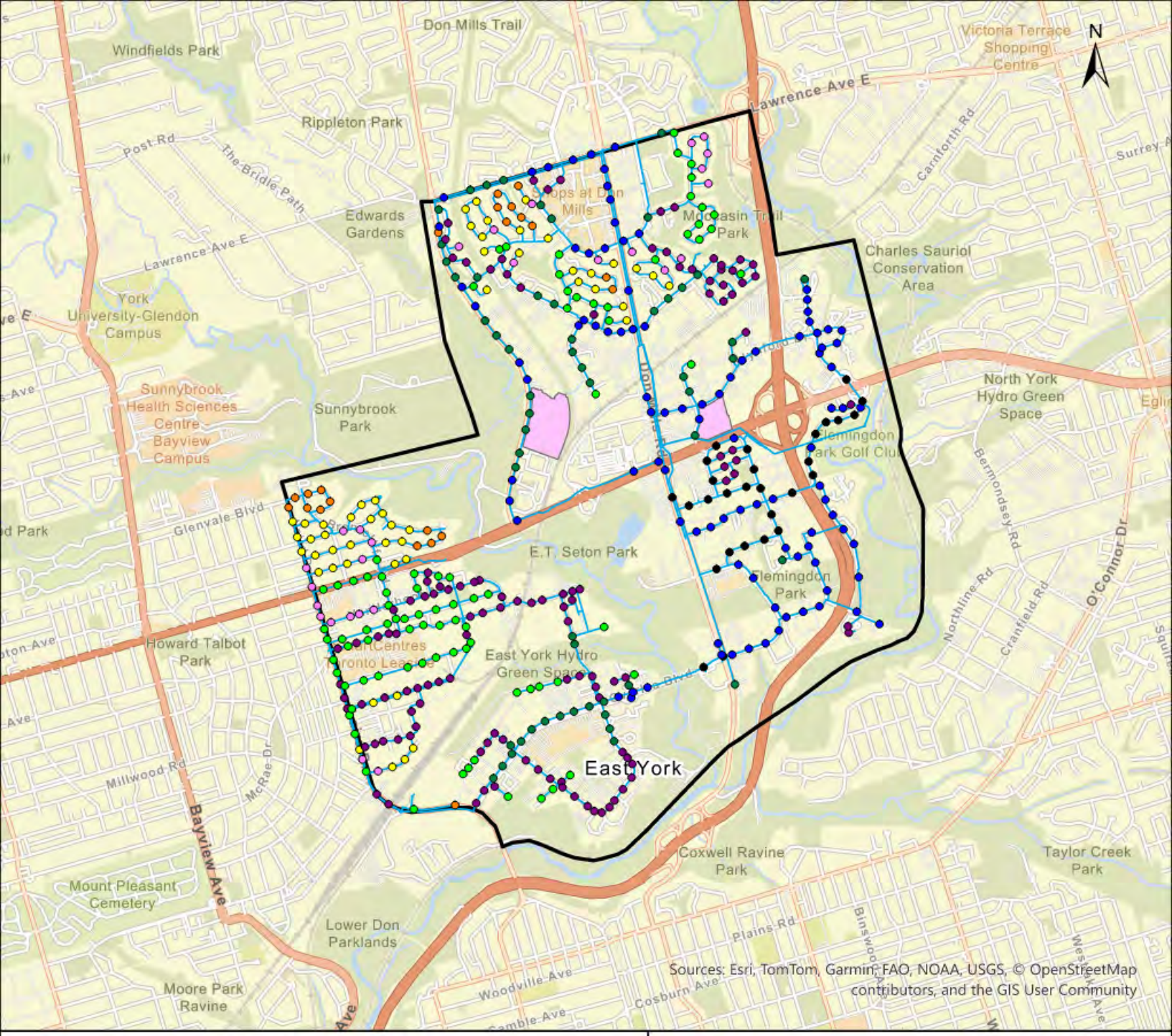

Legend

- Water Study Area
- Don Mills Regeneration Areas

Junction

Hydrant Available Flow (L/s)

- <63
- 63-95
- 95-126
- 126-160
- 160-250
- 250-350
- 350-500
- 500-1000
- >1000

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Don Mills Regeneration Studies MSA

Figure 9: Available Fire Flows Under Existing Maximum Day Demand Conditions

0 0.5 1 Kilometers

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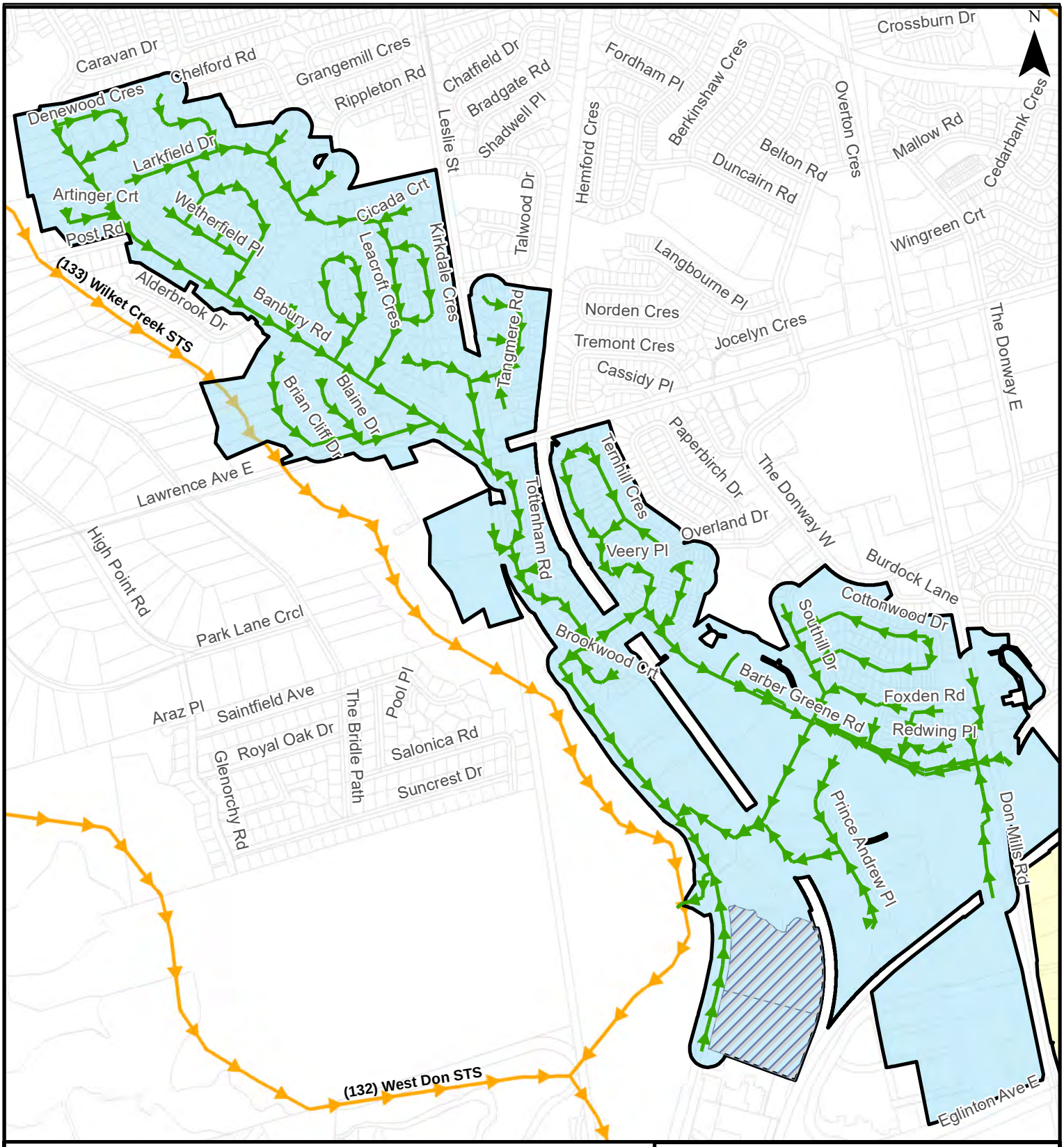


Sanitary Study Boundary
BFA 43 Subsewershed
BFA 55 Subsewershed
Regeneration Area 1
Regeneration Area 2
Trunk Sewer
SCAG Criterion 1 Met
SCAG Criterion 1 Not Met

