

PROPOSED
FOUR STOREY APARTMENT BUILDING SITE
LOT 15 WEST CAMBRIDGE STREET NORTH
SOUTH OF STONE BOUNDARY
R-PLAN 33
370 CAMBRIDGE STREET NORTH
CITY OF OTTAWA
APPLICATION NUMBER: D07-12-230036

SERVICEABILITY REPORT
REPORT No. R-821-155A (REV. 1)
SEPTEMBER 2023

T.L. MAK ENGINEERING CONSULTANTS LTD.
JULY 2022
REFERENCE FILE NUMBER 821-155

Introduction

The developer of this property is proposing to redevelop the existing residential lot described as Lot 15 West Cambridge Street North R-Plan 33 by constructing a four (4) storey residential apartment building consisting of two (2) bachelor apartments, ten (10) 1-bedroom apartments, six (6)-bedroom apartments and two (3)-bedroom apartments totalling 20 residential units.

The municipal address of this property is referenced as 370 Cambridge Street North and it is located in the City Ward (14 - Somerset). The site is situated on the north side of Cambridge Street North, north of Raymond Street and south of Arlington Avenue, see site plan and legal survey plan in Appendix A for details.

The area of this property is ± 0.063 hectares. In addition to the (4)-storey residential building, the other development features will comprise of an interlock paver access to the front entrance way and interlock paver access along both the north and south side yard to the side entrances of the building, an amenity area in the rear yard, as well as visitor bicycle parking, (4) asphalt vehicle parking spaces including landscaped areas throughout the site, etc., to meet the City of Ottawa's site plan requirements.

A site geotechnical report was prepared by the owner's soils engineer, Kollaard Associates, entitled Geotechnical Investigation Report (Project No. 220214) dated April 8, 2022.

This serviceability report will provide the City of Ottawa with our serviceability brief to address the proposed servicing scheme for this site.

Existing Site Conditions and Servicing

This property is currently occupied by a two storey residential building, which is a two (2)-storey brick and vinyl sided dwelling encompassed by concrete surfaces with asphalt parking area and wood sided garage located at the rear of the property. Vehicle access is via the existing Arthur Laneway along the rear of this property. For additional details of the site's pre-development conditions, refer to the coloured Google Image (2019) and aerial photography from (GeoOttawa 2021) in Appendix B.

The site is primarily hard impermeable surfaced that are covered with building roof areas, asphalt parking, concrete walkway surfaces, etc. The remainder of the lot is generally grass or landscape areas. Pre-development coefficient of runoff is estimated at $C = 0.68$.

The topography of the land is found to be gently sloping from west to east or (back to front) with an average slope of $\pm 1.6\%$.

The existing house water and sanitary service lateral currently servicing the existing dwelling on 370 Cambridge Street North will be removed. The existing water services shall be blanked at the main and the existing house laterals shall be capped at the front property line for re-development of this lot.

As for the availability of underground municipal services, there are existing municipal services along Cambridge Street North in front of this property consisting of a 375mm diameter combined sewer and a 200mm diameter watermain for development of this property. Refer to the City of Ottawa Cambridge Street North UCC drawing and As-Built plan and profile drawings included in Appendix C for details.

Because the site is located within a combined sewer shed, therefore, the approval exemption under Ontario Regulations 525/98 would not apply since storm water discharges from this site will outlet flow into a combined sewer and not a storm sewer. Thus, an Environmental Compliance Approval (ECA) application will be required to be submitted to the Ministry.

Proposed Residential Apartment Building Site

Vehicle access to this site will be via the existing Arthur Laneway located at the rear of this lot. There are (4) vehicle parking spaces provided for vehicle parking at the rear of the building. Interlock pavers are proposed at the front, as well as the north and south side of the new building for pedestrian access to the side entrances.

A. Water Supply

The proposed building located within Pressure Zone 1W at 370 Cambridge Street North is a 4-storey residential apartment building with a basement. The building contains twenty (20) total units, namely two (2) bachelor units, ten (10) 1-bedroom units, six (6) 2-bedroom units, and two (2) 3-bedroom units. The average floor area is approximately 340 m², for a total gross floor area of approximately 1,352 m² (excluding the basement). The building is to be serviced by the 200 mm diameter watermain along Cambridge Street North. A ±10.0m long 100mm dia. PVC water service pipe is proposed to service this residential building. Refer to the Proposed Grading and Servicing Plan (Dwg. No. 821-155 G-1) for details.

The ground elevation on the property is approximately 71.7 m, as obtained from geoOttawa elevation contours (**Figure 1** in Appendix D), and the Site Survey Plan provided to Stantec (see attached **Site Survey Plan** in Appendix D).

Demand Projections

The domestic demands were calculated using the City of Ottawa's Water Design Guidelines, where the residential consumption rate of 280 L/cap/d was used to estimate average day

demands (AVDY). Maximum day (MXDY) demands were calculated by multiplying AVDY demands by a factor of 2.5. Peak hour (PKHR) demands were calculated by multiplying MXDY by a factor of 2.2. Persons per unit (PPU) for each unit were estimated based on the City of Ottawa’s Water Design Guidelines. **Table 1** shows the estimated domestic demands of the proposed building.

Table 1 : Estimated Domestic Demand

Unit Type	Unit Count	PPU	Consumption Rate (L/c/d)	AVDY		MXDY		PKHR	
				L/d	L/s	L/d	L/s	L/d	L/s
Apartment, Bachelor	2	1.4	280	784	0.01	1,960	0.02	4,312	0.05
Apartment, 1-Bedroom	10	1.4		3,920	0.05	9,800	0.11	21,560	0.25
Apartment, 2-Bedroom	6	2.1		3,528	0.04	8,820	0.10	19,404	0.22
Apartment, 3-Bedroom	2	3.1		1,736	0.02	4,340	0.05	9,548	0.11
Total	20				9,968	0.12	24,920	0.29	54,824

The City had previously indicated that the City’s Fire Marshall and various City departments are currently reviewing fire flow requirements for low- and mid-rise buildings. As per the City of Ottawa’s Water Design Guidelines, the FUS method is to be used for fire flow requirements affecting watermain sizing; with regards to fire protection on private property and not requiring new watermains, these are covered by the Ontario Building Code (OBC).

As such, the fire flow requirement was also determined following the OBC’s Office of the Fire Marshal (OFM) method. The proposed building will be of wood frame construction, where floors are fire separations, but without fire-resistance ratings. The resulting total required fire flow (RFF) for a sprinklered building is 6,300 L/min (105 L/s) for a minimum duration of 40 min. Details are provided in the attached **OFM Fire Flow Calculations** in Appendix D. The proposed **Site Plan** attached in Appendix D was used to determine distances from the proposed building to the property lines. For street facing sides, **Figure 2** in Appendix D provides separation distances from the street.

In summary, the estimated water demands for the proposed building are as follows:

- AVDY = 9,968 L/d (0.12 L/s)
- MXDY = 24,920 L/d (0.29 L/s);
- PKHR = 54,824 L/d (0.63 L/s); and,
- Fire Flow = 6,300 L/min (105 L/s).

Boundary Conditions

The hydraulic gradeline (HGL) boundary conditions for 370 Cambridge Street North, as presented in **Table 2**, were provided by the City on May 26, 2022 (see attached **Water Boundary Conditions** Email in Appendix D).

Table 2 : Boundary Conditions

Demand Scenario	Head (m)
Minimum HGL (Peak Hour)	107.0
Maximum HGL (Average Day)	115.2
Maximum Day + Fire Flow (105 L/s)	108.8

Hydraulic Analysis

Peak Hour & Average Day

During peak hour demands, the resulting minimum hydraulic gradeline of 107.0 m corresponds to a peak hour pressure of 346 kPa (50 psi). This value is above the minimum pressure objective of 276 kPa (40 psi) for residential buildings up to two storeys. The peak hour pressure exceeds this objective and is therefore considered acceptable. Given that this apartment building consists of a total of 4 storeys, further consideration will be needed to service the higher floors. Adding 5 psi per floor above two stories (i.e., 2 additional floors), a minimum pressure of 346 kPa (50 psi) would be required for the fourth floor. The peak hour pressure calculated is equal to this objective and is therefore considered acceptable.

During average day demands, the resulting maximum hydraulic gradeline of 115.2 m corresponds to a maximum pressure of 426 kPa (62 psi). This value is less than the maximum pressure objective of 552 kPa (80 psi) and is therefore considered acceptable.

Supporting hydraulic calculations are attached in Appendix D.

Maximum Day + Fire Flow

A maximum day plus fire flow hydraulic gradeline of 108.8 m corresponds to a residual pressure of 364 kPa (53 psi) at this location and is well above the minimum residual pressure requirements of 140 kPa (20 psi).

Based on Table 1 of Appendix I of the City of Ottawa Technical Bulletin ISTB-2018-02 and a desktop review (i.e., Google Street View) to confirm hydrant class, four (4) Class AA hydrants are located in the vicinity of the proposed building. Two (2) Class AA hydrants within 75 m from the site, each with a capacity contribution of up to 5,700 L/min. Two (2) other Class AA hydrants are within 150 m from the site, each with a capacity contribution of up to 3,800 L/min. As such,

the combined hydrant flow coverage for the building is estimated to be 19,000 L/min, which is above the OFM required fire flow (RFF) of 6,300 L/min.

Hydrant coverage and classes are illustrated in **Figure 3** attached in Appendix D. A breakdown of available hydrant flow is summarized in **Table 3**.

Table 3 : Fire Hydrant Coverage

Building	Calculated Fire Flow Demand (L/min)	Fire Hydrants					Combined Hydrant Flow Coverage (L/min)
		Hydrant Class	Within 75 m		Between 76 m and 150 m		
			Quantity	Contrib. to RFF	Quantity	Contrib. to RFF	
370 Cambridge Street N	OFM: 6,300	AA	2	5,700	2	3,800	19,000
		A					
		B					
		C					

In conclusion, based on the boundary condition provided, the 200 mm diameter watermain on Cambridge Street North (intended service line connection) provides adequate fire flow capacity as per the OBC's Office of the Fire Marshal (OFM) method to the proposed development at 370 Cambridge Street North.

Anticipated demand flows meet the pressure objectives during average and peak demand conditions, as per the City of Ottawa's Drinking Water Design Guidelines.

B. Sanitary Flow

The peak sanitary flow for the proposed 20 residential units, which comprise of two (2) bachelor units, ten (10) 1-bedroom units, six (2)-bedroom units and two (2) 3-bedroom units, is estimated at $Q = 0.44$ L/s with an infiltration rate of 0.02 L/s. Please refer to Appendix E regarding sanitary flow calculations. This flow will enter the existing 375mm diameter combined sewer on Cambridge Street North via the proposed 150mm diameter PVC sanitary service lateral from the four (4)-storey residential apartment building. A ± 14.5 m long 150mm dia. PVC sanitary lateral at 1.0% (min.) pipe slope is proposed to service this residential building and be connected to the existing 375mm dia. combined sewer on Cambridge Street North. Refer to the Proposed Grading and Servicing Plan (Dwg. No. 821-155 G-1) for details.

