



Servant, Dunbrack, McKenzie & MacDonald Ltd.

NOVA SCOTIA LAND SURVEYORS & CONSULTING ENGINEERS

36 Oland Crescent
Bayers Lake Business Park
Halifax, Nova Scotia B3S 1C6

Tel: (902) 455-1537
Fax: (902) 455-8479
sdmm.ca



RAYMOND A. LANDRY
MAsc., P.Eng., LEED Green Associate
CHRISTOPHER J. FORAN
P.Eng.
GEOFFREY K. MacLEAN
P.Eng.
RACHAEL W. KYTE
P.Eng., LEED Green Associate
ALEXANDER W. PULSIFER
P.Eng.
MICHAEL S. TANNER
NSLS (Ret)

DANIEL S. GERARD
P.Eng., P. Surv., NSLS
H. JAMES McINTOSH
P.Eng., NSLS, CLS
KEVIN A. ROBB
NSLS
BLAKE H. TRASK
P.Eng., NSLS
ADAM J. PATTERSON
P.Eng., NSLS

June 28, 2023

Halifax Water
450 Cowie Hill Rd
Halifax, NS B3P 2V3

Re: Mainland Common Development – Downstream Sanitary Sewer Review

Our client is proposing to develop the existing Mainland Commons Site in the Clayton Park West area of the Halifax Regional Municipality. The proposed development consists of approximately 43 hectares (ha) of land comprised of 1.33 ha of commercial space and 2,750 apartment units for a total population increase of 6,301 people. SDMM has reviewed the existing sanitary sewer capacity analysis for the wastewater systems immediately downstream of the development and the following report outlines our findings.

To calculate the sanitary sewer flows generated from the proposed development and to estimate the existing downstream sanitary flows, SDMM utilized section 4.2 of the Halifax Water Design and Construction Specifications (2023). Additionally, SDMM obtained the following information:

- The latest HRM GIS sewer record data for the Clayton Park West and Fairview areas.
- HRM sewer record drawings for Regency Park Drive, Washmill Lake Drive, Bently Drive, Saltzburg Place, Ramsbrook Court, Rosedale Avenue and Willett Street.
- Development Agreements for the multi-unit buildings on Regency Park Drive for unit counts.
- Proposed unit counts and commercial floor areas for the Mainland Common development.

The proposed Regency Park Drive section will contain a high point which divides the sanitary flows from the development into two routes. The north route will connect to the existing 250mm sanitary main on Regency Park Drive, which connects to MH11188 at the intersection of Regency Park & Lacewood Drive. This was the termination point for the Regency Park route as shown in Figure 1 of the appendix. The portion of the development to be added to this route will consist of 602 residential units for a total population increase of 1,355 people. The south route will connect to the existing 250mm sanitary main on Washmill Lake Road, which runs through Mount Royale, crosses Northwest Arm Drive, and runs through Fairview. The termination point for this route is at MH8004, on Willett Street at the Convoy Avenue, as

shown in Figure 2 of the appendix. This section of the development will consist of 2,148 residential units and 1.33 ha of commercial space, for a total population increase of 4,946 people.

Existing pipe capacities were calculated using Manning’s Equation for each reach of downstream sewer, utilizing pipe characteristics provided by Halifax Water GIS. A summary of existing capacities is presented in Tables 1a and 2a of the appendix.

Estimated wastewater flows were calculated based on the hydraulic formula outlined in section 4.2.2 of the HW Design and Construction Spec (2023). A summary of variables and densities used are presented below:

- Average Dry Weather Flow 300 L/person/day (HW, 2023)
- Multi-Unit Residential 2.25 people/unit (HW, 2023)
- Commercial (Flow Equivalent) 85 people/ha (Atlantic Canadian Wastewater Guidelines Manual, 2022)
- Inflow/Infiltration 24 m³/ha/day (HW, 2023)
- Safety Factor 1.25 (HW, 2023)
- Design Flow Equation $\frac{[1.25 \times (a+M)]+(b \times area)}{86.4}$ (HW, 2023)

Comparisons between the estimated flows and existing pipe capacities indicate that the downstream sewer systems have sufficient capacity to accommodate wastewater flows generated by the proposed development. Based on the proposed flow splitting shown in Figures 1 & 2 of the appendix, all pipes analyzed where found to be under their maximum capacity. Calculations for the pipe reaches reviewed can be found in Tables 1b and 2b of the appendix.

The following is a summary of the final reaches of downstream pipes reviewed prior to and after development:

	Pipe	Location	Pipe Description	Peak Sanitary Flow	Pipe Capacity	Percent Capacity (%)
Existing	MHPS1-MH11188	Regency Park Drive	250mm PVC @ 1.34%	0.021 m ³ /s	0.089 m ³ /s	23%
	MH11422-MH8004	Willett Street	600mm Concrete @ 0.28%	0.134 m ³ /s	0.327 m ³ /s	41%
Post-Development	MHPS1-MH11188	Regency Park Drive	250mm PVC @ 1.34%	0.041 m ³ /s	0.089 m ³ /s	46%
	MH11422-MH8004	Willett Street	600mm Concrete @ 0.28%	0.197 m ³ /s	0.327 m ³ /s	60%

For any additional discussion regarding the above, please contact the undersigned.