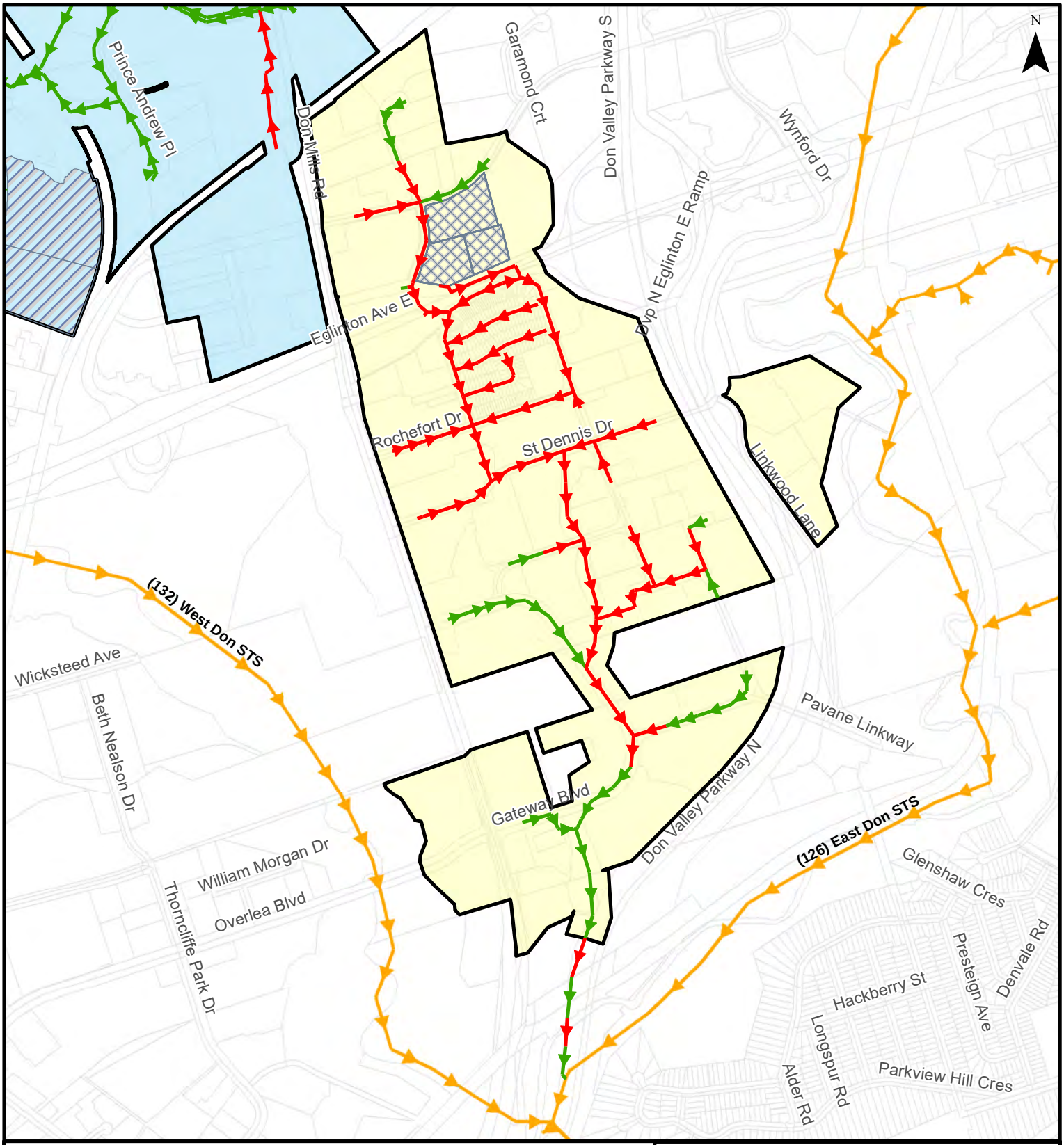
wsp

Don Mills Regeneration Studies MSA

2051 Sanitary System Analysis with Proposed Upgrades - Area 43 DWF

0 250 500 Meters

CA0058892.5825 | March 2026 | Figure 10



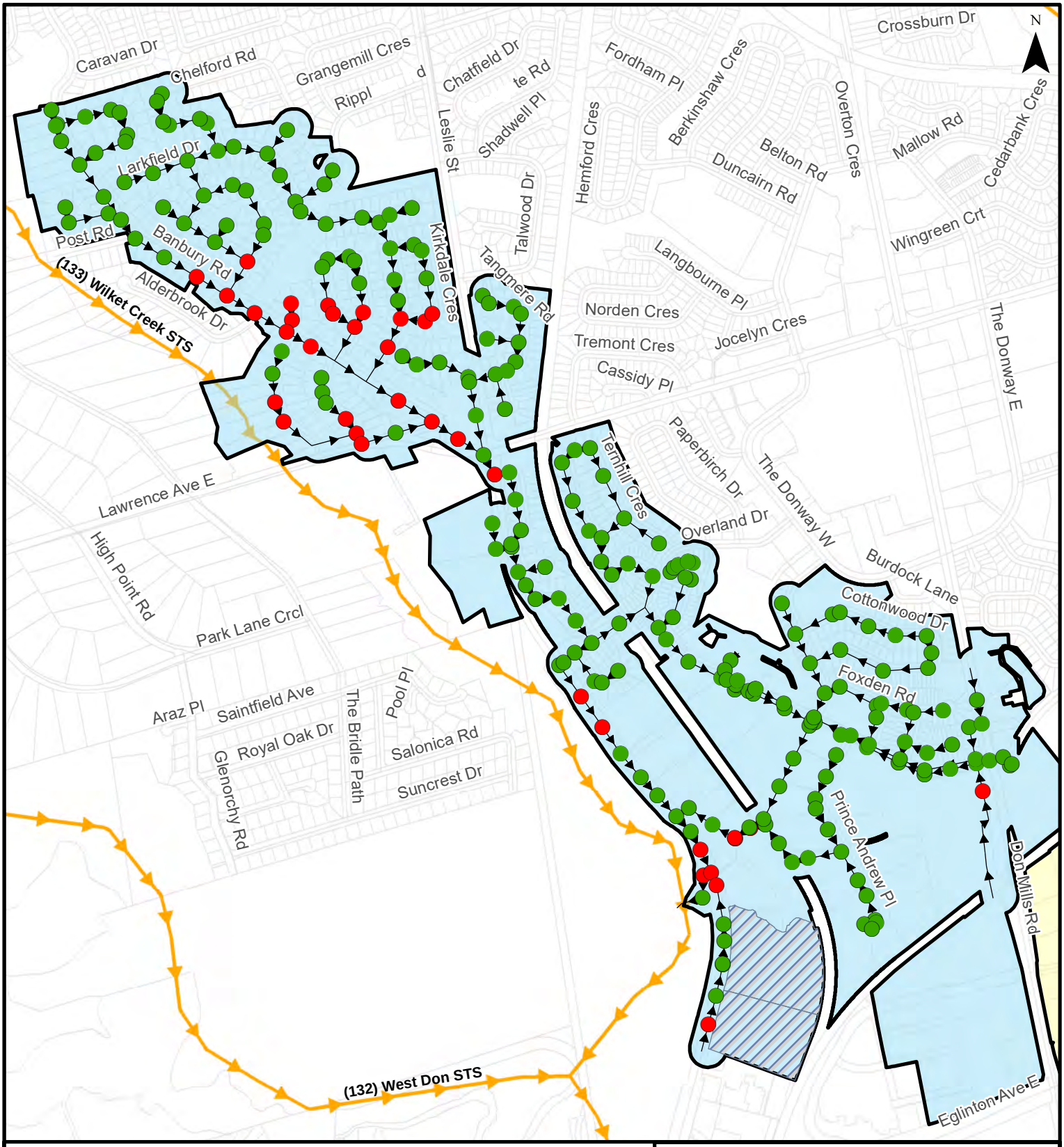
- Sanitary Study Boundary
- BFA 43 Subsewershed
- BFA 55 Subsewershed
- Regeneration Area 1
- Regeneration Area 2
- Trunk Sewer
- SCAG Criterion 1 Met
- SCAG Criterion 1 Not Met

Don Mills Regeneration Studies MSA

2051 Sanitary System Analysis
Area 55 DWF

0 250 500 Meters

CA0058892.5825	March 2026	Figure 11



Sanitary Study Boundary
BFA 43 Subsewershed
BFA 55 Subsewershed
Regeneration Area 1
Regeneration Area 2
Trunk Sewer
Sanitary Sewer
SCAG Criterion 2 Met
SCAG Criterion 2 Not Met

Don Mills Regeneration Studies MSA

2051 Sanitary System Analysis
Area 43 WWF

0 250 500 Meters

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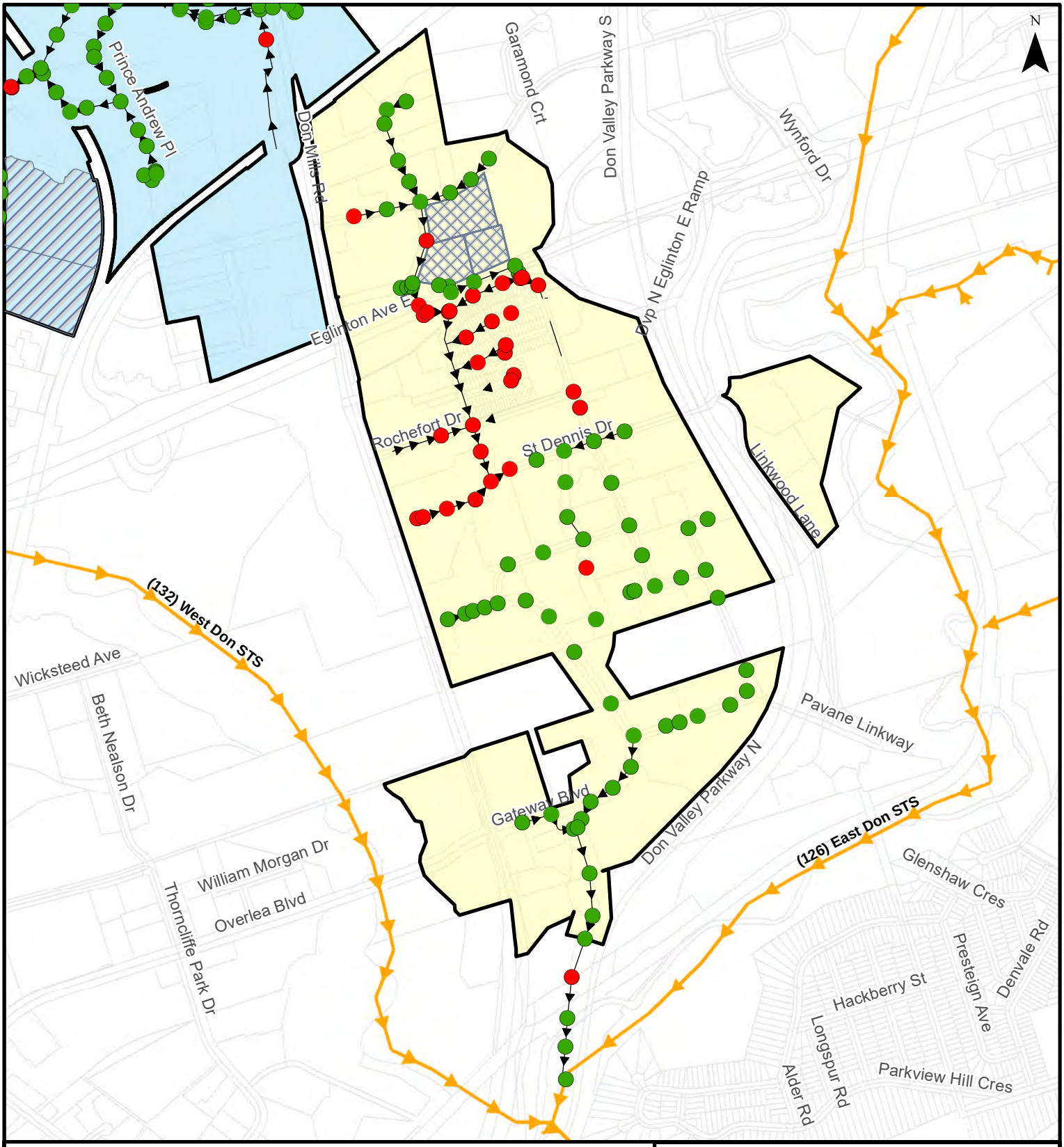


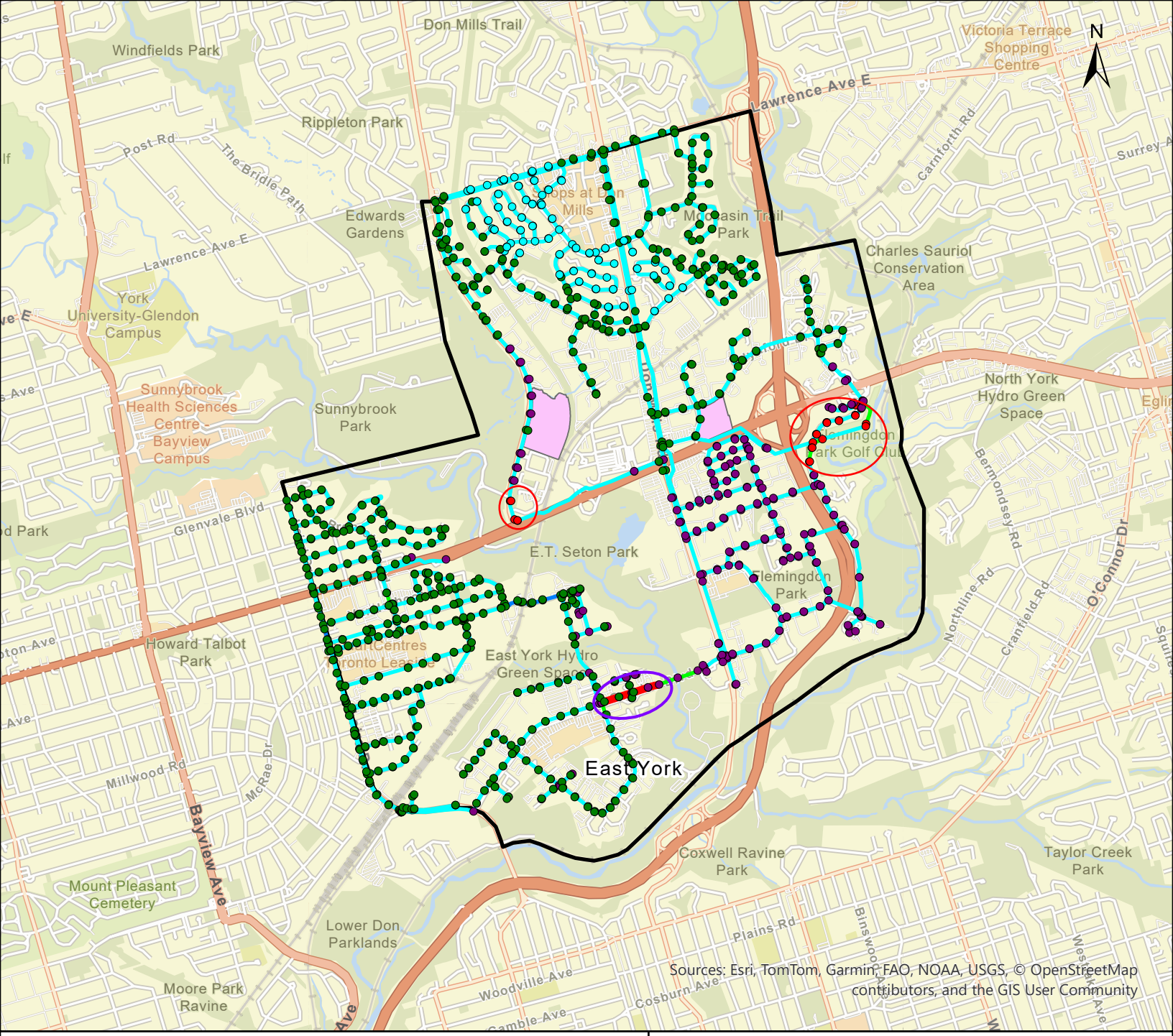
Sanitary Study Boundary
BFA 43 Subsewershed
BFA 55 Subsewershed
Regeneration Area 1
Regeneration Area 2
Trunk Sewer
Sanitary Sewer
SCAG Criterion 2 Met
SCAG Criterion 2 Not Met