Peak waste water flow from water usage is typical for an apartment building of this size. No additional amenities are proposed.

The existing peak sanitary flow of the site for single detached dwelling unit is $Q = 0.06$ L/s with an infiltration rate of 0.02 L/s. The net increase in flow from this proposed development is 0.38 L/s.

The peak sanitary flow of 0.44 L/s will be subtracted from the net allowable controlled release rate regarding storm-water management controlled for this site into the existing combined sewer.

Waste water from the Cambridge Street North 375 mm dia. combined sewer then in turn outlets further north into the existing 900 mm dia. Gladstone Avenue concrete combined collector sewer located north of this site. Waste water flow from this collector sewer then flows further west along Gladstone Avenue.

C. Storm Flow

The storm-water outlet for the proposed development property will be the existing 375 mm diameter combined sewer located on Cambridge Street North. Stormwater attenuation on site will be accomplished by means of rooftop storage with controlled roof drains that regulate flow off site.

Two (2) roof drains are proposed for this apartment building that will restrict maximum flow to a rate of 0.95 L/s each or 2×0.95 L/s = 1.90 L/s under a head of 150 mm into the Cambridge Street North combined sewer. The calculated net allowable controlled release rate from this site is estimated at 5.40 L/s under the 2 year pre-development event.

At this development site, for storm events up to the 100-year event the maximum post development flow draining off-site is the controlled roof top flow plus the 100-year uncontrolled flow from the site draining to the front and peak sanitary flow which totals to 10.34 L/s (1.90 L/s + 8.00 L/s + 0.44 L/s) and is 4.94 L/s greater than the allowable flow of 5.40 L/s.

Based on the residential site plan from the owner's architect, the average post-development runoff coefficient is estimated at $C = 0.76$ and $A = 0.063$ hectares.

An estimation of the 2-year pre-development flow condition was carried out using the criteria accepted by the City of Ottawa. If post-development C value exceeds the lesser of the $C_{pre} = 0.68$ or $C_{allow} = 0.4$ (max) then SWM is required. So from our calculations, the $C_{allow} = 0.4$ value will be used at $t_c = 10$ minutes for pre-development allowable flow calculation off-site.

The pre-development flow rate calculated into a combined sewer for this residential area is the lesser of the two (2)-Year storm event where $C_{allow} = 0.4$ (max.) runoff value and $t_c = 10$ minutes

or the average C_{pre} value which is 0.68 using $t_c = 10$ minutes. Because this site $C_{post} = 0.76$ and $C_{allow} = 0.4$ then SWM measures are required.

Therefore, based on our calculation, on-site retention is required for this proposed development site, because the site post-development C value of 0.76 is greater than the $C_{allow} = 0.4$.

The storage volume for the two (2)-year and up to the 100-year storm event will be stored by means of flat rooftop on the top of the fourth floor of the apartment building. Also refer to the site storm drainage report (Report No. R-821-155) for further details.

To control the two (2)-Year storm-water release rate off-site from roof top to a rate of 1.90 L/s, a site storage volume of approximately 3.95 m³ minimum is required during the two (2)-year event.

During the two (2)-year storm event for the flat rooftop storage, the ponding depth of Roof Area 1 and 2 is estimated at 100 mm at the drain and 0mm at the roof perimeter, assuming a 1.5% minimum roof pitch to the drain. The rooftop storage available at Roof Area 1 is 2.67 m³ and the rooftop storage available at Roof Area 2 is 2.47 m³, for a total of 5.14 m³, which is greater than the required volume of 3.95 m³.

To control the 100-year storm-water release rate off site from roof top to a rate of 1.90 L/s, a site storage volume of approximately 14.13 m³ minimum is required during the 100-year event. During the 100-year storm event for the flat rooftop storage, the ponding depth of Roof Area 1 and 2 is estimated at 150 mm at the drain and 0 mm at the roof perimeter, assuming a 1.5% minimum roof pitch to the drain. The rooftop storage available at Roof Area 1 is 9.50 m³ and the rooftop storage available at Roof Area 2 is 8.46 m³, for a total of 17.96 m³, which is greater than the required volume of 14.13 m³.

Therefore, by means of flat building rooftop storage and grading the site to the proposed grades as shown on the Proposed Grading and Servicing Plan and Proposed Rooftop Stormwater Management Plan Dwg. 821-155 G-1 and 821-155 SWM-1 respectively, the desirable two (2)-year storm and 100-year storm event detention volume of 5.14 m³ and 17.96 m³ respectively will be available on site.

At this development site for storm events up to the 100-year event, the maximum post development flow draining off-site is the controlled roof top flow plus the 100-year uncontrolled flow from the site draining to the front and peak sanitary flow totals to 10.34 L/s (1.90 L/s + 8.00 L/s + 0.44 L/s) which is 4.94 L/s greater than the allowable flow of 5.40 L/s and considered acceptable by the City of Ottawa for a small site of this lot size.

In comparing the pre-development flow of the current site conditions to the post development flow as shown on Page No. 6 and 7 of the Storm Drainage Report (Report No. R-821-155), the SWM regulated flow plus uncontrolled flow from the proposed site under the post development conditions at the 2-year event = 5.09 L/s and the 100 year event = 10.34 L/s whereupon both of the post development flow events are less than current pre-development flow estimate for the site at 2-Year $P_{re} = 9.18$ L/s and 100-Year $P_{re} = 23.77$ L/s. Therefore with this proposed development, stormwater flow is improved from that of the existing condition.

The building weeping tile drainage will outlet via its separate 150mm diameter PVC storm lateral. The roof drains will be outletted also via a separate 150mm PVC storm lateral, where upon both laterals are connected directly to the existing Cambridge Street North 375mm diameter storm sewer. Therefore, (2) ± 14.5 m long 150mm dia. PVC storm lateral at 1.0% (min.) pipe slope are proposed to service this residential building and be connected to the existing 375mm dia. combined sewer on Cambridge Street North. Refer to the Proposed Grading and Servicing Plan (Dwg. No. 821-155 G-1) for details.

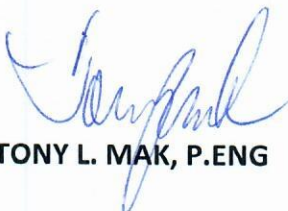
The City of Ottawa recommends that pressurized drain pipe material be used in the building for the roof drain leader pipe in the event of surcharging in the City combined sewer system. Refer to the proposed site grading and servicing plan (Dwg. No. 821-155 G-1) for details.

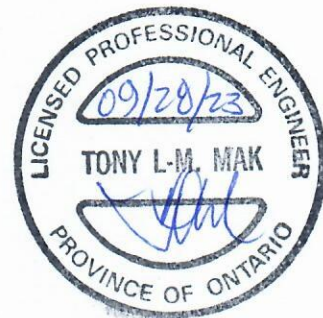
Erosion and Sediment Control

The contractor shall implement Best Management Practices to provide for protection of the receiving storm sewer during construction activities. These practices are required to ensure no sediment and/or associated pollutants are released to the receiving watercourse. These practices include installation of a "silt sack" catch basin sediment control device or equal in catch basins as recommended by manufacturer on-site and off-site within the Cambridge Street North road right of way adjacent to this property. Silt sack shall be inspected every 2 to 3 weeks and after major storm. The deposits will be disposed of as per the requirements of the contract. See Dwg. #821-155 ESC-1 for details.

Refer to Appendix F for the summary of the Development Servicing Study Checklist that is applicable to this development.

PREPARED BY T.L. MAK ENGINEERING CONSULTANTS LTD.


TONY L. MAK, P.ENG



PROPOSED
FOUR STOREY APARTMENT BUILDING SITE
LOT 15 WEST CAMBRIDGE STREET NORTH
SOUTH OF STONE BOUNDARY
R-PLAN 33
370 CAMBRIDGE STREET NORTH
CITY OF OTTAWA

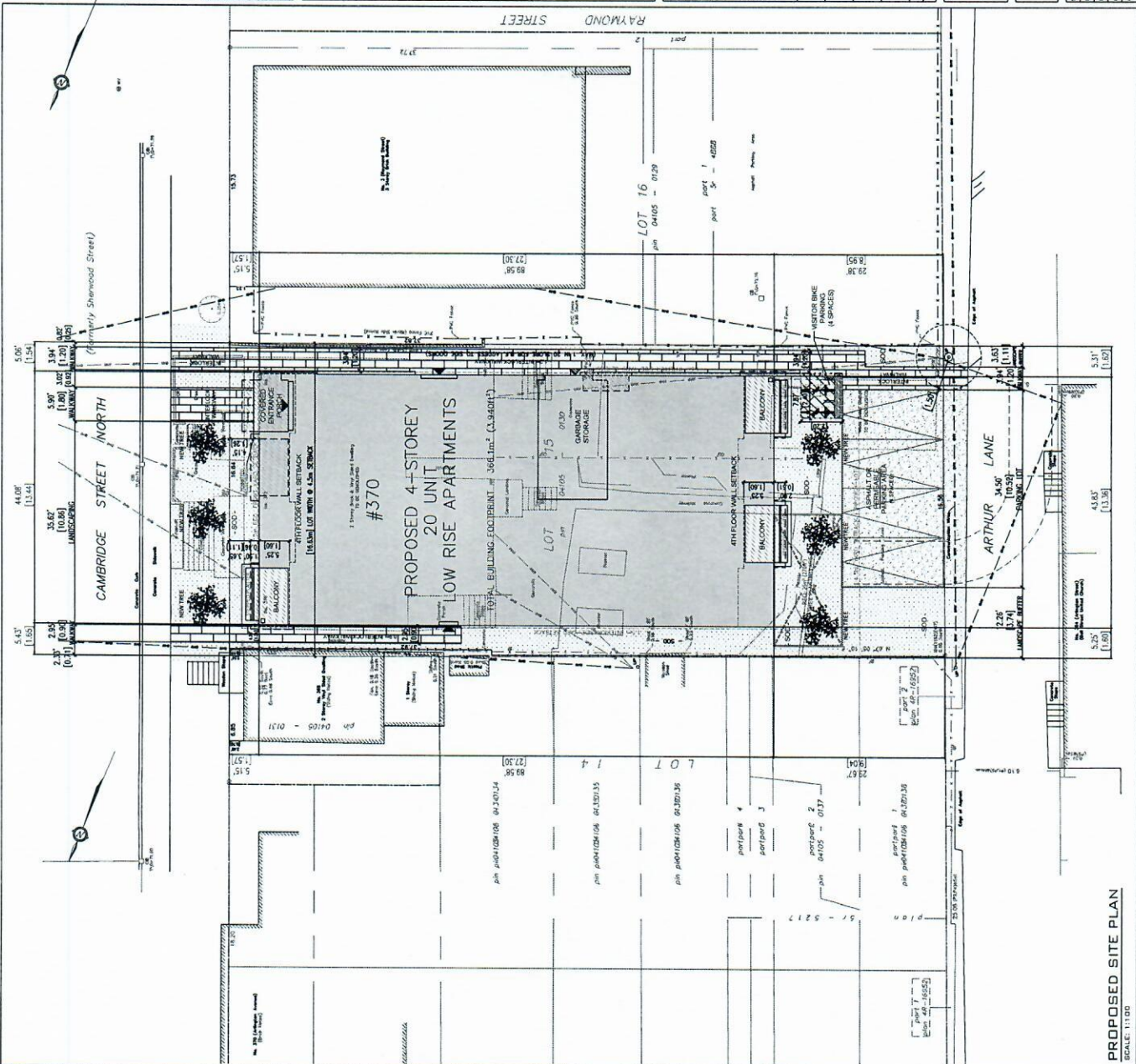
APPENDIX A
SITE PLAN AND LEGAL SURVEY PLAN

GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
 2. ALL FOUNDATION AND STRUCTURAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FOUNDATION AND STRUCTURAL CODE (IFSC) AND THE INTERNATIONAL BUILDING CODE (IBC).
 3. ALL MECHANICAL, ELECTRICAL, AND PLUMBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODE (IMC) AND THE INTERNATIONAL BUILDING CODE (IBC).
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).