Regards,

Servant, Dunbrack, McKenzie & MacDonald Ltd.

Original Signed

Ray Landry
Project Engineer

Z:\SDMM\37000-37999\37800\37810\Design\Sanitary\37810 - Downstream Analysis Review.docx

APPENDIX

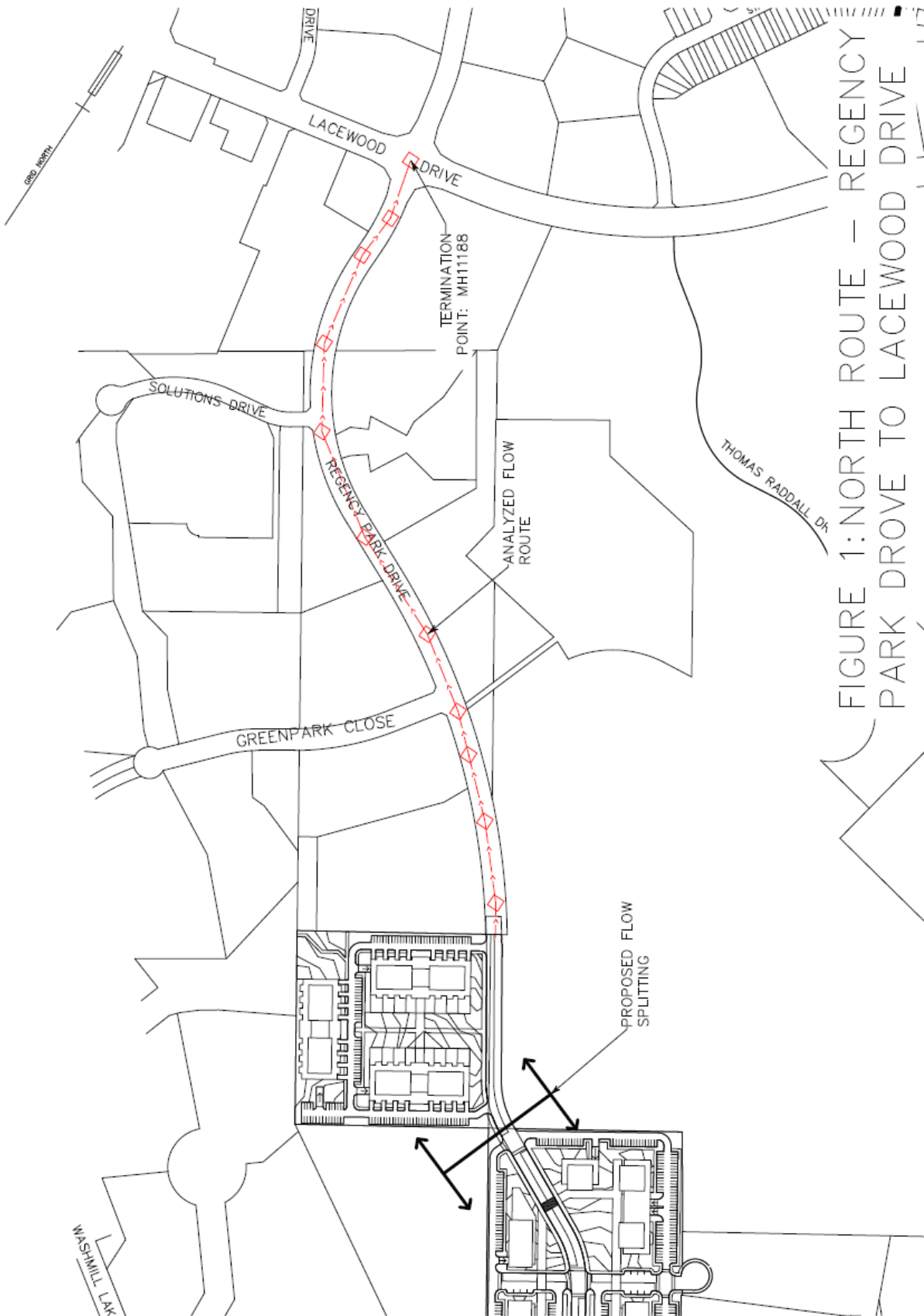


FIGURE 1: NORTH ROUTE – REGENCY PARK DRIVE TO LACEWOOD DRIVE

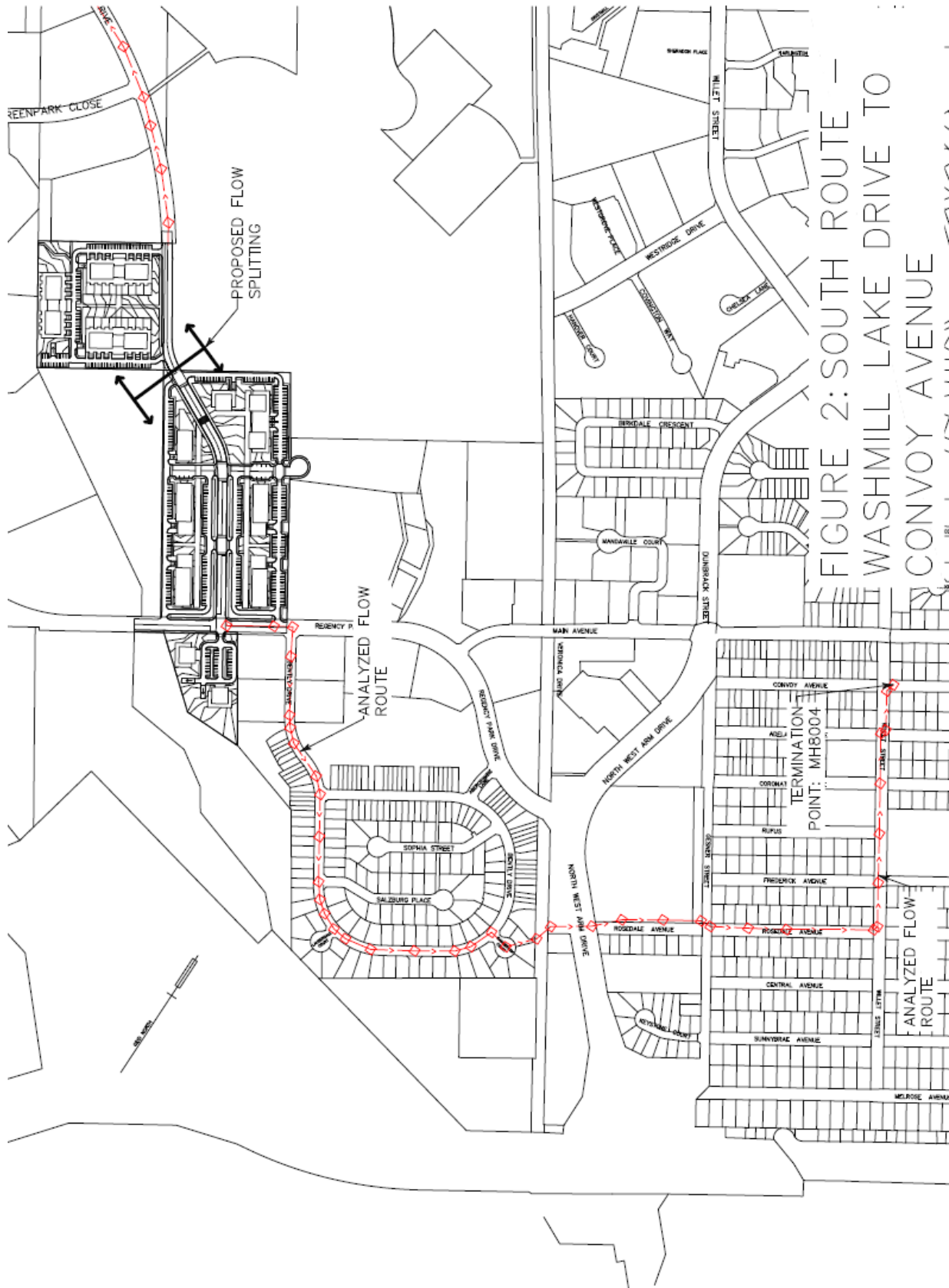


FIGURE 2: SOUTH ROUTE --
WASHMILL LAKE DRIVE TO
CONVOY AVENUE

Design Flow Calculation													
Table 1a: Regency Park to Lacewood Existing Flows & Pipe Capacities					Design Flow Calculation								
START MH	END MH	DIA (mm)	TYPE	Slope (%)	Manning's Capacity (Q _c) (m ³ /s)	Average daily Domestic Flow (a) =		Harmon Peaking Factor (M)	Infiltration Allowance =	Sewer Shed Areas			
						Per Drainage Area	People						