Don Mills Regeneration Studies MSA

2051 Sanitary System Analysis
Area 55 WWF

0 250 500 Meters

CA0058892.5825	March 2026	Figure 13



Legend

- Water Study Area
- Don Mills Regeneration Areas

Junction

Pressure (psi)

- <20
- 20-40
- 40-60
- 60-80
- 80-100
- >100
- Pressures outside of range (<40 psi, >100 psi)

Pipe

HL/1000 (m/k-m)

- <2
- 2-3
- 3-4
- 4-5
- 5-10
- >10
- Head loss Gradient >5m/km

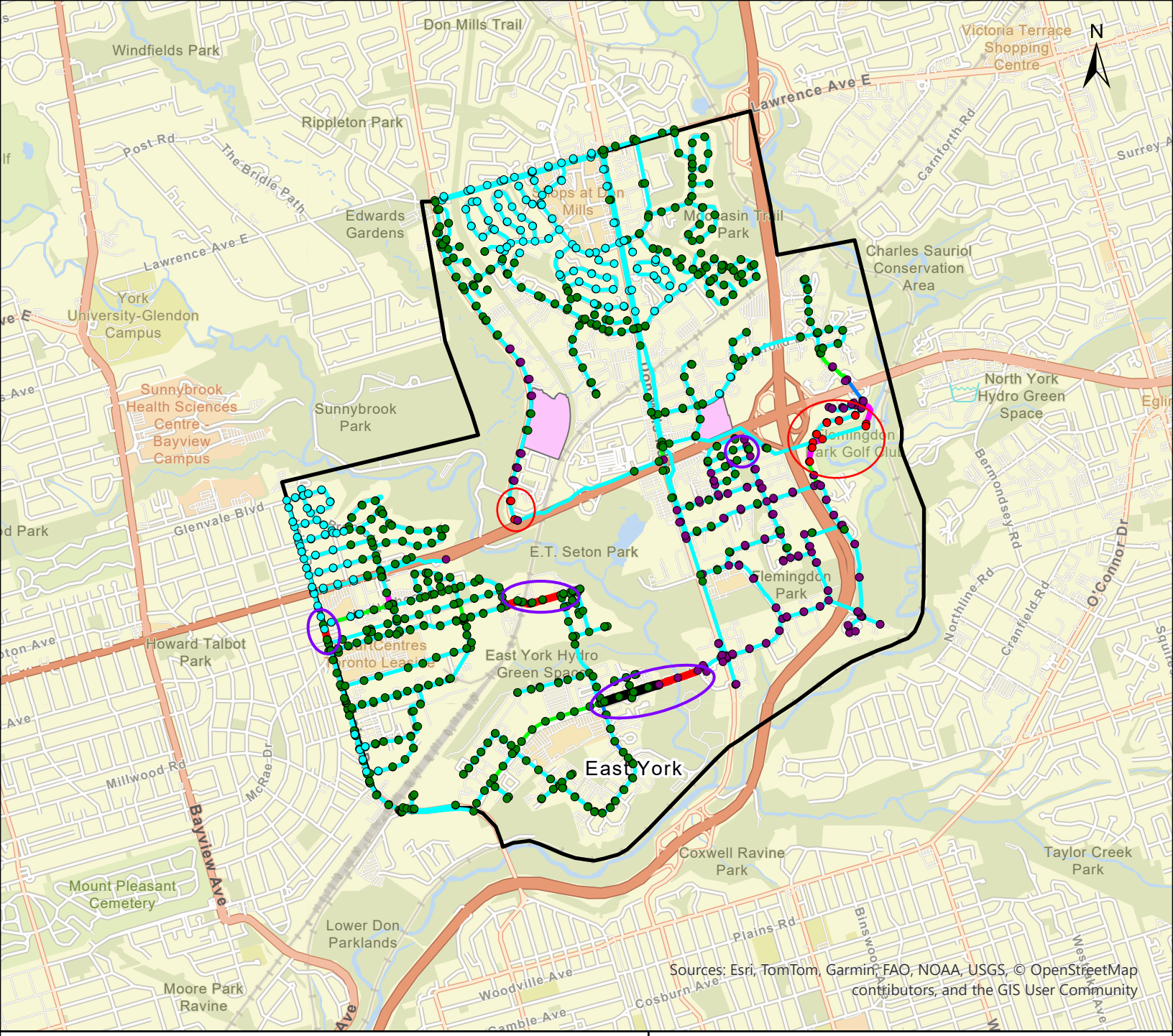
wsp

Don Mills Regeneration Studies MSA

Figure 14: Pressures and Head Loss Gradients for ADD Under Future Conditions

0 0.5 1 Kilometers

CA0058892.5825	March 2026



Legend

- Water Study Area
- Don Mills Regeneration Areas

Junction

Pressure (psi)

- <20
- 20-40
- 40-60
- 60-80
- 80-100
- >100
- Pressures outside of range (<40 psi, >100 psi)

Pipe

HL/1000 (m/k-m)

- <2
- 2-3
- 3-4
- 4-5
- 5-10
- >10
- Head loss Gradient >5m/km

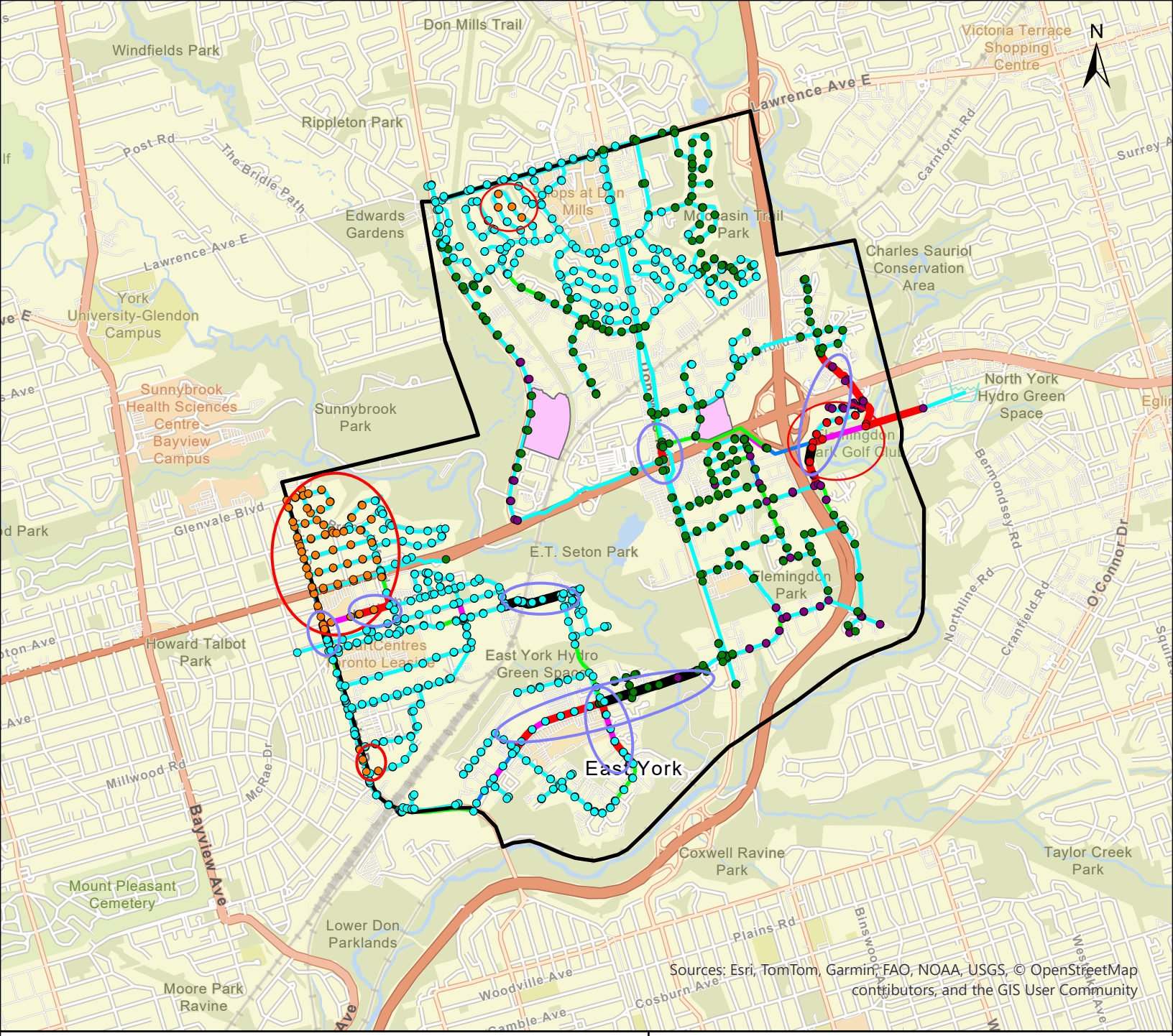
wsp

Don Mills Regeneration Studies MSA

Figure 15: Pressures and Head Loss Gradients for MDD Under Future Conditions

0 0.5 1 Kilometers

CA0058892.5825	March 2026



Legend

- Water Study Area
- Don Mills Regeneration Areas

Junction

Pressure (psi)

- <20
- 20-40
- 40-60
- 60-80
- 80-100
- >100
- Pressures outside of range (<40 psi, >100 psi)

Pipe

HL/1000 (m/k-m)