NO.	DESCRIPTION & DATE
1	CONSTRUCTION & DATE
2	CONSTRUCTION & DATE
3	CONSTRUCTION & DATE
4	CONSTRUCTION & DATE
5	CONSTRUCTION & DATE
6	CONSTRUCTION & DATE
7	CONSTRUCTION & DATE
8	CONSTRUCTION & DATE
9	CONSTRUCTION & DATE
10	CONSTRUCTION & DATE

JOB TITLE:
 370 CAMBRIDGE ST. NORTH
 PROPOSED 4-STOREY LOW-RISE
 APARTMENT BUILDING

PROPOSED SITE PLAN
 SCALE: AS SHOWN
 SHEET NO. 51.1
 DRAWN: M.C.
 CHECKED: M.C.
 DATE: AUGUST 2022
 SHEET DATE: 8/2022



VEHICLE PARKING:
 PROVIDE 14 VEH. & 8 BICYCLE SPACES
 14 VEH. SPACES: 10' x 20' (200 sq. ft. each) = 2800 sq. ft.
 8 BICYCLE SPACES: 5' x 8' (40 sq. ft. each) = 320 sq. ft.
 TOTAL PARKING AREA: 3120 sq. ft.
 10' x 20' (200 sq. ft. each) = 2800 sq. ft.
 5' x 8' (40 sq. ft. each) = 320 sq. ft.

LOT DETAILS:
 LOT FRONTAGE (CAMBRIDGE): 18.5m
 LOT AREA: 27.38
 TOTAL LANDSCAPED AREA: 30.3m² (32% OF LOT AREA)
 [REG. 506]
 AREA OF 20' x 15' x 15' x 15' (75.0m²) (75% OF FRONT YARD AREA)
 [REG. 506]
 AREA OF 20' x 15' x 15' x 15' (75.0m²) (75% OF FRONT YARD AREA)
 [REG. 506]
 4 SURFACE PARKING SPACES ACCESSED FROM REAR LANE

BUILDING DETAILS:
 BUILDING HEIGHT: 14.5m (4-STORIES)
 BUILDING FOOTPRINT: 36.0m²
 (FLOOR FINISHES, SPILT-LEVEL MAIN FLOOR/LEVEL)
 INTERIOR GARAGE ROOM (2 SPACES)
 IMPROVED BALCONIES (ALL BAYS EXCEPT BAYHOLERS)

UNIT DETAILS:
 1. BACHELOR UNITS (1 B.F.)
 2. 2-BEDROOM UNITS (1 B.F.)



NO.	DESCRIPTION	REMARKS
1	PROPOSED 4-STOREY APARTMENT BUILDING	AS SHOWN
2	PROPOSED PARKING SPACES	AS SHOWN
3	PROPOSED LANDSCAPING	AS SHOWN
4	PROPOSED BIKE STORAGE	AS SHOWN
5	PROPOSED GARAGE STORAGE	AS SHOWN
6	PROPOSED ARTIST COFFEE HALL ENTRANCE	AS SHOWN
7	PROPOSED BIKE STORAGE (4 SPACES)	AS SHOWN
8	PROPOSED BIKE STORAGE (4 SPACES)	AS SHOWN
9	PROPOSED BIKE STORAGE (4 SPACES)	AS SHOWN
10	PROPOSED BIKE STORAGE (4 SPACES)	AS SHOWN

NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
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 3. ALL MECHANICAL, ELECTRICAL, AND PLUMBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODE (IMC) AND THE INTERNATIONAL BUILDING CODE (IBC).
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SCALE: 1:100
PROPOSED SITE PLAN

SURVEYOR'S REAL PROPERTY REPORT
Part of
LOT 15
WEST CAMBRIDGE STREET NORTH
SOUTH OF STONE BOUNDARY
REGISTERED PLAN 33
Surveyed by Anna O'Sullivan, Valtektek, Ltd.

Scale 1:100
DATE: 19/02/14

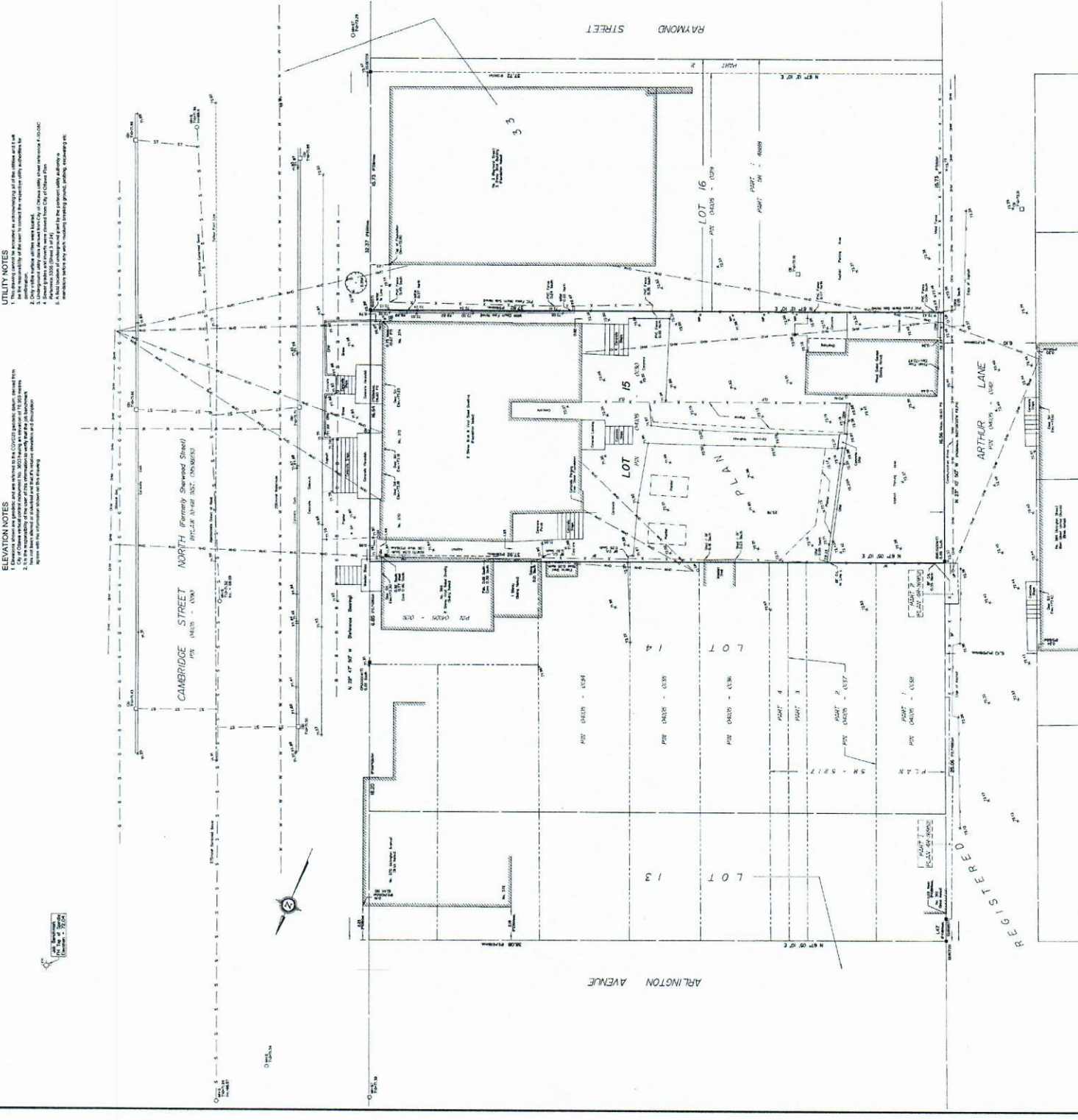
Surveyor's Certificate
1. This survey and all associated plans and documents were prepared in accordance with the Survey Act, 2007.
2. This survey was completed on the 19th day of February, 2014.

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED: 19/02/2014

- Notes & Legend**
- Dimensions**
- 1:100
 - 1:500
 - 1:1000
 - 1:2000
 - 1:5000
 - 1:10000
- Other**
- 1:1000
 - 1:5000
 - 1:10000
- Boundary**
- 1:1000
 - 1:5000
 - 1:10000
- Other**
- 1:1000
 - 1:5000
 - 1:10000
- Other**
- 1:1000
 - 1:5000
 - 1:10000
- Other**
- 1:1000
 - 1:5000
 - 1:10000
- Other**
- 1:1000
 - 1:5000
 - 1:10000

The plan was prepared and approved in accordance with the Survey Act, 2007.
This plan is intended to be a replacement for the plan registered as Lot 15, P. 33 & P. 34.
It was signed by the Surveyor on the 19th day of February, 2014.

REGISTERED PLAN 33
V.1/16/00
THE SURVEYOR'S CERTIFICATE
FOR THIS PLAN WAS ISSUED BY THE SURVEYOR ON THE 19th DAY OF FEBRUARY, 2014.



UTILITY NOTES
1. The location of all utility lines is shown as shown on the plan and is subject to the accuracy of all utility records.
2. Only utility lines shown on the plan.
3. Survey grades and utility lines shown on the plan are subject to the accuracy of all utility records.
4. Survey grades and utility lines shown on the plan are subject to the accuracy of all utility records.
5. Survey grades and utility lines shown on the plan are subject to the accuracy of all utility records.