						Total Persons	P, Peo/1000	Area (ha)	Q(d), Peak Dry Flow (m ³ /s)	Comparison			
MHR50	MHR59	250	PVC	3.30	0.140	0	0.00	0.20	4.7112	0.0001	0.140	Ok	A
MHR59	MHR58	250	PVC	2.67	0.126	326	0.33	0.36	8.5560	0.0059	0.126	Ok	B
MHR58	MHR57	250	PVC	3.57	0.146	0	0.33	0.47	11.1696	0.0059	0.146	Ok	C
MHR57	MHR56	250	PVC	0.90	0.073	225	0.55	0.66	15.7920	0.0096	0.073	Ok	D
MHR56	MHR55	250	PVC	1.60	0.098	180	0.73	0.92	22.1616	0.0126	0.098	Ok	E
MHR55	MHR54	250	PVC	5.60	0.183	338	1.07	1.19	28.5744	0.0179	0.183	Ok	F
MHR54	MHR53	250	PVC	3.78	0.150	0	1.07	1.40	33.5088	0.0179	0.150	Ok	G
MHR53	MHR52	250	PVC	4.25	0.159	0	1.07	1.64	39.5864	0.0180	0.159	Ok	H
MHR52	MHR51	250	PVC	2.71	0.127	169	1.24	1.75	41.9160	0.0206	0.127	Ok	I
MHR51	MHI188	250	PVC	1.34	0.089	0	1.24	1.91	45.7704	0.0206	0.089	Ok	J