- <2
- 2-3
- 3-4
- 4-5
- 5-10
- >10
- Head loss Gradient >5m/km

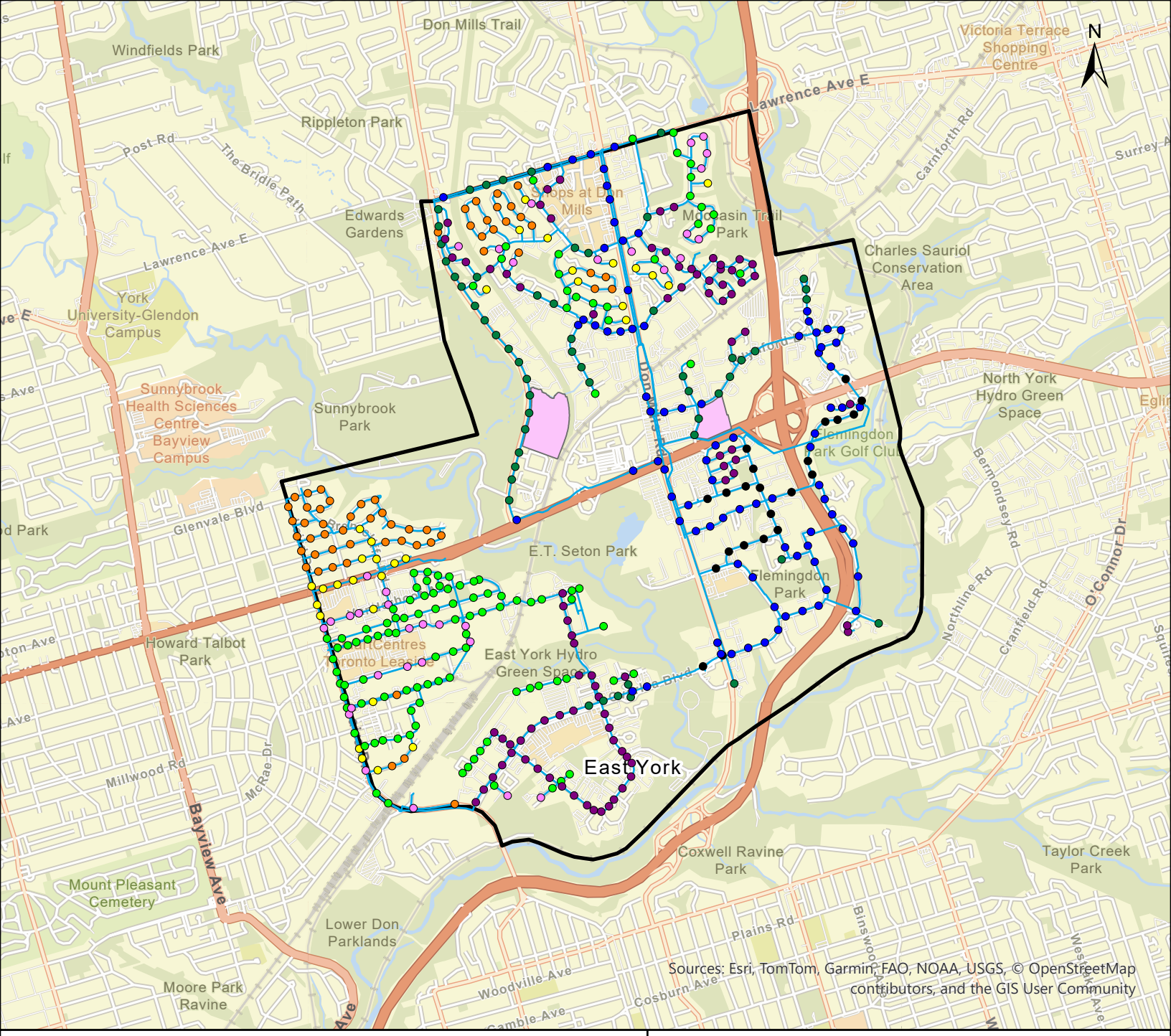
wsp

Don Mills Regeneration Studies MSA

Figure 16: Pressures and Head Loss Gradients for PHD Under Future Conditions

0 0.5 1 Kilometers

CA0058892.5825	March 2026



Legend

- Water Study Area
- Don Mills Regeneration Areas

Junction

Hydrant Available Flow (L/s)

- <63
- 63-95
- 95-126
- 126-160
- 160-250
- 250-350
- 350-500
- 500-10000
- >1000

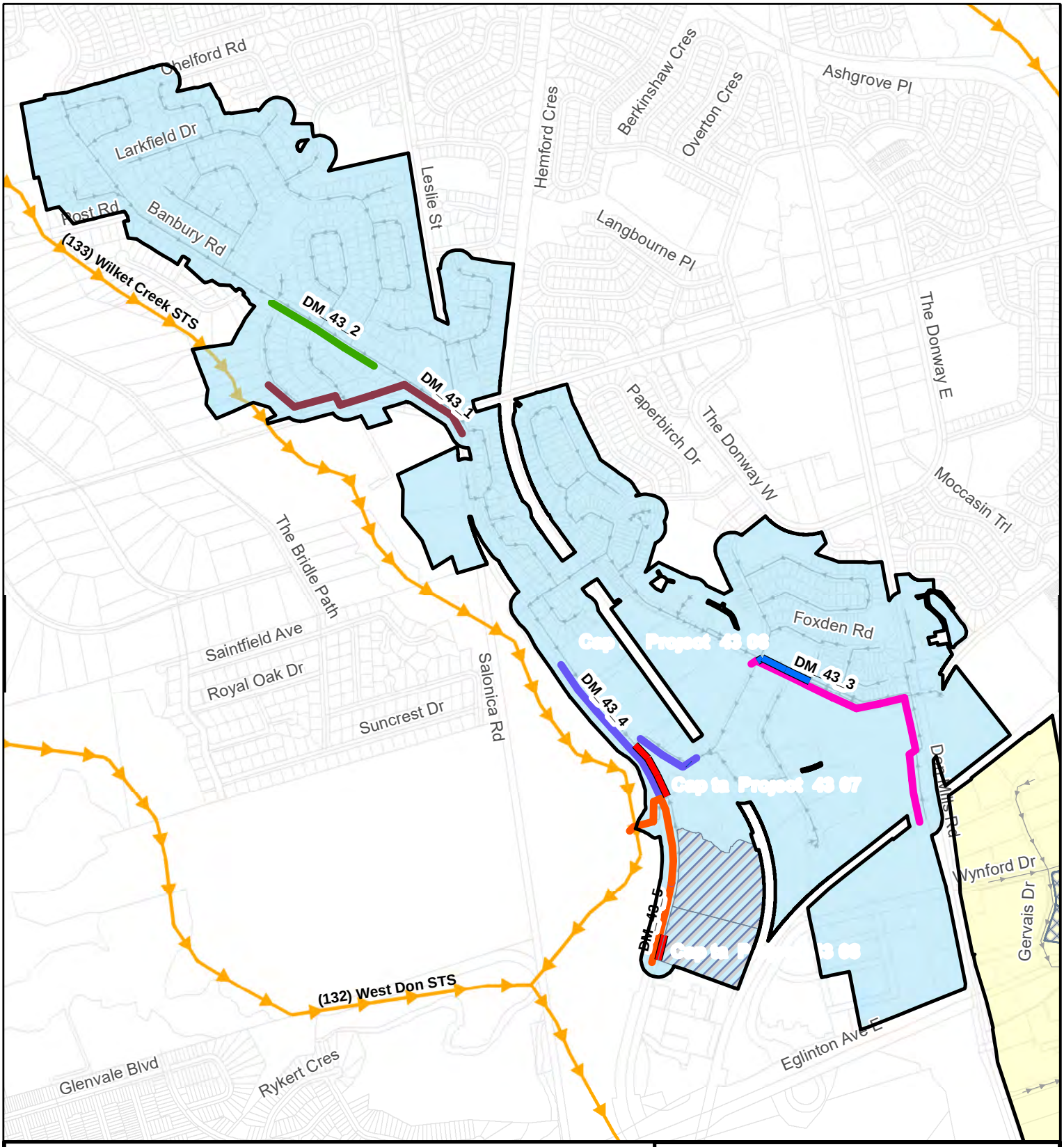
wsp

Don Mills Regeneration Studies MSA

Figure 17: Available Fire Flows Under Future Maximum Day Demand Conditions

0 0.5 1 Kilometers

CA0058892.5825	March 2026



Planned Capital Projects
- Sanitary Sewer Replacement
- Sanitary Inline Storage

Proposed Upgrade IDs
- DM_43_1
- DM_43_2
- DM_43_3
- DM_43_4
- DM_43_5

- Sanitary Study Boundary
- Regeneration Area 1
- Regeneration Area 2
- BFA 43 Subsewershed
- BFA 55 Subsewershed
- Trunk Sewer
- Existing Sewers

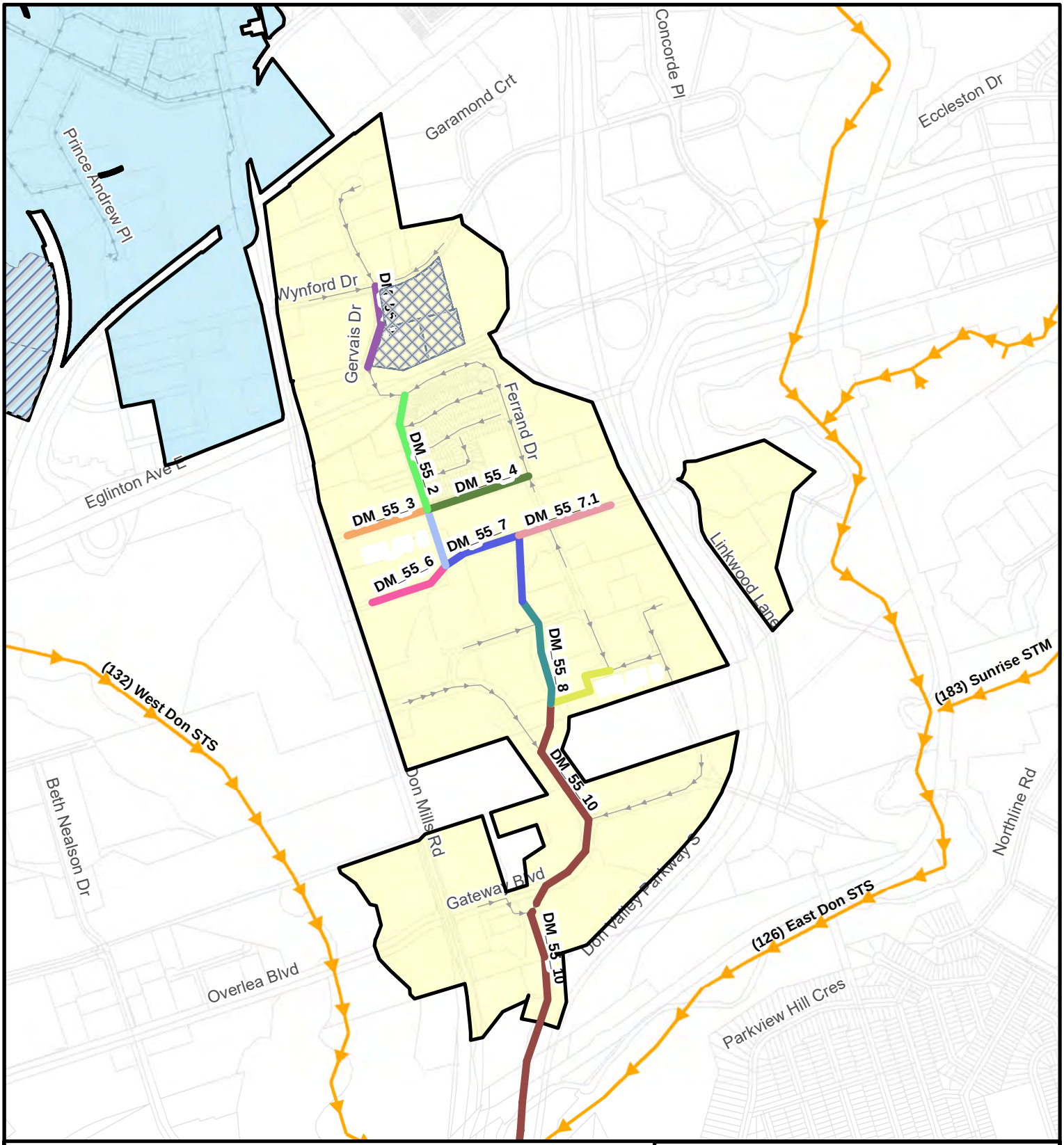
wsp

Don Mills Regeneration Studies MSA

BFA 43
Proposed Sewer Upgrades

0 250 500 Meters

CA0058892.5825	March 2026	Figure 18



Proposed Upgrade IDs

- DM_55_1
- DM_55_10
- DM_55_2
- DM_55_3
- DM_55_4
- DM_55_5
- DM_55_6
- DM_55_7
- DM_55_7.1
- DM_55_8
- DM_55_9

- Sanitary Study Boundary
- Regeneration Area 1
- Regeneration Area 2
- BFA 43 Subsewershed
- BFA 55 Subsewershed
- Trunk Sewer
- Existing Sewers