ELEVATION NOTES
1. All elevations are in meters above sea level (MASL).
2. All elevations are based on the datum of 1985.
3. All elevations are based on the datum of 1985.
4. All elevations are based on the datum of 1985.

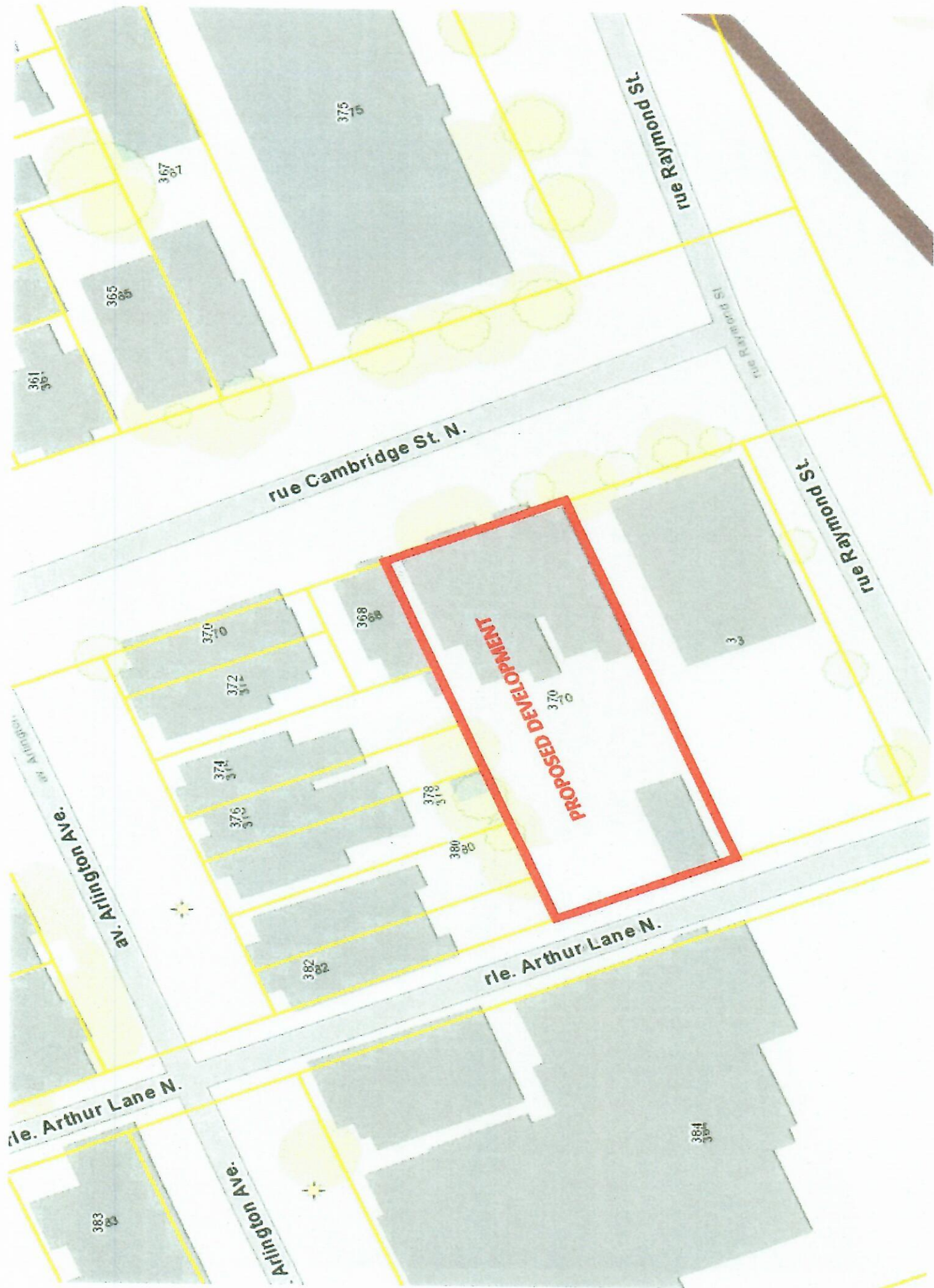
ANNA O'SULLIVAN, VALTEKTEK LTD.
19/02/2014

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**APPENDIX B
SITE PRE-DEVELOPMENT CONDITION
GOOGLE IMAGE (2019)
AND
AERIAL PHOTOGRAPHY 2021 (GEOOTTAWA)**







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**APPENDIX C
CAMBRIDGE STREET NORTH
CITY OF OTTAWA
PLAN AND PROFILE
AND
UCC DRAWINGS**

3335 CAMBRIDGE STREET

Drawings

No.	Date	Description	Drawn By	Approved By

Design

Project No.	DATE	Checked By	DATE
1383-0500-1-001			
Drawn By	DATE	Checked By	DATE

Project Information

Project Name	Client
Location	

Approval

City Engineer	

Notes

1. See information from I. Nel Levee Engineering Ltd. 1992.
2. This plan supersedes (in whole or in part) plan 1383-0500-1-001, 1993.
3. While instructions and utilities shown are taken from the 1993/1993 available information, they cannot be guaranteed.
4. A check of the site was conducted during construction of the existing sewer line.
5. Before work is taken prior to construction.
6. See topographic sections for road structure material depths.
7. Ministry of Environment Approval" Sewer: 0279-SANCT; Water: 5281-SANJU.

Legal Survey Notice

Boundary information shown herein has been compiled and calculated from surveys conducted by Richard Hewitt, P. Eng. The boundaries shown are for reference purposes only. Survey documents may not define property boundaries. THIS IS NOT A PLAN OF SURVEY. For a complete and accurate plan of survey, please refer to the original survey documents or contact the Surveyor of the City of Ottawa.

Plan View

MATCH LINE 130.00

RAYMOND STREET (SEE SHEET 130.00)

CAMBRIDGE STREET

ARLINGTON AVENUE (SEE SHEET 130.00)

LOT 14

LOT 13

LOT 15

SEWER MAIN (12" DIA.)

MANHOLE

ELEVATIONS

Profile View

Stations	Existing Surface	Proposed Surface	Top of Water Main				
70+00	72.20	72.20	72.20				
70+20	72.10	72.10	72.10				
70+40	71.95	71.95	71.95				
70+60	71.80	71.80	71.80				
70+80	71.65	71.65	71.65				
71+00	71.50	71.50	71.50				
71+20	71.35	71.35	71.35				
71+40	71.20	71.20	71.20				
71+60	71.05	71.05	71.05				
71+80	70.90	70.90	70.90				
72+00	70.75	70.75	70.75				
72+20	70.60	70.60	70.60				
72+40	70.45	70.45	70.45				
72+60	70.30	70.30	70.30				
72+80	70.15	70.15	70.15				
73+00	70.00	70.00	70.00				

SEWER MAIN (12" DIA.)

PROPOSED SURFACE

EXISTING SURFACE

TOP OF WATER MAIN

Ottawa

Transportation, Utilities and Public Works

Infrastructure Services Branch

Richard Hewitt, P. Eng.

Cambridge Street

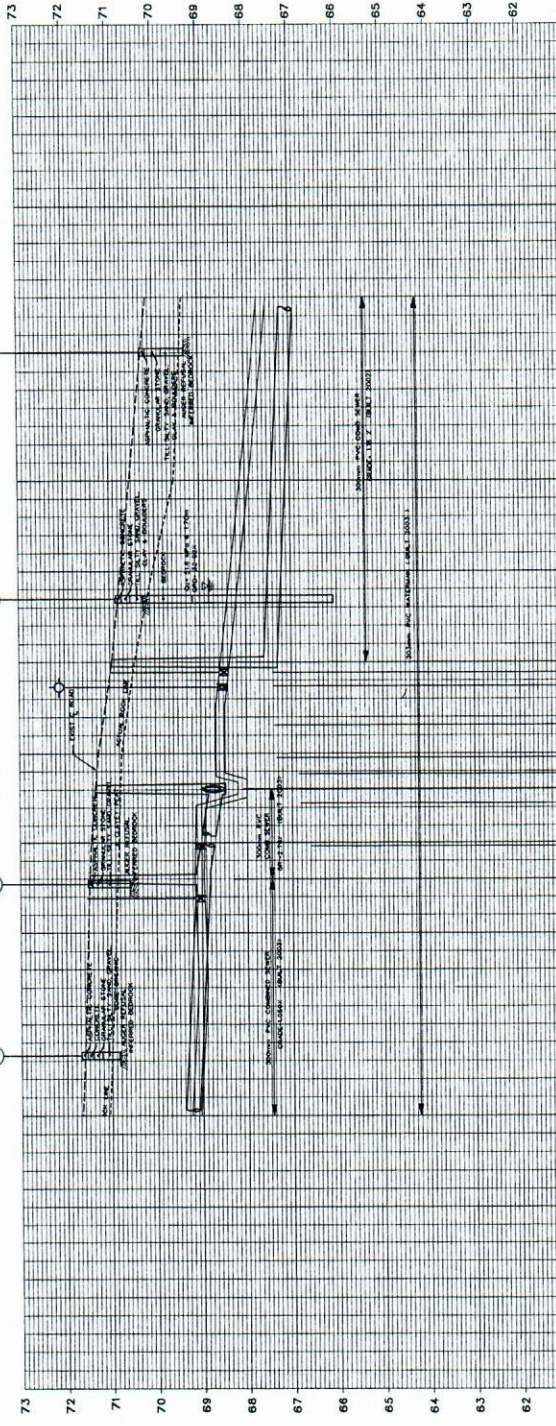
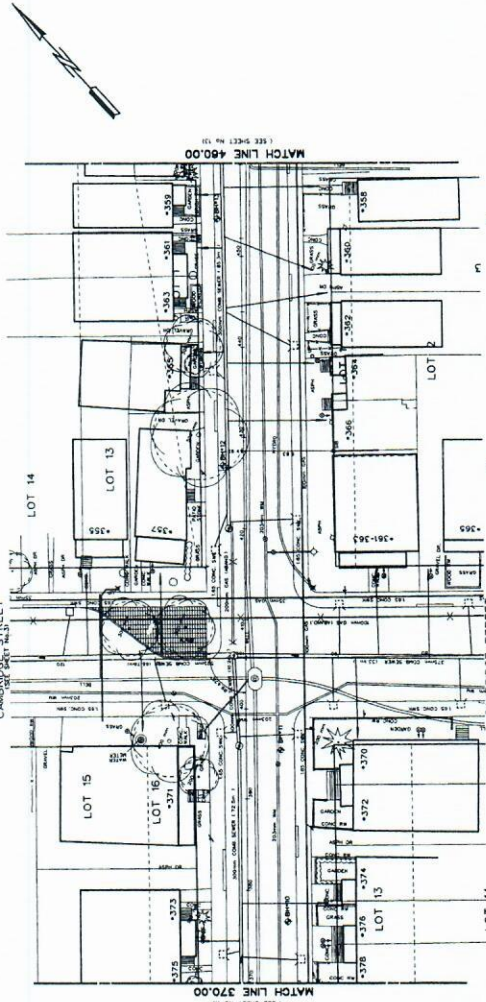
RAYMOND STREET TO STA. 130.00