Design Flow Calculation													
Table 1b: Regency Park Drive to Lacewood Drive (Including Mainland Common Development)					Design Flow Calculation								
START MH	END MH	DIA (mm)	TYPE	Slope (%)	Manning's Capacity (m ³ /s)	Average daily Domestic Flow (a) =		Harmon Peaking Factor (M)	Infiltration Allow. b (m ³ /day)	Sewer Shed Areas			
						Per Drainage Area	People						
						Total Persons	P, Peo/1000	Area (ha)	Q(d), Peak Dry Flow (m ³ /s)	Comparison			
Development						1555	1.36	4.705	107.2800	0.0231	0.023	Ok	A
MHR50	MHR59	250	PVC	3.30	0.140	0	1.36	4.705	111.9012	0.0231	0.140	Ok	B
MHR59	MHR58	250	PVC	2.67	0.126	326	1.68	4.907	115.8360	0.0279	0.126	Ok	C
MHR58	MHR57	250	PVC	3.57	0.146	0	1.68	4.907	118.4496	0.0280	0.146	Ok	D
MHR57	MHR56	250	PVC	0.90	0.073	225	1.91	4.395	123.0720	0.0312	0.073	Ok	E
MHR56	MHR55	250	PVC	1.60	0.098	180	2.09	4.316	129.4416	0.0338	0.098	Ok	F
MHR55	MHR54	250	PVC	5.60	0.183	338	2.42	4.188	155.8544	0.0386	0.183	Ok	G
MHR54	MHR53	250	PVC	3.78	0.150	0	2.42	4.188	140.7888	0.0387	0.150	Ok	H
MHR53	MHR52	250	PVC	4.25	0.159	0	2.42	4.188	146.6664	0.0387	0.159	Ok	I
MHR52	MHR51	250	PVC	2.71	0.127	169	2.59	4.132	149.1960	0.0411	0.127	Ok	J
MHR51	MHI188	250	PVC	1.34	0.089	0	2.59	4.132	153.0504	0.0411	0.089	Ok	J

Design Flow Calculation									
Average daily Domestic Flow (a) =					Infiltration Allowance =				
Per Drainage Area		m ³ /cap*d			m ³ /day		m ³ /day		
People	Total Persons	P, Per/1000	Area (ha)	Infiltration Allow. b (m ³ /day)	Q(d), Peak Dry Flow (m ³ /s)	Mannings Capacity (m ³ /s)	Peak Dry Flow (m ³ /s)	Check	Sewer Shed Areas
0	0	0.00	0.12	2.8713	0.0000	0.090	0.000	Ok	A
225	225	0.23	0.17	3.9849	0.0041	0.103	0.004	Ok	B
0	225	0.23	0.24	5.8089	0.0041	0.101	0.004	Ok	C
225	450	0.45	0.39	9.3609	0.0079	0.175	0.008	Ok	D
450	900	0.90	0.42	10.0913	0.0151	0.180	0.015	Ok	E
30	930	0.93	0.46	11.0705	0.0156	0.185	0.016	Ok	F
7	937	0.94	0.56	13.4877	0.0157	0.173	0.016	Ok	G
23	960	0.96	0.61	14.6099	0.0161	0.136	0.016	Ok	H
3	964	0.96	0.72	17.1635	0.0161	0.180	0.016	Ok	I
37	1001	1.00	0.83	19.9182	0.0167	0.171	0.017	Ok	J
27	1027	1.03	0.88	21.0013	0.0172	0.092	0.017	Ok	K
10	1037	1.04	0.91	21.9229	0.0173	0.086	0.017	Ok	L
3	1041	1.04	0.96	23.0365	0.0174	0.107	0.017	Ok	M
20	1061	1.06	1.00	23.9457	0.0177	0.109	0.018	Ok	N
3	1064	1.06	1.07	25.5969	0.0178	0.101	0.018	Ok	O
13	1078	1.08	1.18	28.2657	0.0180	0.154	0.018	Ok	P
23	1101	1.10	1.28	30.6849	0.0184	0.192	0.018	Ok	Q
17	1118	1.12	1.32	31.7025	0.0186	0.174	0.019	Ok	R
10	1128	1.13	1.39	33.2409	0.0188	0.182	0.019	Ok	Q
1280	2408	2.41	4.20	100.8609	0.0380	0.523	0.038	Ok	T
7	2415	2.41	4.28	102.7809	0.0381	0.555	0.038	Ok	U
4359	4359	4.36	27.32	655.6800	0.0700		0.070		V
0	10	0.01	0.15	3.6031	0.1083	0.410	0.108	Ok	Y
0	10	0.01	0.23	5.6378	0.1084	1.131	0.108	Ok	W
0	10	0.01	0.36	8.7187	0.1084	0.851	0.108	Ok	X
0	10	0.01	0.49	11.6450	0.1084	0.415	0.108	Ok	Y
500	510	0.51	0.52	12.3733	0.1170	0.458	0.117	Ok	Z
10.05	520	0.52	0.63	15.0021	0.1172	0.581	0.117	Ok	AA
36.85	557	0.56	0.75	18.0052	0.1179	0.693	0.118	Ok	BB
0	557	0.56	1.03	24.7529	0.1179	0.363	0.118	Ok	CC
0	557	0.56	1.05	25.2361	0.1179	0.281	0.118	Ok	DD
77.05	634	0.63	1.86	44.7474	0.1194	0.377	0.119	Ok	EE
380.3	1014	1.01	2.54	60.8974	0.1255	0.420	0.126	Ok	FF
400	1414	1.41	3.23	77.6238	0.1317	0.405	0.132	Ok	GG
147.4	1562	1.56	3.75	90.0628	0.1340	0.235	0.134	Ok	HH
0	1562	1.56	3.87	92.9880	0.1340	0.425	0.134	Ok	II
0	1562	1.56	3.92	94.1064	0.1340	0.327	0.134	Ok	JJ
									KK