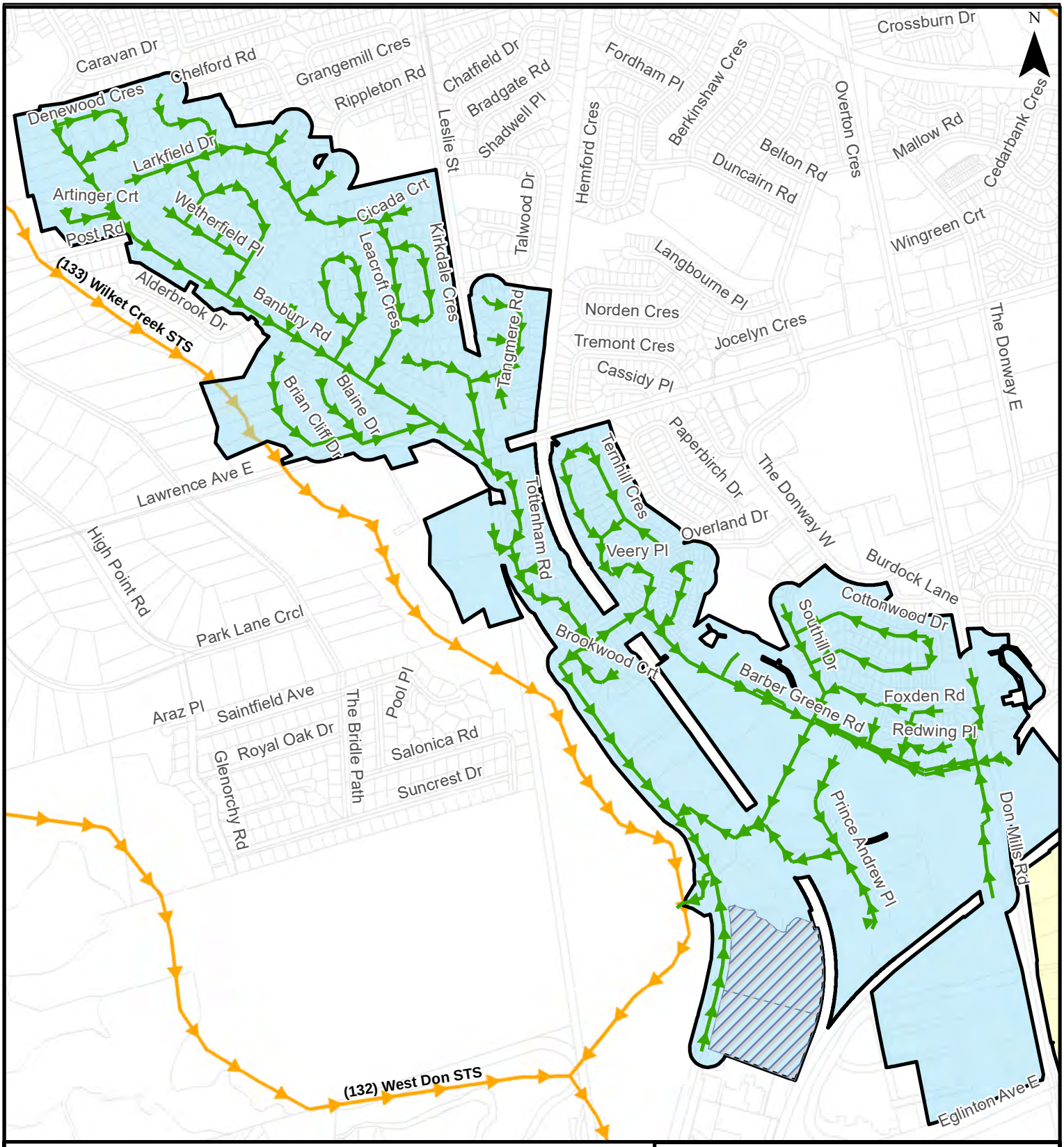
wsp

Don Mills Regeneration Studies MSA

BFA 55
Proposed Sewer Upgrades

0 250 500 Meters

CA0058892.5825	March 2026	Figure 19



Sanitary Study Boundary
BFA 43 Subsewershed
BFA 55 Subsewershed
Regeneration Area 1
Regeneration Area 2
Trunk Sewer
SCAG Criterion 1 Met
SCAG Criterion 1 Not Met

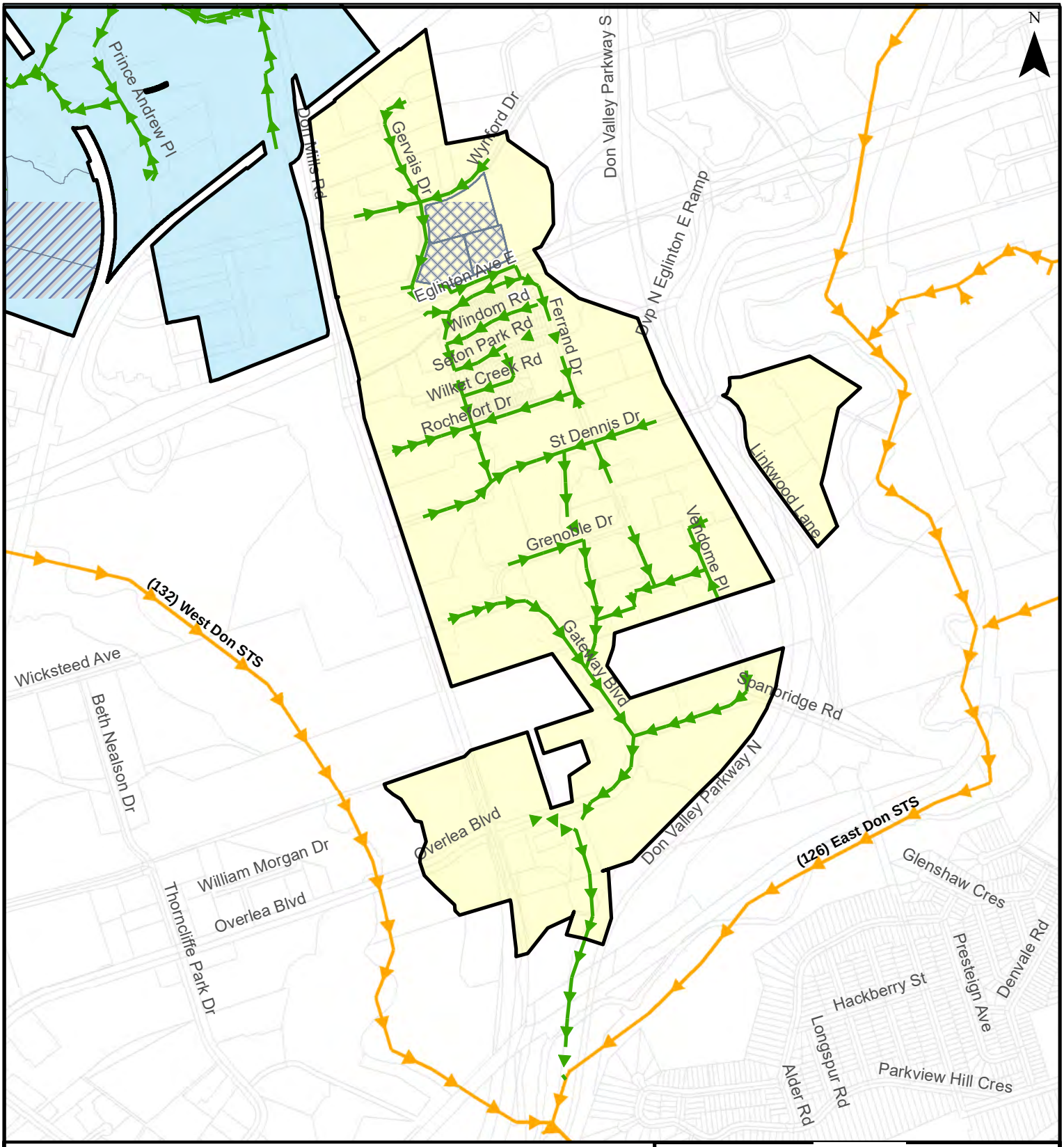
wsp

Don Mills Regeneration Studies MSA

2051 Sanitary System Analysis with Proposed Upgrades - Area 43 DWF

0 250 500 Meters

CA0058892.5825	March 2026	Figure 20



- Sanitary Study Boundary
- BFA 43 Subsewershed
- BFA 55 Subsewershed
- Regeneration Area 1
- Regeneration Area 2
- Trunk Sewer
- SCAG Criterion 1 Met
- SCAG Criterion 1 Not Met

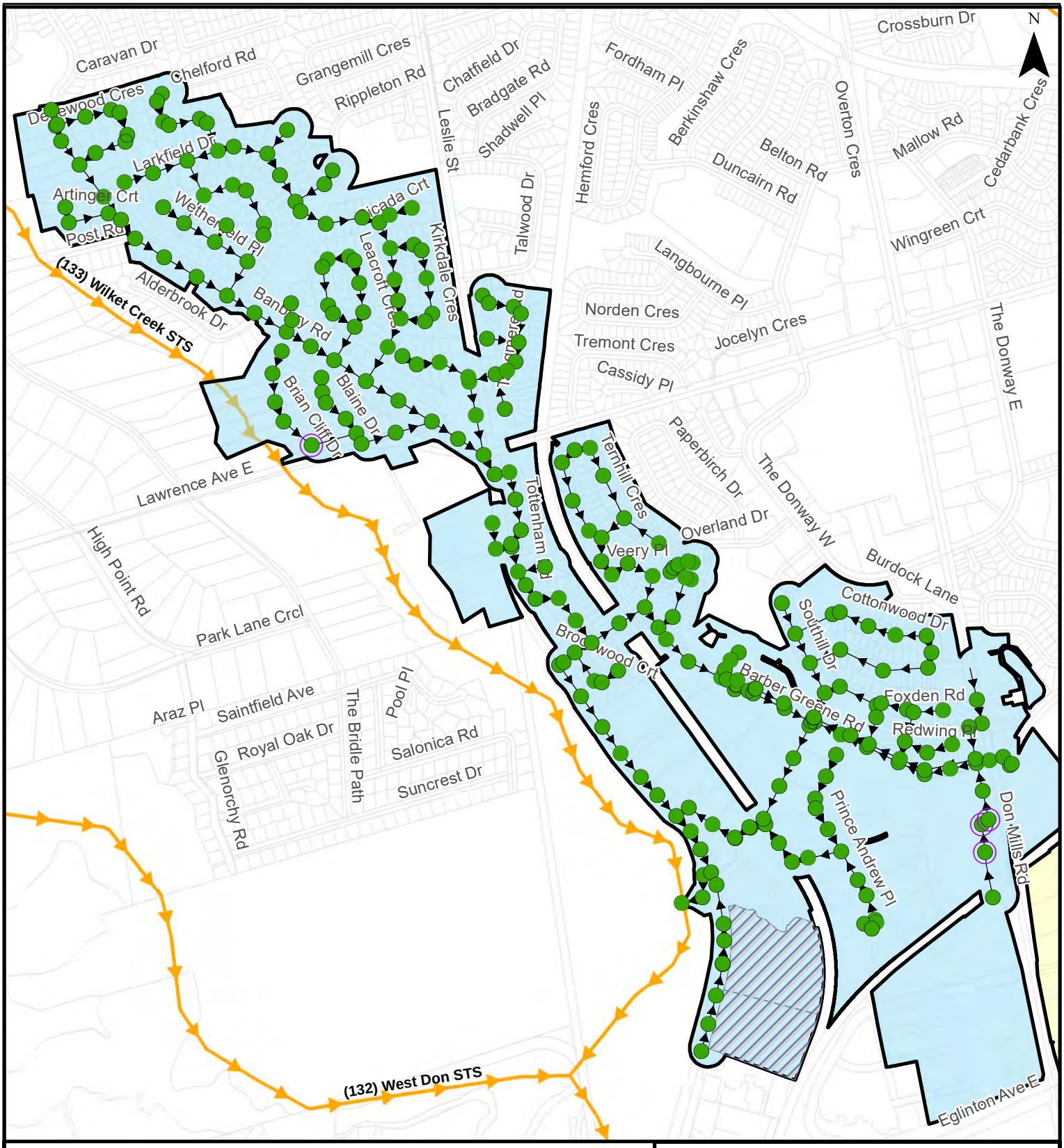
wsp

Don Mills Regeneration Studies MSA

2051 Sanitary System Analysis with Proposed Upgrades - Area 43 DWF

0 250 500 Meters

CA0058892.5825	March 2026	Figure 21



Sanitary Study Boundary
BFA 43 Subsewershed
BFA 55 Subsewershed
Regeneration Area 1
Regeneration Area 2
Shallow Node
Trunk Sewer
Sanitary Sewer