Project No. 02-3335

Sheet No. 3335

3335 ARLINGTON AVENUE

ARLINGTON AVENUE



Station	Top of sewer	Surface	Elevations	Station
370			71.87	480
375			71.92	485
380			71.97	490
385			72.02	495
390			72.07	500
395			72.12	505
400			72.17	510
405			72.22	515
410			72.27	520
415			72.32	525
420			72.37	530
425			72.42	535
430			72.47	540
435			72.52	545
440			72.57	550
445			72.62	555
450			72.67	560
455			72.72	565
460			72.77	570
465			72.82	575
470			72.87	580
475			72.92	585
480			72.97	590
485			73.02	595
490			73.07	600
495			73.12	605
500			73.17	610
505			73.22	615
510			73.27	620
515			73.32	625
520			73.37	630
525			73.42	635
530			73.47	640
535			73.52	645
540			73.57	650
545			73.62	655
550			73.67	660
555			73.72	665
560			73.77	670
565			73.82	675
570			73.87	680
575			73.92	685
580			73.97	690
585			74.02	695
590			74.07	700
595			74.12	705
600			74.17	710
605			74.22	715
610			74.27	720
615			74.32	725
620			74.37	730
625			74.42	735
630			74.47	740
635			74.52	745
640			74.57	750
645			74.62	755
650			74.67	760
655			74.72	765
660			74.77	770
665			74.82	775
670			74.87	780
675			74.92	785
680			74.97	790
685			75.02	795
690			75.07	800
695			75.12	805
700			75.17	810
705			75.22	815
710			75.27	820
715			75.32	825
720			75.37	830
725			75.42	835
730			75.47	840
735			75.52	845
740			75.57	850
745			75.62	855
750			75.67	860
755			75.72	865
760			75.77	870
765			75.82	875
770			75.87	880
775			75.92	885
780			75.97	890
785			76.02	895
790			76.07	900
795			76.12	905
800			76.17	910
805			76.22	915
810			76.27	920
815			76.32	925
820			76.37	930
825			76.42	935
830			76.47	940
835			76.52	945
840			76.57	950
845			76.62	955
850			76.67	960
855			76.72	965
860			76.77	970
865			76.82	975
870			76.87	980
875			76.92	985
880			76.97	990
885			77.02	995
890			77.07	1000
895			77.12	1005
900			77.17	1010
905			77.22	1015
910			77.27	1020
915			77.32	1025
920			77.37	1030
925			77.42	1035
930			77.47	1040
935			77.52	1045
940			77.57	1050
945			77.62	1055
950			77.67	1060
955			77.72	1065
960			77.77	1070
965			77.82	1075
970			77.87	1080
975			77.92	1085
980			77.97	1090
985			78.02	1095
990			78.07	1100
995			78.12	1105
1000			78.17	1110

Revisions:	Date	Description	Drawn By	Checked By

Design:	Drawn By	Checked By	Date

As-Built Notes:

1. Soil information taken from 1. Neil Lavoie Engineering Ltd (2001)
2. This plan supersedes in whole or in part plan #8550-AR-01-001
3. Where elevations and utilities shown are taken from the best available information.
4. Proposed road line was recorded during construction of the existing sewer & watermain.
5. Borings taken prior to construction.
6. See typical cross sections for road structure, material depths.
7. Ministry of Environment Approval # Sewer 0229-2006-027 Water 0229-2006-028


Legal Survey Notes:

Proposed sewer and watermain lines are shown and calculated from the existing sewer and watermain lines on this survey.

Boundaries shown for the purpose of this survey are for reference purposes only. Survey boundaries shown for the purpose of this survey are for reference purposes only.

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THIS IS NOT A PLAN OF SURVEY, BOUNDARIES AND DISTANCES ARE NOT GUARANTEED BY THE ENGINEER.



Transportation, Utilities and Public Works
Infrastructure Services Branch
10 LAMAR AVENUE WEST, OTTAWA, ONTARIO K1P 1J9

Rosemarie Leclair
Assistant Director

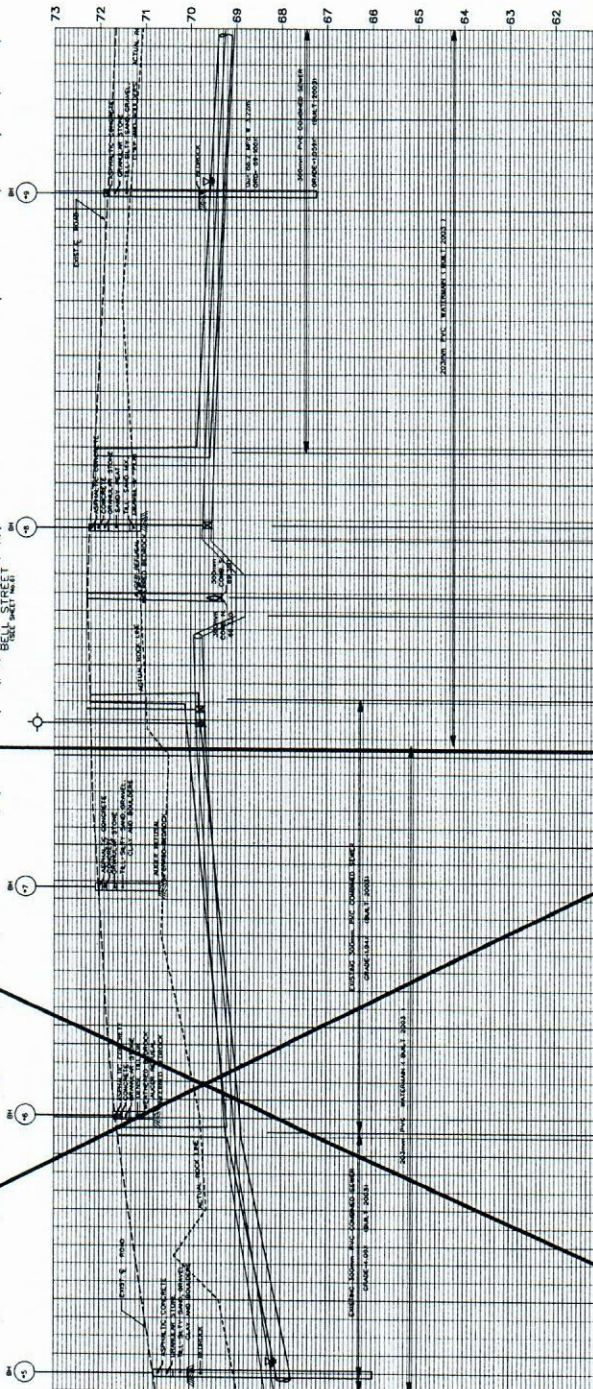
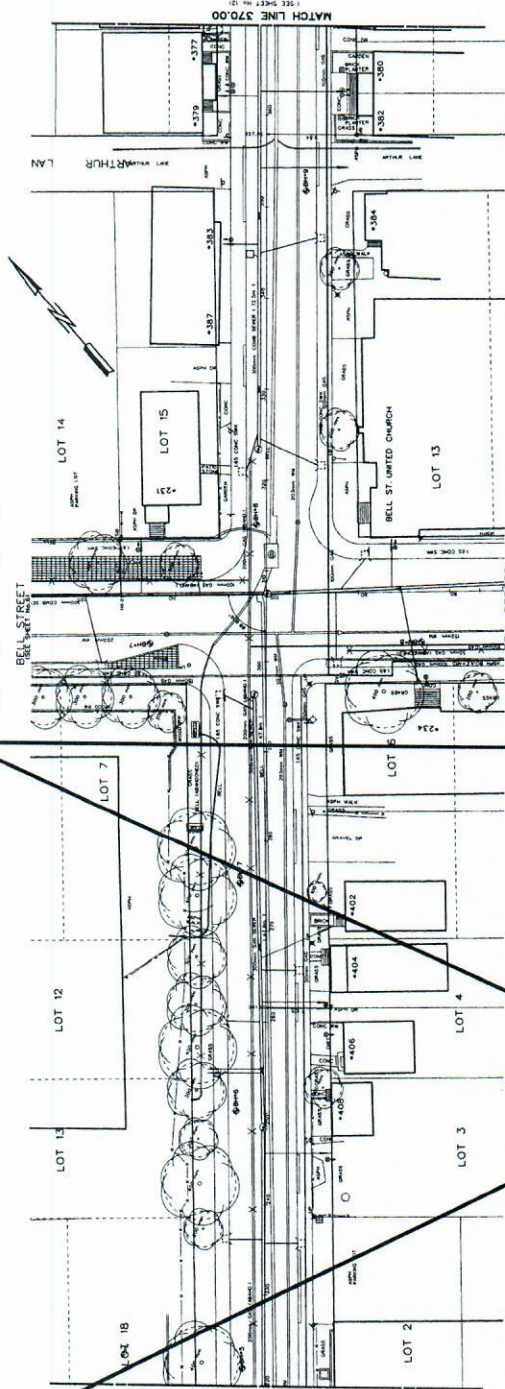
Richard Hewitt, P.Eng.
Director

ARLINGTON AVENUE
STA-370.00 TO STA-480.00

Project No:	02-3335	Scale:	1:250	Sheet No:	3335
Drawn By:		Checked By:		Date:	12/12/24

3335 ARLINGTON AVENUE

ARLINGTON AVENUE



Station	Top of Sewer	Top of Water	Top of Gas	Top of Storm	Top of Existing Surface	Station
230	70.80	71.20	71.50	71.80	72.10	230
240	70.80	71.20	71.50	71.80	72.10	240
250	70.80	71.20	71.50	71.80	72.10	250
260	70.80	71.20	71.50	71.80	72.10	260
270	70.80	71.20	71.50	71.80	72.10	270

Revisions

No.	Date	Description	Drawn By	Approved By

Design

Drawn By	Checked By	Date	Drawn By	Checked By	Date

Contractor

Client

Project Information

Project Name: [Blank]

Project No.: [Blank]

Project Location: [Blank]

Project Description: [Blank]

Project Start Date: [Blank]

Project End Date: [Blank]

Project Status: [Blank]

Notes:

1. Refer to the plan for details.
2. This plan is subject to the approval of the City of Ottawa.
3. Where applicable, the utility lines shown are based on the latest available information. They cannot be guaranteed.
4. The subgrade was recorded during construction of the existing sewer & watermain.
5. See the notes for details.
6. See the notes for details.
7. Ministry of Environment Approval. See: 0279-AM-02, 0279-AM-03, 0279-AM-04, 0279-AM-05.