Table 2a: Washmill Lake Drive to Convooy Avenue Existing Flows & Pipe Capacities

START MH	END MH	DIA (mm)	TYPE	Slope (%)	Mannings Capacity Qc (m ³ /s)
MHRS92	MRSMH-1B	250	PVC	1.35	0.090
MRSMH-1B	MRSMH-1A	250	PVC	1.78	0.103
MRSMH-1A	MRSMH-2	250	PVC	1.70	0.101
MRSMH-2	MRSMH-3	250	PVC	5.14	0.175
MRSMH-3	MRSMH-4	250	PVC	5.42	0.180
MRSMH-4	MRSMH-5	250	PVC	5.74	0.185
MRSMH-5	MRSMH-6	250	PVC	4.99	0.173
MRSMH-6	MRSMH-7	250	PVC	3.11	0.136
MRSMH-7	MRSMH-8	250	PVC	5.41	0.180
MRSMH-8	MRSMH-9	250	PVC	4.87	0.171
MRSMH-9	MRSMH-10	250	PVC	1.43	0.092
MRSMH-10	MRSMH-11	250	PVC	1.25	0.086
MRSMH-11	MRSMH-12	250	PVC	1.92	0.107
MRSMH-12	MRSMH-13	250	PVC	1.99	0.109
MRSMH-13	MRSMH-14	250	PVC	1.70	0.101
MRSMH-14	MRSMH-15	250	PVC	3.96	0.154
MRSMH-15	MRSMH-16	250	PVC	6.14	0.192
MRSMH-16	MRSMH-17	250	PVC	5.05	0.174
MRSMH-17	MRSMH-18	250	PVC	5.56	0.182
MRSMH-18	MRSMH-19	250	PVC	3.36	0.123
MRSMH-19	MRSMH-20	450	PVC	3.79	0.555