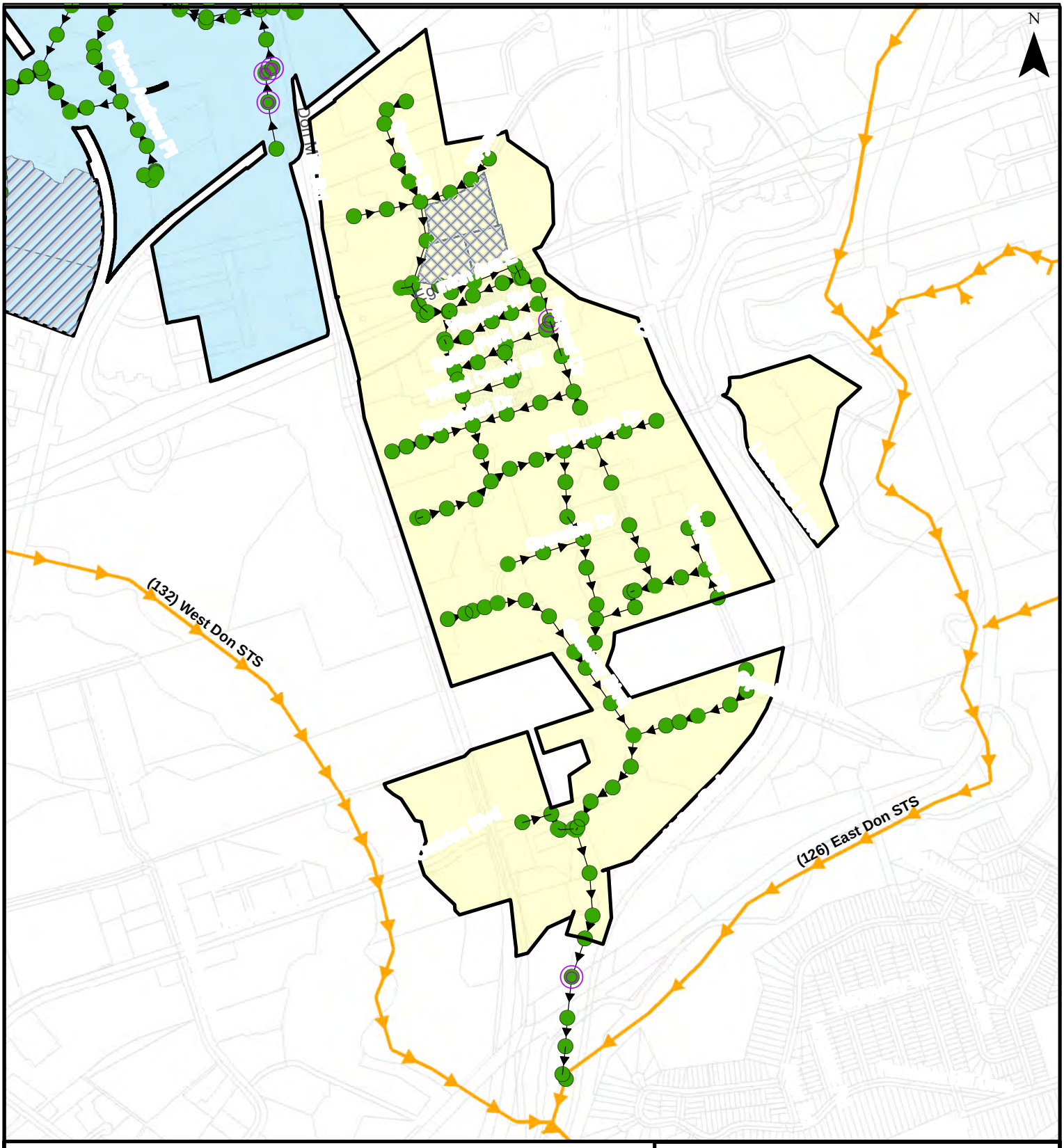
wsp

Don Mills Regeneration Studies MSA

2051 Sanitary System Analysis with Proposed Upgrades - Area 43 WWF

0 250 500 Meters

CA0058892.5825	March 2026	Figure 22



Sanitary Study Boundary
BFA 43 Subsewershed
BFA 55 Subsewershed
Regeneration Area 1
Regeneration Area 2
Shallow Node
Trunk Sewer
Sanitary Sewer

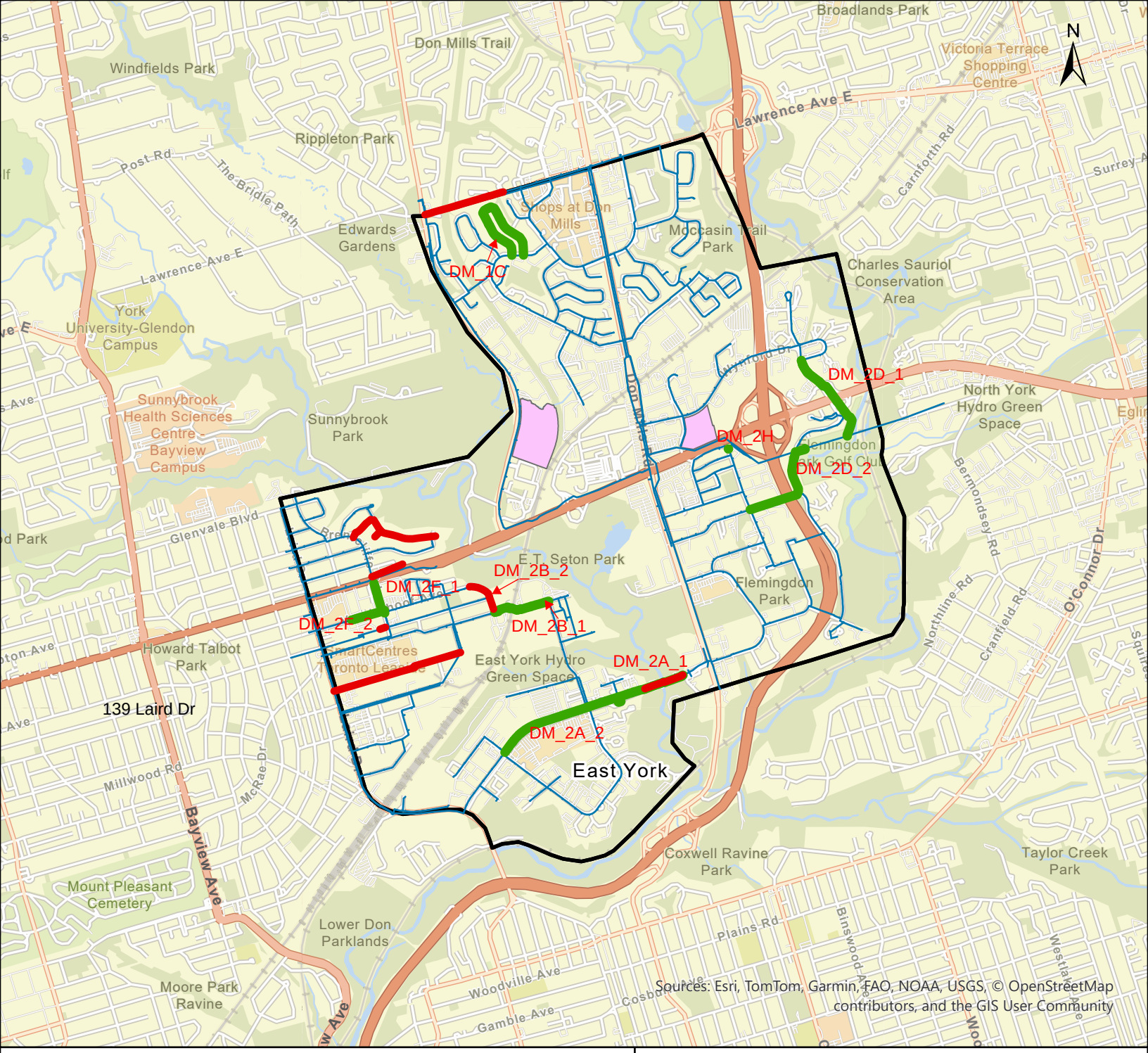
wsp

Don Mills Regeneration Studies MSA

2051 Sanitary System Analysis with Proposed Upgrades - Area 55 WWF

0 250 500 Meters

CA0058892.5825	March 2026	Figure 23



Legend

- Water Boundary
- Don Mills Regeneration Areas

Pipe

Type

- Active
- Proposed Upgrades
- Planned Capital Works 2026-2035

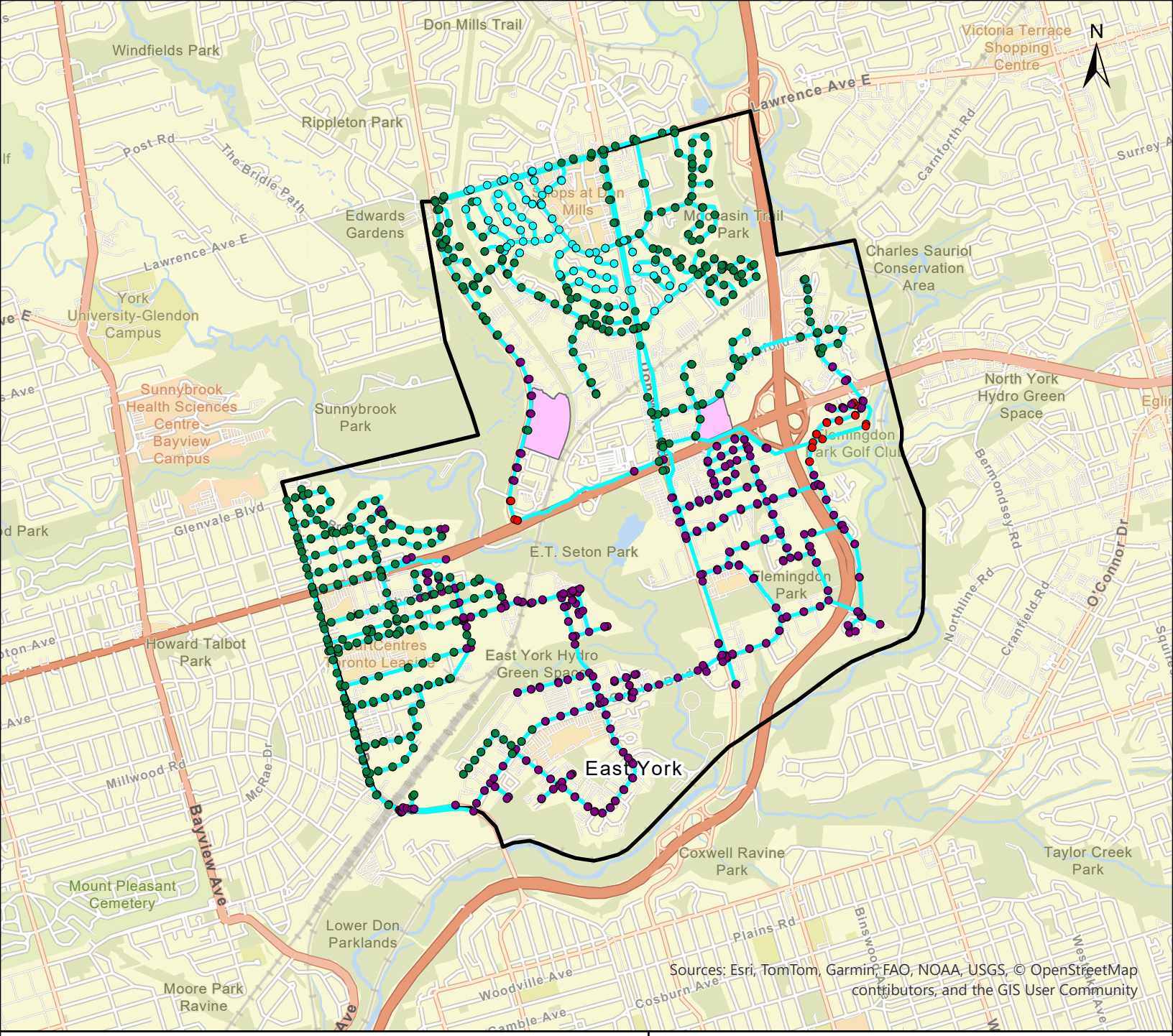
wsp

Don Mills Regeneration Studies MSA

Figure 24: Water Proposed Upgrades

0 0.5 1 Kilometers

CA0058892.5825	April 2026



Legend

- Water Study Area
- Don Mills Regeneration Areas

Junction

Pressure (psi)