Professional Engineer

Name: [Blank]

Registration No.: [Blank]

Signature: [Blank]

Date: [Blank]

Professional Engineer

Name: [Blank]

Registration No.: [Blank]

Signature: [Blank]

Date: [Blank]

Professional Engineer

Name: [Blank]

Registration No.: [Blank]

Signature: [Blank]

Date: [Blank]

Ottawa

Transportation, Utilities and Public Works
Infrastructure Services Branch

100 Laurier Avenue West, Ottawa, Ontario K1P 1G8

Rosemarie Leclair, P.Eng.
Branch Director

ARLINGTON AVENUE
STA. 220.00 TO STA. 370.00

Project No. 02-3335
Sheet No. 3335
Scale: 1" = 10'-0"

REVISIONS/ REVISIONS	DATE	BY
NEW DESIGN FOR 100' WIDE RAMP	SEPT. 04	DC
DESIGN REVISIONS FOR 100' WIDE RAMP	SEPT. 04	DC
DESIGN REVISIONS FOR 100' WIDE RAMP	SEPT. 04	DC
DESIGN REVISIONS FOR 100' WIDE RAMP	SEPT. 04	DC
DESIGN REVISIONS FOR 100' WIDE RAMP	SEPT. 04	DC
DESIGN REVISIONS FOR 100' WIDE RAMP	SEPT. 04	DC
DESIGN REVISIONS FOR 100' WIDE RAMP	SEPT. 04	DC
DESIGN REVISIONS FOR 100' WIDE RAMP	SEPT. 04	DC
DESIGN REVISIONS FOR 100' WIDE RAMP	SEPT. 04	DC
DESIGN REVISIONS FOR 100' WIDE RAMP	SEPT. 04	DC

LEGEND

Street Marked, Center Line (P) (S) (T) (W) (X)
 Street Marked, Center Line (P) (S) (T) (W) (X)
 Center Line (D) (E) (N) (W) (S) (T) (U) (V) (W) (X) (Y) (Z)
 Property Boundary
 Easement
 Right-of-Way
 Utility
 ...

TELECOM GLOSSARY

A... Access
 B... Backbone
 C... Cable
 D... Data
 E... Equipment
 F... Facility
 G... Ground
 H... Hardware
 I... Interface
 J... Junction
 K... Location
 L... Line
 M... Method
 N... Network
 O... Operation
 P... Plan
 Q... Quality
 R... Resource
 S... Service
 T... Technology
 U... Unit
 V... Value
 W... Way
 X... X-axis
 Y... Y-axis
 Z... Z-axis

GLOSSARY - OTHER

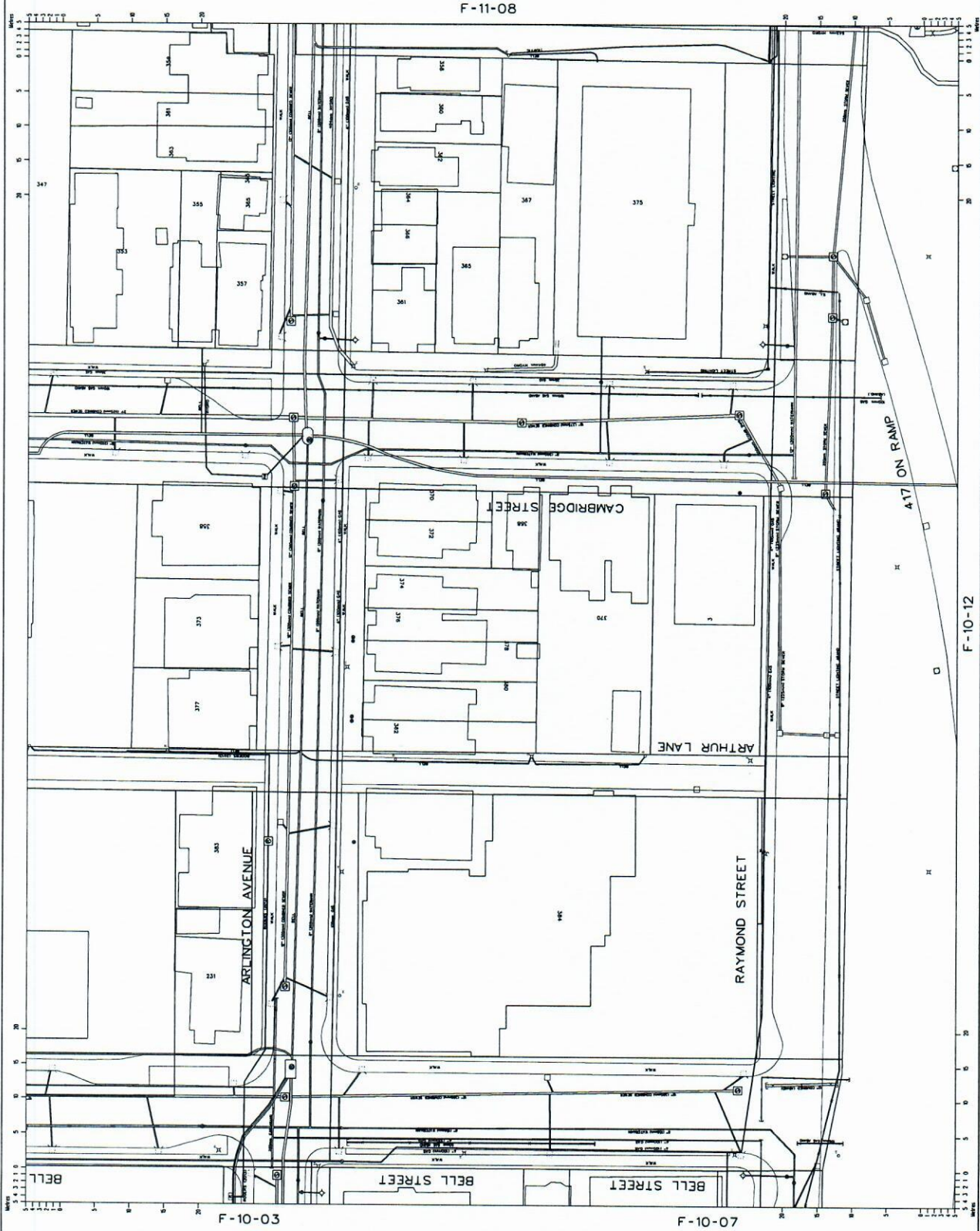
D... Direction
 E... Elevation
 F... Frequency
 G... Gain
 H... Height
 I... Impedance
 J... Junction
 K... Location
 L... Length
 M... Mass
 N... Network
 O... Operation
 P... Plan
 Q... Quality
 R... Resource
 S... Service
 T... Technology
 U... Unit
 V... Value
 W... Way
 X... X-axis
 Y... Y-axis
 Z... Z-axis

CAUTION/ATTENTION

Although this drawing is intended for use as a guide, the user should verify the accuracy of the information provided. The user should also consult the relevant codes and standards. The user should also consult the relevant codes and standards. The user should also consult the relevant codes and standards.



PROJECT: 02-10-10-0000-1000	DATE: 11/08
SHEET: 11/08	F-10-08C



F-10-03

F-11-08

F-10-07

F-10-12

PROPOSED
FOUR STOREY APARTMENT BUILDING SITE
LOT 15 WEST CAMBRIDGE STREET NORTH
SOUTH OF STONE BOUNDARY
R-PLAN 33
370 CAMBRIDGE STREET NORTH
CITY OF OTTAWA

APPENDIX D
CITY OF OTTAWA

- **ELEVATION CONTOURS (FIGURE 1)**
- **SITE SURVEY PLAN**
- **SITE PLAN AND ARCHITECTURAL DRAWINGS**
- **OFM FIRE FLOW CALCULATIONS**
- **OFM EXPOSURE DISTANCES (FIGURE 2)**
- **WATER DATA BOUNDARY CONDITIONS**
- **SUPPORTING HYDRAULIC CALCULATIONS**
- **HYDRANT SPACING (FIGURE 3)**

ATTACHMENT 1 : FIGURE 1 – ELEVATION CONTOURS

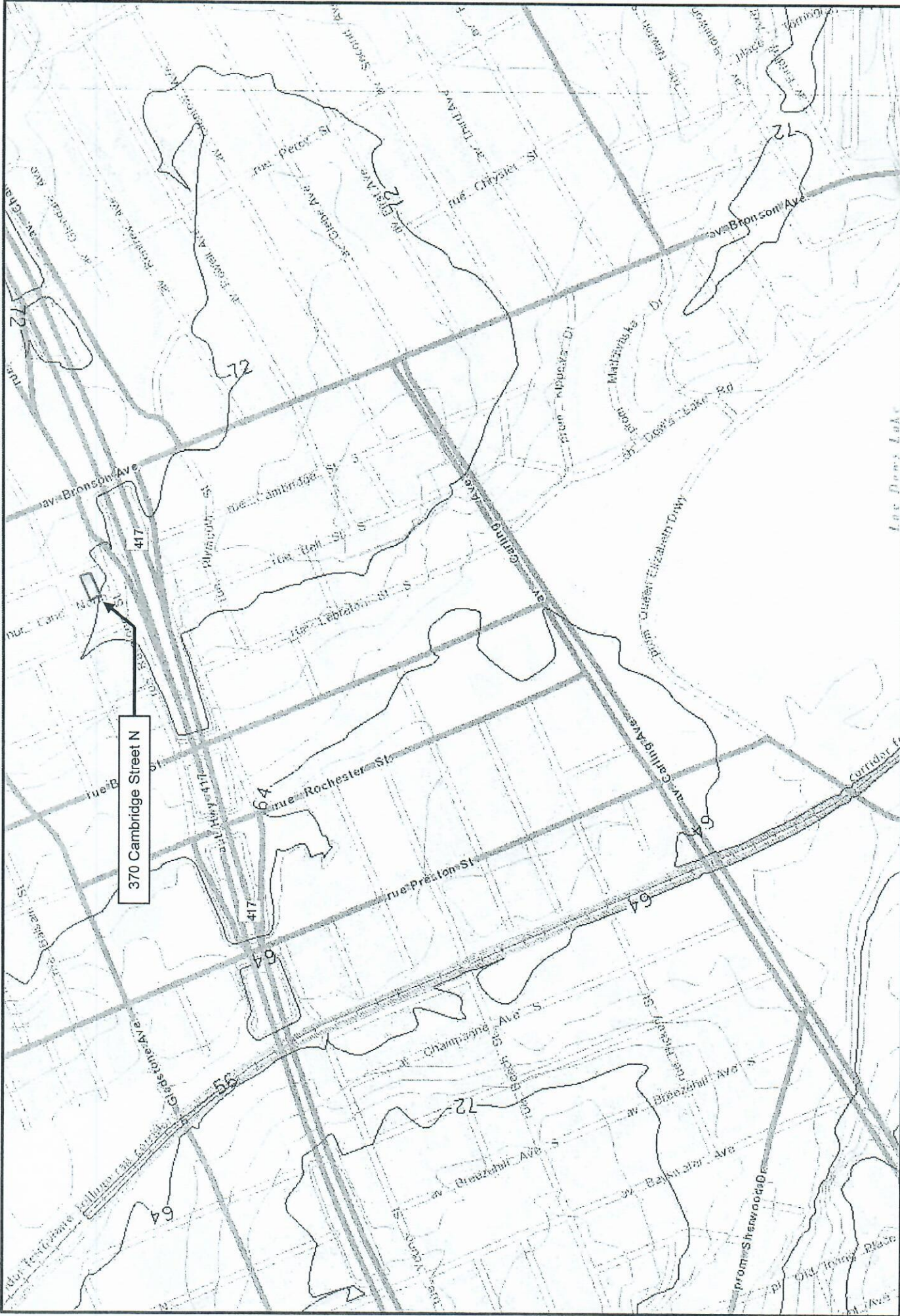


Figure 1: Elevation Contours

Source: geoOttawa 2022; Contains information licensed under the Open Government Licence – City of Ottawa.

