



July 6th, 2026

Members of North York Community Council
City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Attention: Dear Members of North York Community Council,

**Re: Technical Response Letter – Capacity Issue
Location: 39-43 Wilket Road & 1 Tudor Gate**

Lithos Group Inc. (Lithos) was retained by 2638212 Ontario Inc. to prepare a Downstream Sanitary Capacity Analysis Report for the two proposed residential-use developments at 39-43 Wilket Road & 1 Tudor Gate (ON M2L 1N9) in the City of Toronto, enabling the development to connect to the City's infrastructure.

Under post-development conditions, the total net increase in sanitary flow along Tudor Gate resulting from the proposed residential developments is estimated to be 1.78 L/s. As outlined in the report prepared by Lithos Group, dated June 11, 2026, mitigation measures have been proposed to provide sufficient capacity within the downstream sanitary sewer network to accommodate the additional flow. These proposed measures have been reviewed by the City, and final approval from Toronto Water is currently pending.

In addition, the capacity deficiency of the trunk sewer within Basement Flooding Area 43 (BFA43) is an existing condition in the area and is neither related to nor triggered by the additional sanitary flows generated by the proposed development.

Based on the above, we conclude that the proposed mitigation measures will provide sufficient capacity within the sanitary system to accommodate the proposed developments at 39–43 Wilket Road and 1 Tudor Gate. Accordingly, the proposed developments will not increase the risk of basement flooding and can be adequately serviced by the proposed sanitary sewer infrastructure.

LITHOS GROUP INC.

Prepared By

A handwritten signature in blue ink, appearing to read 'C. Agiou'.

Catherine Agiou P.E, M.A.Sc.
Project Design Manager

Authorized by



Nick Moutzouris, P.Eng., M.A.Sc.
Principal