- <20
- 20-40
- 40-60
- 60-80
- 80-100
- >100

Pipe

HL/1000 (m/k-m)

- <2
- 2-3
- 3-4
- 4-5
- 5-10
- >10

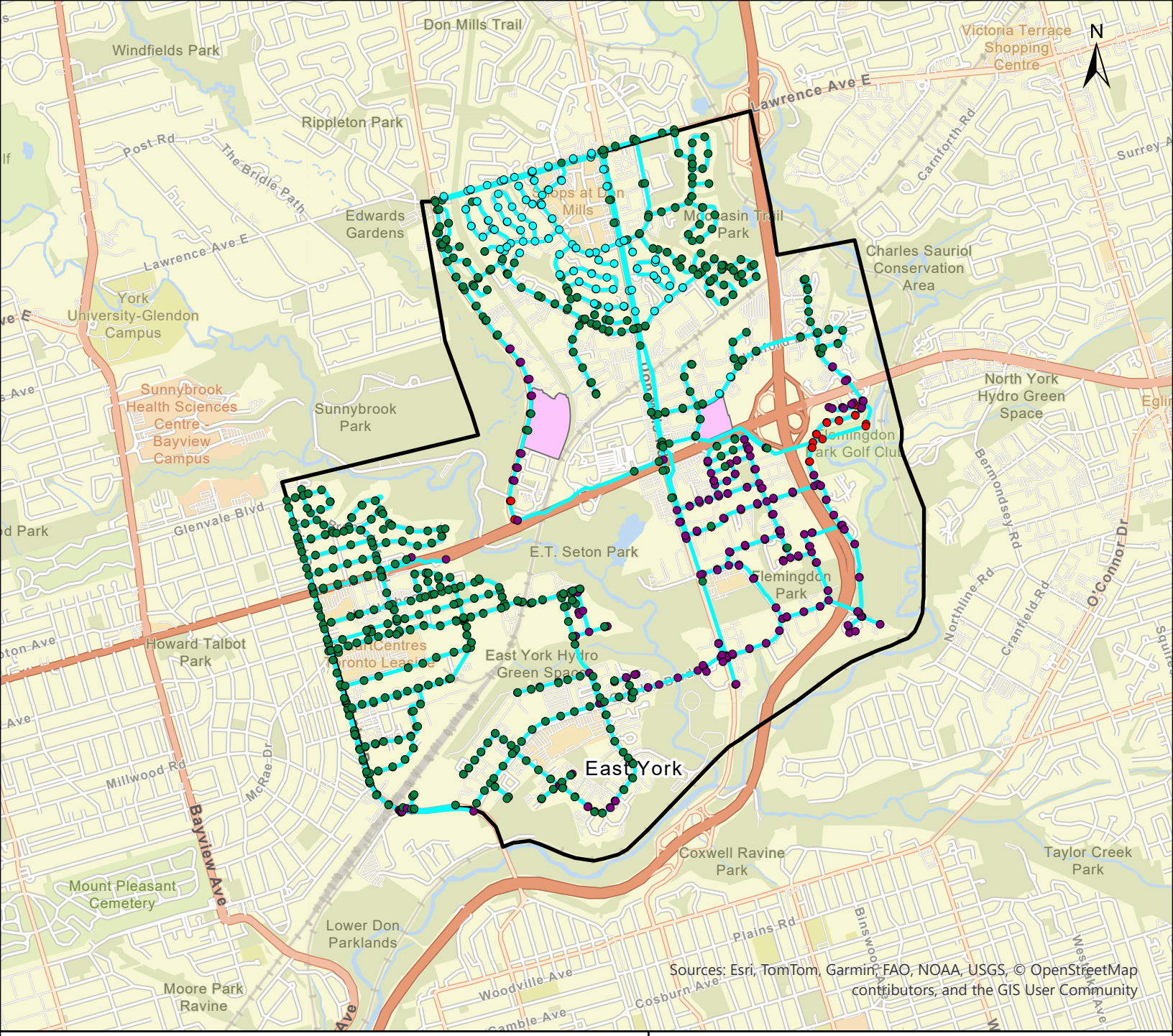
wsp

Don Mills Regeneration Studies MSA

Figure 25: Pressures and Head Loss Gradients for ADD Under Future Conditions with Proposed Upgrades

0 0.5 1 Kilometers

CA0058892.5825	March 2026



Legend

- Water Study Area
- Don Mills Regeneration Areas

Junction

Pressure (psi)

- <20
- 20-40
- 40-60
- 60-80
- 80-100
- >100

Pipe

HL/1000 (m/k-m)

- <2
- 2-3
- 3-4
- 4-5
- 5-10
- >10

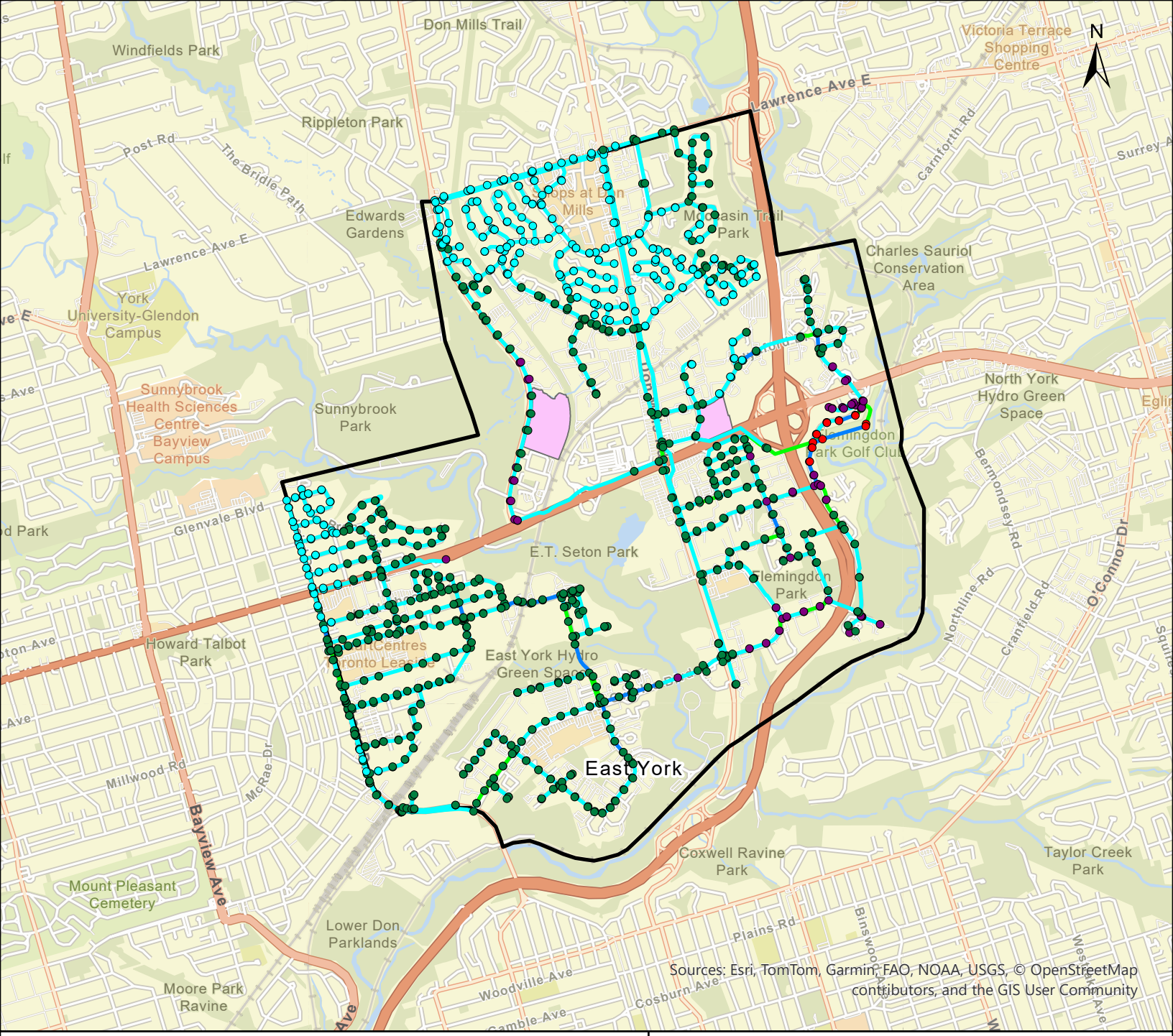
wsp

Don Mills Regeneration Studies MSA

Figure 26: Pressures and Head Loss Gradients for MDD Under Future Conditions with Proposed Upgrades

0 0.5 1 Kilometers

CA0058892.5825	March 2026



Legend

- Water Study Area
- Don Mills Regeneration Areas

Junction

Pressure (psi)

- <20
- 20-40
- 40-60
- 60-80
- 80-100
- >100

Pipe

HL/1000 (m/k-m)