Bayers Lake Park & Washmill Lake Drive Flows Added →

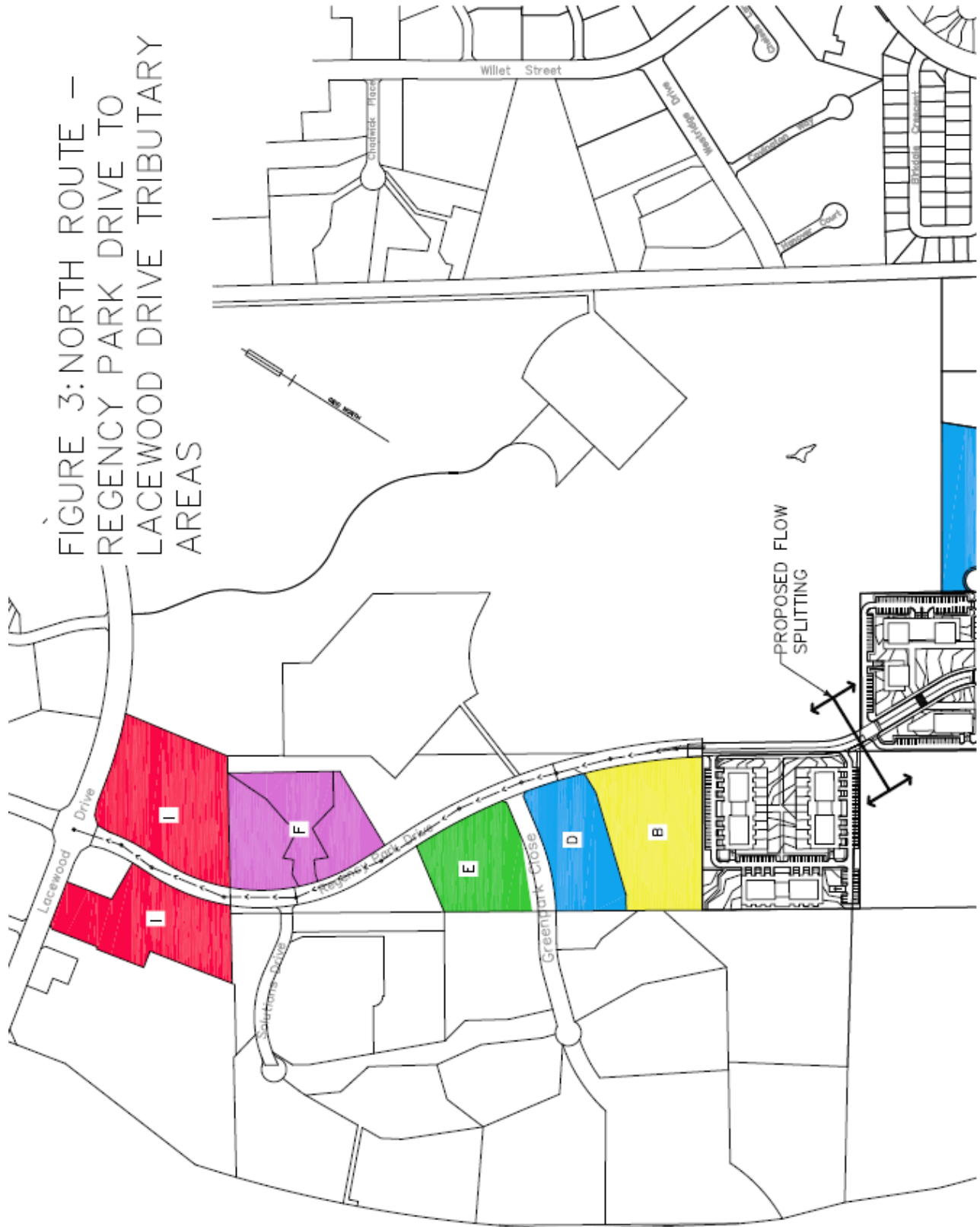
MH10091	MH10094	525	CONC	0.91	0.410
MH10094	MH1032	525	CONC	6.92	1.131
MH1032	MH1035	525	CONC	3.91	0.851
MH1035	MH1036	525	CONC	0.93	0.415
MH1036	MH1403	525	CONC	1.13	0.458
MH1403	MH1413	525	CONC	1.83	0.581
MH1413	MH1405	525	CONC	2.59	0.693
MH1405	MH1408	525	CONC	0.71	0.363
MH1408	MH1409	600	CONC	0.21	0.281
MH1409	MH1412	600	CONC	0.41	0.393
MH1412	MH7982	600	CONC	0.38	0.377
MH7982	MH7982	600	CONC	0.47	0.420
MH1415	MH1418	600	CONC	0.43	0.405
MH1418	MH1419	600	CONC	0.15	0.235
MH1419	MH1422	600	CONC	0.48	0.425
MH1422	MH8004	600	CONC	0.28	0.327