ATTACHMENT 2 : SITE SURVEY PLAN



Surveyor's Certificate
 I, the undersigned, being duly sworn, do hereby certify that the above is a true and correct copy of the original plan as filed in the Office of the Surveyor General and that the same is a true and correct copy of the original plan as filed in the Office of the Surveyor General.

Arnis, O'Sullivan, Vollebakk Ltd.
 Date: 2021

TABLE
 THIS PLAN IS A REPRODUCTION FROM THE ORIGINAL PLAN AS FILED IN THE OFFICE OF THE SURVEYOR GENERAL. THIS TABLE IS A SUMMARY OF THE CONTENTS OF THE ORIGINAL PLAN AND IS NOT A SUBSTITUTE FOR THE ORIGINAL PLAN.

Notes & Legend

1. Elevation	2. Boundary	3. Easement	4. Right of Way	5. Utility	6. Structure	7. Fencing	8. Existing Building	9. Proposed Building	10. Proposed Driveway	11. Proposed Parking	12. Proposed Access	13. Proposed Fence	14. Proposed Wall	15. Proposed Deck	16. Proposed Porch	17. Proposed Staircase	18. Proposed Ramp	19. Proposed Walkway	20. Proposed Pathway	21. Proposed Driveway	22. Proposed Parking	23. Proposed Access	24. Proposed Fence	25. Proposed Wall	26. Proposed Deck	27. Proposed Porch	28. Proposed Staircase	29. Proposed Ramp	30. Proposed Walkway	31. Proposed Pathway
--------------	-------------	-------------	-----------------	------------	--------------	------------	----------------------	----------------------	-----------------------	----------------------	---------------------	--------------------	-------------------	-------------------	--------------------	------------------------	-------------------	----------------------	----------------------	-----------------------	----------------------	---------------------	--------------------	-------------------	-------------------	--------------------	------------------------	-------------------	----------------------	----------------------

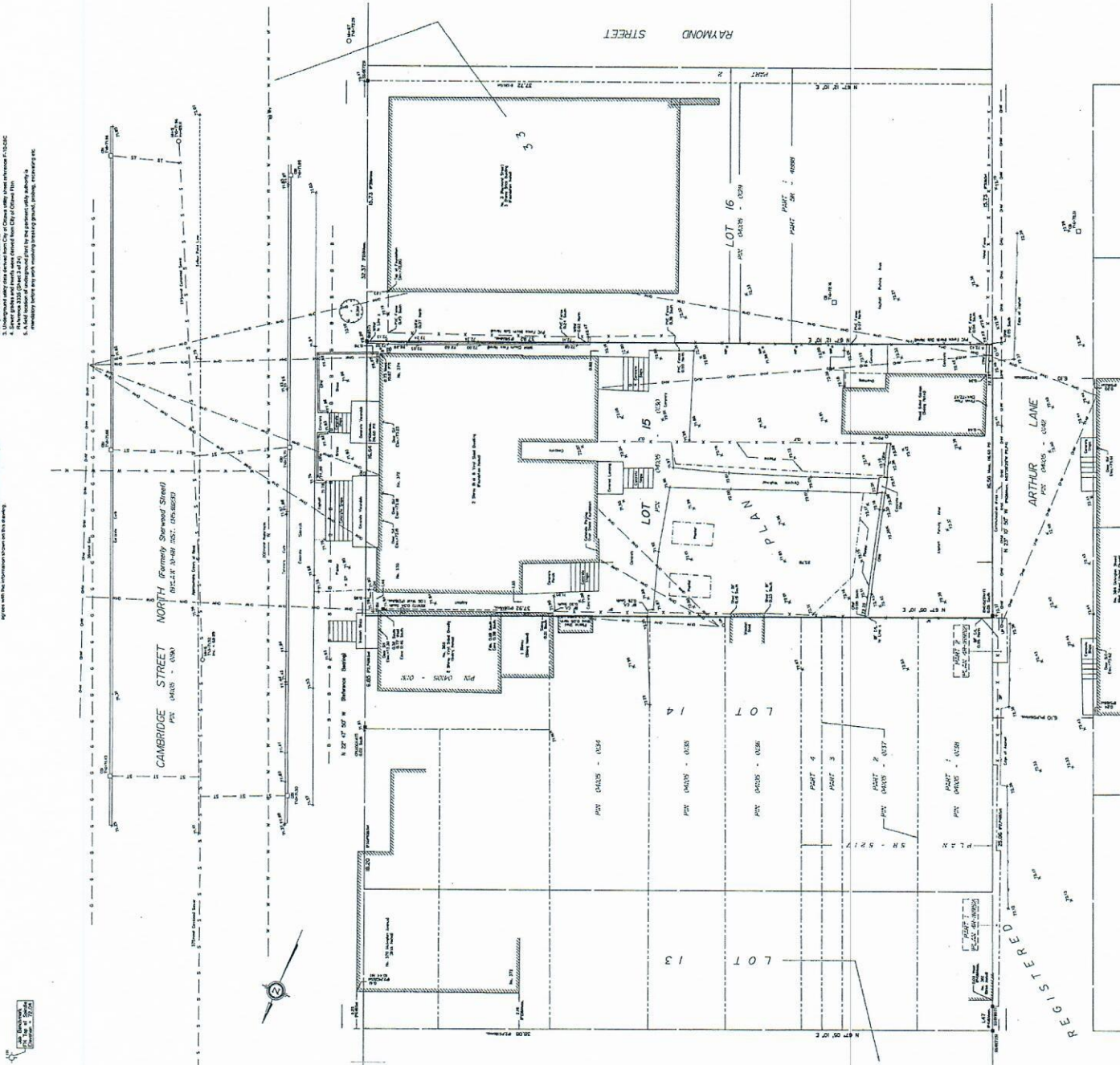
Notes are not intended to be a substitute for the original plan. The original plan is the only authoritative source of information. For further information, please refer to the original plan. This report is based on the information provided to the Surveyor. The Surveyor does not warrant the accuracy or completeness of the information provided to the Surveyor. The Surveyor is not responsible for any errors or omissions in this report.

UTILITY NOTES

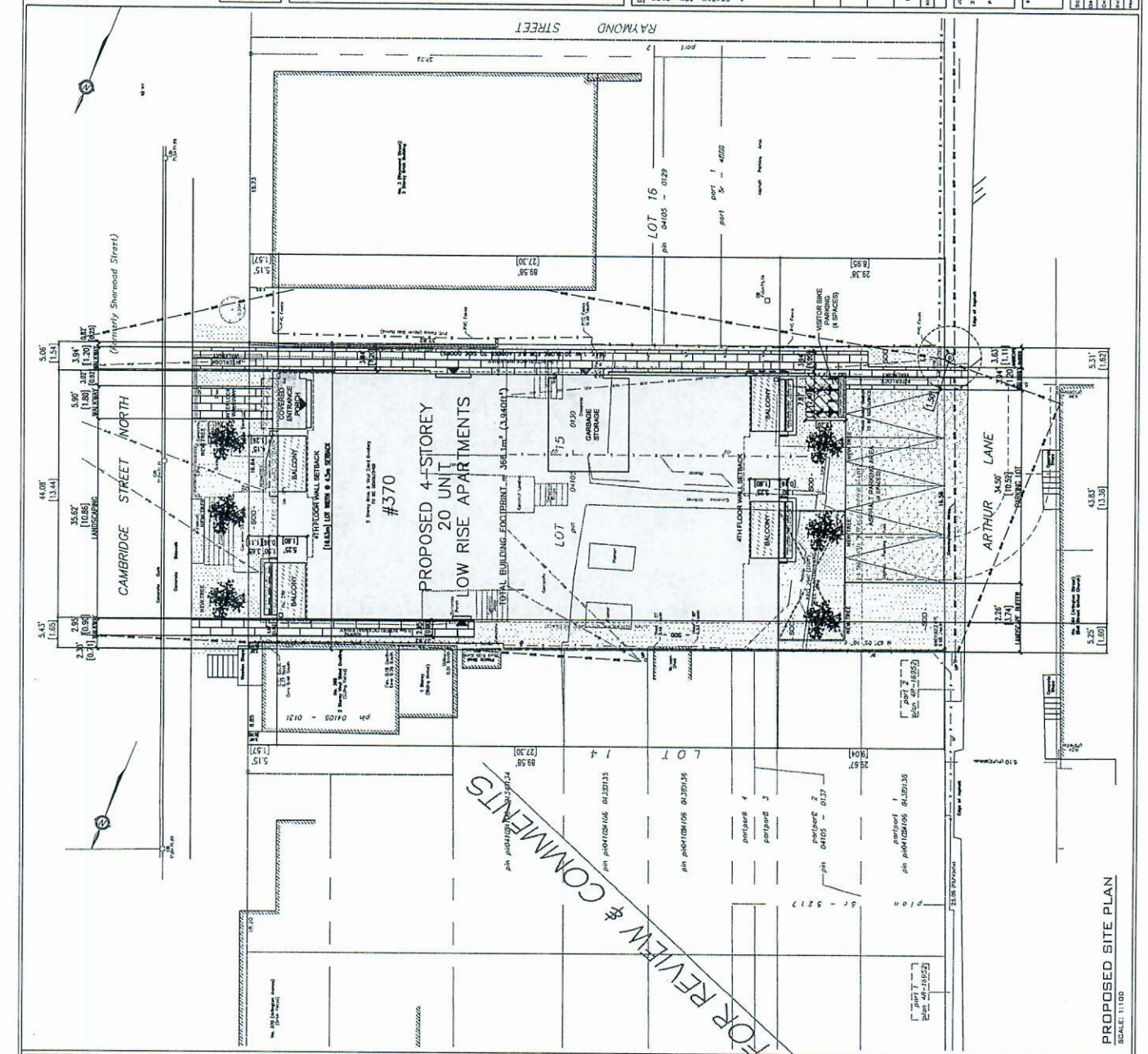
- This survey is based on the utility records of the City of Ottawa and the Surveyor's own field investigation. The Surveyor is not responsible for any errors or omissions in the utility records.
- The utility records are based on the utility records of the City of Ottawa and the Surveyor's own field investigation.
- The utility records are based on the utility records of the City of Ottawa and the Surveyor's own field investigation.
- The utility records are based on the utility records of the City of Ottawa and the Surveyor's own field investigation.
- The utility records are based on the utility records of the City of Ottawa and the Surveyor's own field investigation.