- <2
- 2-3
- 3-4
- 4-5
- 5-10
- >10

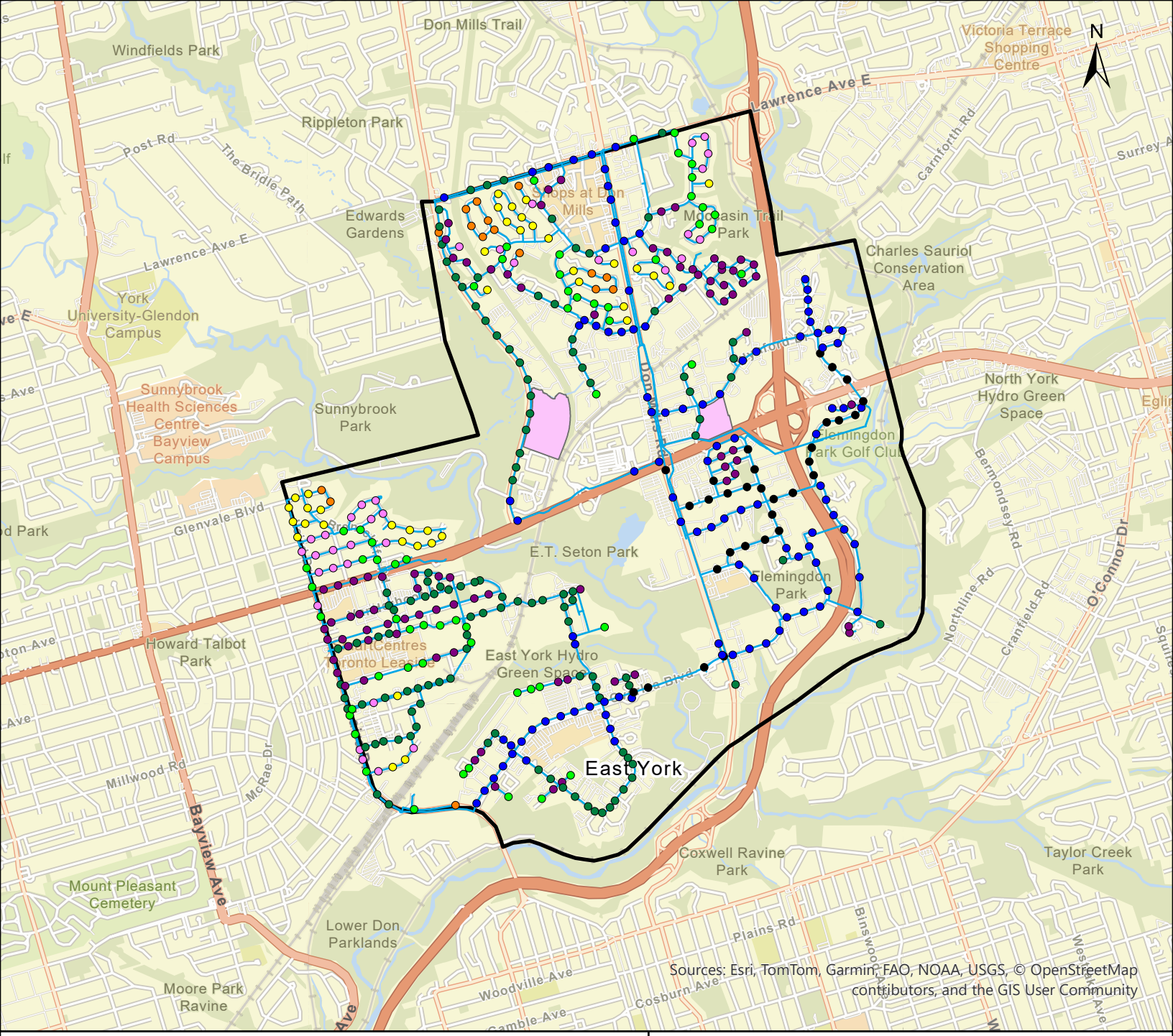
wsp

Don Mills Regeneration Studies MSA

Figure 27: Pressures and Head Loss Gradients for PHD Under Future Conditions with Proposed Upgrades

0 0.5 1 Kilometers

CA0058892.5825	March 2026



Legend

- Water Study Area
- Don Mills Regeneration Areas

Junction

Hydrant Available Flow (L/s)

- <63
- 63-95
- 95-126
- 126-160
- 160-250
- 250-350
- 350-500
- 500-1000
- >1000

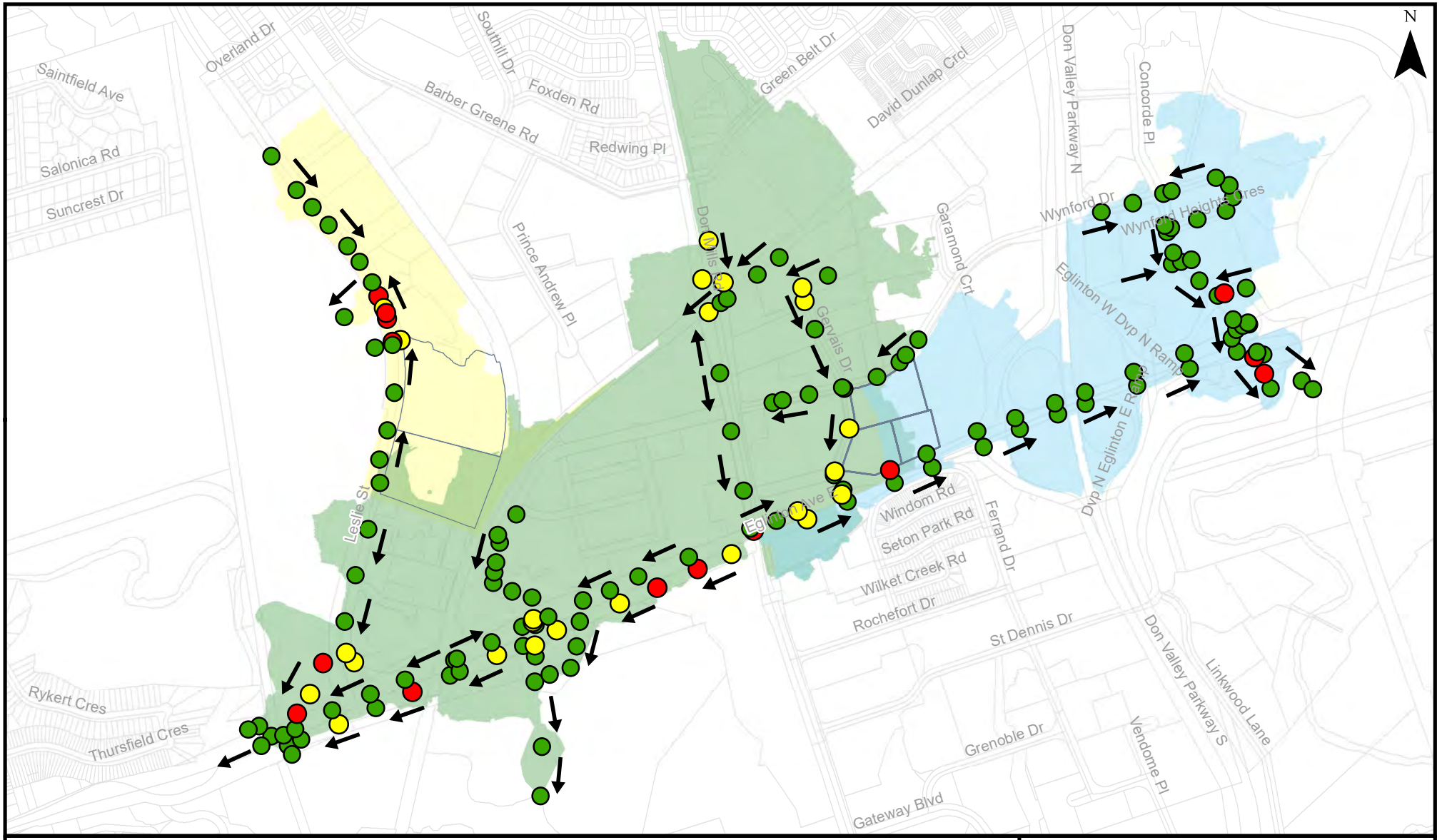
wsp

Don Mills Regeneration Studies MSA

Figure 28: Available Fire Flows Under Maximum Day Demand Future Conditions with Proposed Upgrades

0 0.5 1 Kilometers

CA0058892.5825	March 2026



Overland Depth

- Water Level Contained Within Street Curb
- Water Level Contained Within Street ROW
- Water Level Exceeds Street ROW
- Overland Flow Direction

- Regeneration Area 1
- Regeneration Area 2
- BFA 55 Storm Subsewershed
- BFA 58 Storm Subsewershed
- BFA 43 Storm Subsewershed

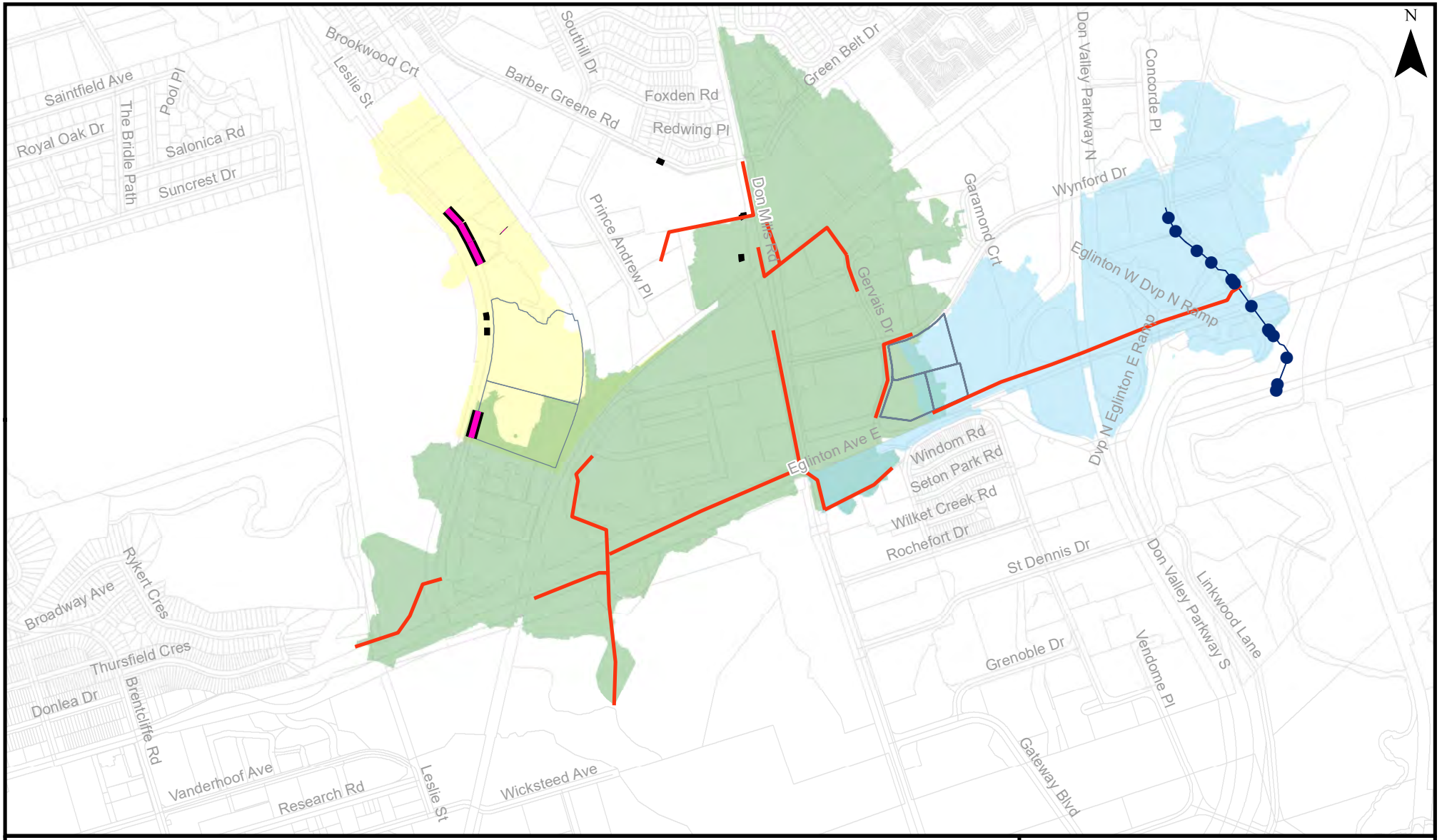
wsp

Don Mills Regeneration Studies MSA

Existing Overland System Analysis
100 Year Design Storm

0 250 500 Meters

CA0058892.5825	March 2026	Figure 29



- BFPP Proposed Storm Solutions
- Proposed Water Upgrades (by WSP)
- Proposed Sanitary Upgrades (by WSP)
- BFPP Proposed Sanitary Solutions
- Regeneration Area 1
- Regeneration Area 2
- BFA 55 Storm Subsewershed
- BFA 58 Storm Subsewershed
- BFA 43 Storm Subsewershed

wsp

Don Mills Regeneration Studies MSA

Opportunities to Optimize LID/GI Features with Road Reconstruction of Planned/Proposed Projects

0 250 500 Meters

CA0058892.5825	March 2026	Figure 30