Table 2b: Washmill Lake Drive to Convooy Avenue Proposed Flows & Pipe Capacities

Design Flow Calculation

START MH	END MH	DIA (mm)	TYPE	Slope (%)	Qc (m ³ /s)	Velocity (m/s)	Average Daily Domestic Flow (a) =			Infiltration Allowance =	24	Infiltration Allow. b (m ³ /day)	Q(d), Peak Dry Flow (m ³ /s)	Comparison					
							Per Drainage Area		Total Persons					P. Peo./1000	Harmon Peaking factor (M)	Area (ha)	Capacity (m ³ /s)	Peak Dry Flow (m ³ /s)	Sewer Shed Area
							People	4946											
Washmill Lake Drive																			
Development							4946	4946	4946	3.249	9.55	0.0724	-	0.072	-				
MHRP02	MRSMH-B	250	PVC	1.35	0.090	1.83	0	4946	4946	3.249	9.67	232.0713	0.0724	0.090	0.072	OK			
MRSMH-B	MRSMH-A	250	PVC	1.78	0.103	2.10	225	5171	5171	3.231	9.72	233.1849	0.0752	0.103	0.075	OK			
MRSMH-A	MRSMH-2	250	PVC	1.70	0.101	2.05	0	5171	5171	3.231	9.79	235.0089	0.0752	0.101	0.075	OK			
MRSMH-2	MRSMH-3	250	PVC	5.14	0.175	3.57	225	5396	5396	3.214	9.94	238.5609	0.0780	0.175	0.078	OK			
MRSMH-3	MRSMH-4	250	PVC	5.42	0.180	3.67	450	5846	5846	3.181	9.97	239.2913	0.0835	0.180	0.083	OK			
MRSMH-4	MRSMH-5	250	PVC	5.74	0.185	3.77	30	5876	5876	3.179	10.01	240.2705	0.0839	0.185	0.084	OK			
MRSMH-5	MRSMH-6	250	PVC	4.99	0.173	3.52	7	5883	5883	3.179	10.11	242.6877	0.0840	0.173	0.084	OK			
MRSMH-6	MRSMH-7	250	PVC	3.11	0.136	2.78	23	5906	5906	3.177	10.16	243.8099	0.0843	0.136	0.084	OK			
MRSMH-7	MRSMH-8	250	PVC	5.41	0.180	3.66	3	5910	5910	3.177	10.27	246.3635	0.0843	0.180	0.084	OK			
MRSMH-8	MRSMH-9	250	PVC	4.87	0.171	3.48	37	5947	5947	3.174	10.38	249.1182	0.0848	0.171	0.085	OK			
MRSMH-9	MRSMH-10	250	PVC	1.43	0.092	1.88	27	5973	5973	3.173	10.43	250.2013	0.0851	0.092	0.085	OK			
MRSMH-10	MRSMH-11	250	PVC	1.25	0.086	1.76	10	5983	5983	3.172	10.46	251.1229	0.0853	0.086	0.085	OK			
MRSMH-11	MRSMH-12	250	PVC	1.92	0.107	2.18	3	5987	5987	3.172	10.51	252.2365	0.0853	0.107	0.085	OK			
MRSMH-12	MRSMH-13	250	PVC	1.99	0.109	2.22	20	6007	6007	3.170	10.55	253.1457	0.0856	0.109	0.086	OK			
MRSMH-13	MRSMH-14	250	PVC	1.70	0.101	2.05	3	6010	6010	3.170	10.62	254.7969	0.0856	0.101	0.086	OK			
MRSMH-14	MRSMH-15	250	PVC	3.96	0.154	3.13	13	6024	6024	3.169	10.73	257.4657	0.0858	0.154	0.086	OK			
MRSMH-15	MRSMH-16	250	PVC	6.14	0.192	3.90	23	6047	6047	3.167	10.83	259.8849	0.0861	0.192	0.086	OK			
MRSMH-16	MRSMH-17	250	PVC	5.05	0.174	3.54	17	6064	6064	3.166	10.87	260.9025	0.0864	0.174	0.086	OK			
MRSMH-17	MRSMH-36	250	PVC	5.56	0.182	3.71	10	6074	6074	3.166	10.94	262.4409	0.0865	0.182	0.086	OK			
MRSMH-36	MRSMH-37	450	PVC	3.36	0.523	3.29	1280	7354	7354	3.086	13.75	330.0609	0.1023	0.523	0.102	OK			
MRSMH-37	MH-S20	450	PVC	3.79	0.555	3.49	7	7361	7361	3.085	13.83	331.9809	0.1024	0.555	0.102	OK			
Bayers Lake Park & Washmill Lake Drive Flows Added →																			
MH10091	MH10094	525	CONC	0.91	0.410	1.89	0	4359	4359	3.300	27.32	655.6800	0.0700	0.410	0.173	OK			
MH10094	MH10032	525	CONC	6.92	1.131	5.22	0	10	0.010	4.414	0.15	3.6031	0.1727	1.131	0.173	OK			
MH10032	MH10035	525	CONC	3.91	0.851	3.93	0	10	0.010	4.414	0.23	5.6378	0.1727	0.851	0.173	OK			
MH10035	MH10036	525	CONC	0.93	0.415	1.92	0	10	0.010	4.414	0.36	8.7187	0.1727	0.415	0.173	OK			
MH10036	MH10037	525	CONC	1.13	0.458	2.12	500	510	0.510	3.970	0.52	12.3733	0.1814	0.458	0.181	OK			
MH10037	MH10038	525	CONC	1.83	0.581	2.69	10	520	0.520	3.965	0.63	15.0021	0.1816	0.581	0.182	OK			
MH10038	MH10039	525	CONC	2.59	0.693	3.20	37	557	0.557	3.950	0.75	18.0052	0.1822	0.693	0.182	OK			
MH10039	MH10040	525	CONC	0.71	0.363	1.68	0	557	0.557	3.950	1.03	24.7529	0.1823	0.363	0.182	OK			
MH10040	MH10409	600	CONC	0.21	0.281	0.99	0	557	0.557	3.950	1.05	25.2361	0.1823	0.281	0.182	OK			
MH10409	MH10412	600	CONC	0.41	0.393	1.39	0	557	0.557	3.950	1.19	28.5392	0.1823	0.393	0.182	OK			
MH10412	MH10413	600	CONC	0.38	0.377	1.33	77	634	0.634	3.919	1.86	44.7474	0.1837	0.377	0.184	OK			
MH10413	MH10414	600	CONC	0.47	0.420	1.49	380	1014	1.014	3.796	2.54	60.8974	0.1898	0.420	0.190	OK			
MH10414	MH10415	600	CONC	0.43	0.405	1.43	302	1316	1.316	3.720	3.23	77.6238	0.1946	0.405	0.195	OK			
MH10415	MH10416	600	CONC	0.15	0.235	0.83	147	1464	1.464	3.687	3.75	90.0628	0.1969	0.235	0.197	OK			
MH10416	MH10417	600	CONC	0.48	0.425	1.50	0	1464	1.464	3.687	3.87	92.9880	0.1969	0.425	0.197	OK			
MH10417	MH10422	600	CONC	0.28	0.327	1.16	0	1464	1.464	3.687	3.92	94.1064	0.1969	0.327	0.197	OK			
MH10422	MH10044	600	CONC	0.28	0.327	1.16	0	1464	1.464	3.687	3.92	94.1064	0.1969	0.327	0.197	OK			

FIGURE 3: NORTH ROUTE -
REGENCY PARK DRIVE TO
LACEWOOD DRIVE TRIBUTARY
AREAS



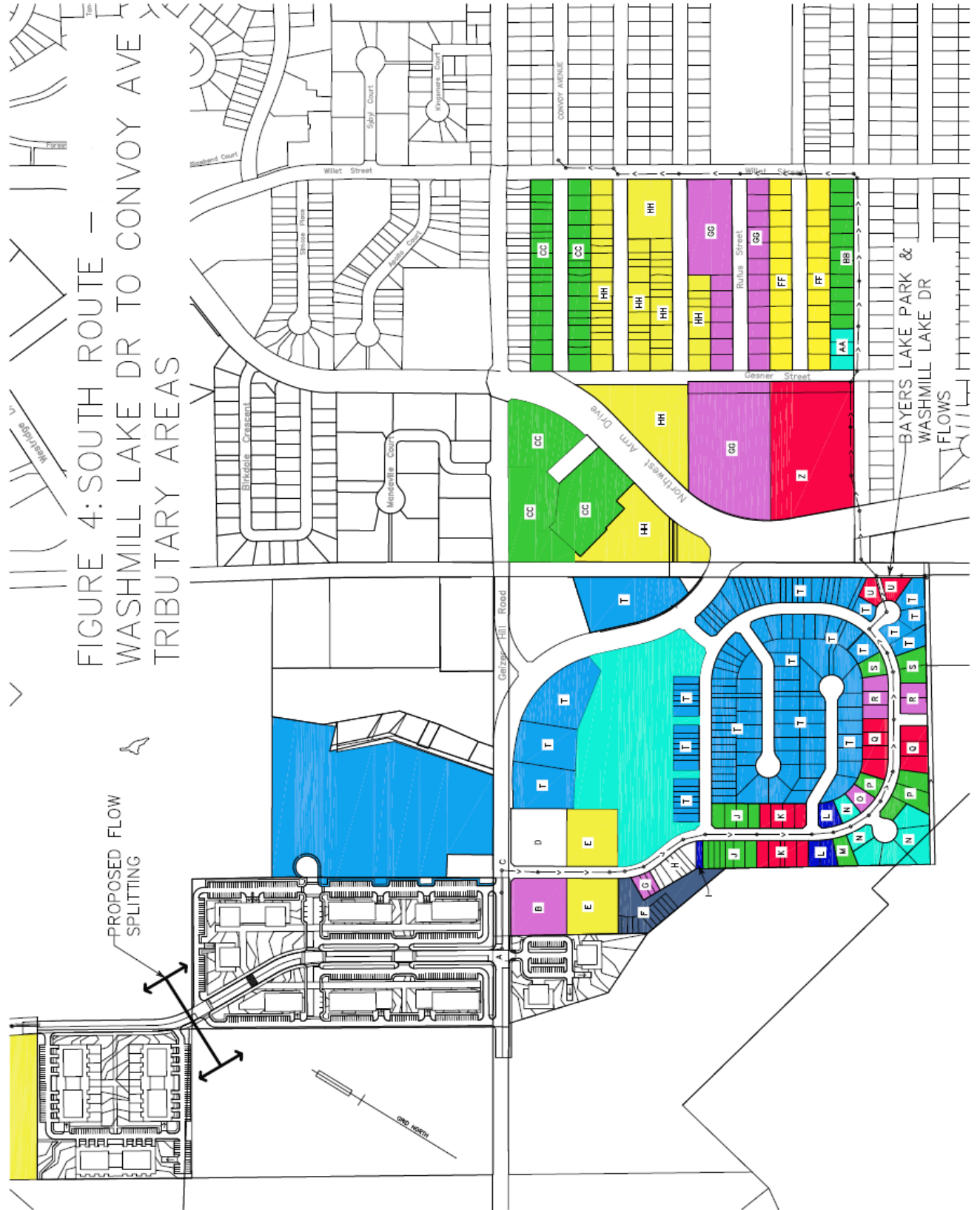


FIGURE 4: SOUTH ROUTE —
WASHMILL LAKE DR TO CONVOY AVE
TRIBUTARY AREAS