ELEVATION NOTES

- Elevations shown are based on the datum used in the original plan. The Surveyor is not responsible for any errors or omissions in the elevations shown.
- The elevations shown are based on the datum used in the original plan. The Surveyor is not responsible for any errors or omissions in the elevations shown.
- The elevations shown are based on the datum used in the original plan. The Surveyor is not responsible for any errors or omissions in the elevations shown.
- The elevations shown are based on the datum used in the original plan. The Surveyor is not responsible for any errors or omissions in the elevations shown.
- The elevations shown are based on the datum used in the original plan. The Surveyor is not responsible for any errors or omissions in the elevations shown.



ATTACHMENT 3 : SITE PLAN AND ARCHITECTURAL DRAWINGS



PRELIMINARY CONCEPT FOR REVIEW & COMMENTS

LOT DETAILS:
 LOT #370
 TOTAL LANDSCAPED AREA: 201.34 sq. ft. (25% OF LOT AREA)
 AREA OF FRONT YARD: 110.00 sq. ft.
 AREA OF REAR YARD: 110.00 sq. ft.
 AREA OF SIDE YARD: 110.00 sq. ft.
 4 SURFACE PARKING SPACES ACCESSED FROM REAR LANE

BUILDING DETAILS:
 BUILDING HEIGHT: 45.5' (4-STORIES)
 FLOOR FINISHES: CONCRETE, MASONRY, WOOD
 FLOOR FINISHES: CONCRETE, MASONRY, WOOD
 FLOOR FINISHES: CONCRETE, MASONRY, WOOD
 FLOOR FINISHES: CONCRETE, MASONRY, WOOD

UNIT DETAILS:
 1- 1-BEDROOM UNITS (1 B.F.)
 2- 2-BEDROOM UNITS (2 B.F.)

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	01/15/10
2	REVISED FOR REVIEW	01/15/10
3	REVISED FOR REVIEW	01/15/10
4	REVISED FOR REVIEW	01/15/10
5	REVISED FOR REVIEW	01/15/10

APPROVED: [Signature] DATE: 01/15/10

PREPARED BY: [Signature] DATE: 01/15/10

SCALE: AS SHOWN

PROJECT: 370 CAMBRIDGE STREET NORTH, WILSON, MASSACHUSETTS

DATE: 01/15/10

DRAWN BY: JLD

CHECKED BY: JLD

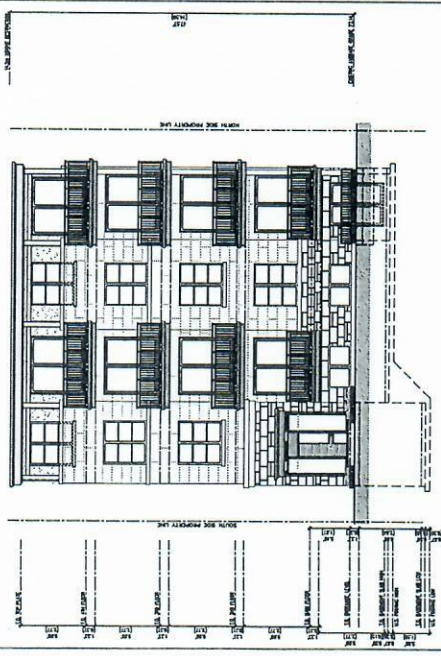
PROPOSED SITE PLAN
 SCALE: 11:100

PRELIMINARY CONCEPT FOR REVIEW & COMMENTS

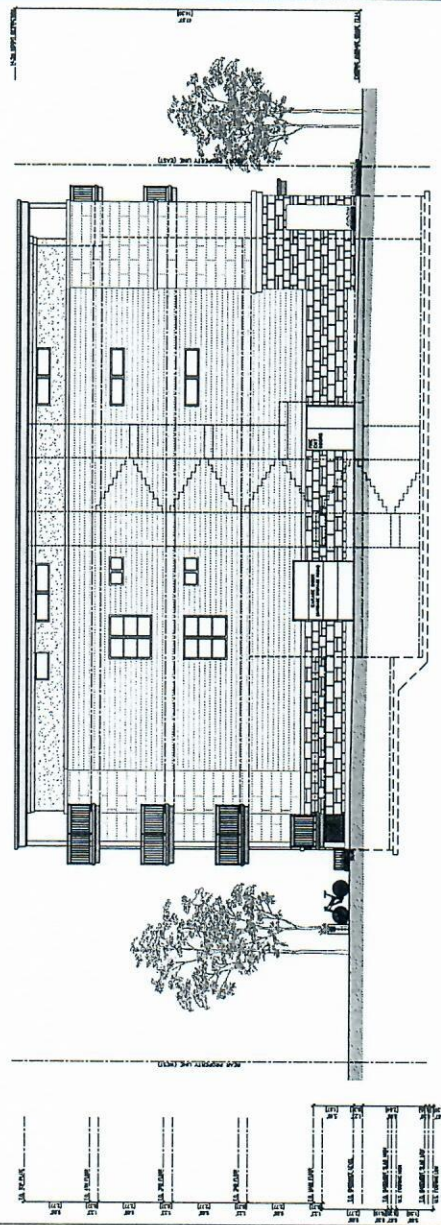
MD
MIRCO DESIGN
 INCORPORATED SINCE 1984
 CUSTOM HOME DESIGN
 PROJECT MANAGEMENT

30 DORCHESTER GATE
 UNIT # 7 OTTAWA
 K1E 7Y7

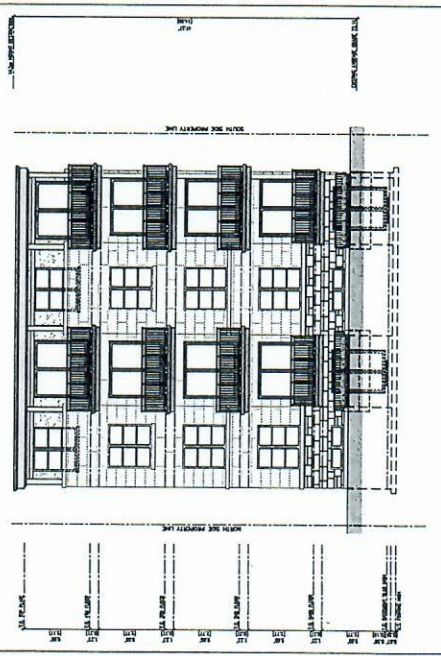
TEL: 613-274-5153
 FAX: 613-274-7335
 CONTACT@MIRCODESIGN.COM
 WWW.MIRCODESIGN.COM



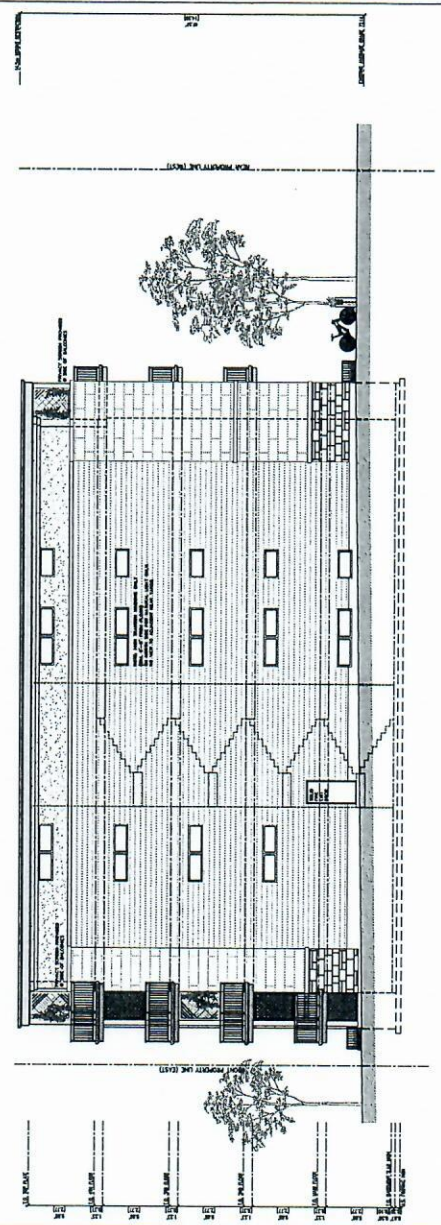
FRONT ELEVATION (EAST)
 SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION (SOUTH)
 SCALE: 1/8" = 1'-0"



REAR ELEVATION (WEST)
 SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION (NORTH)
 SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS WITH THE ARCHITECT BEFORE COMMENCING WORK.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2014 NATIONAL BUILDING CODE.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2014 NATIONAL ELECTRICAL CODE.
4. DO NOT SCALE THE DRAWINGS.

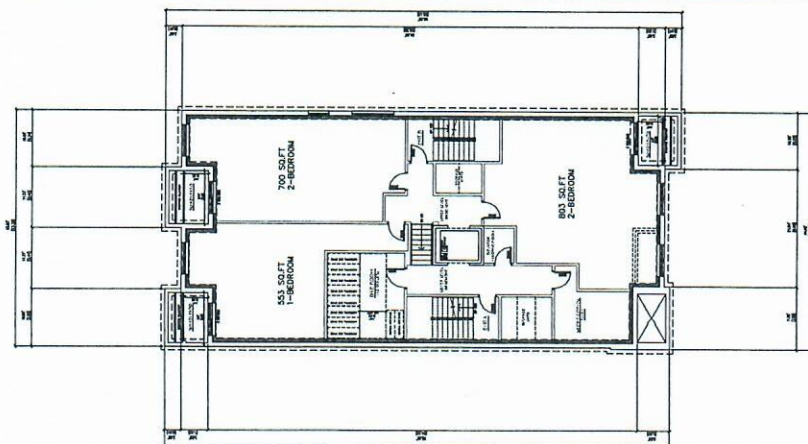
NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
 370 CAMBRIDGE STREET NORTH
 OTTAWA, ON.
 PROPOSED HISTORIC LOBBY RE-
 APPOINTMENT BUILDING

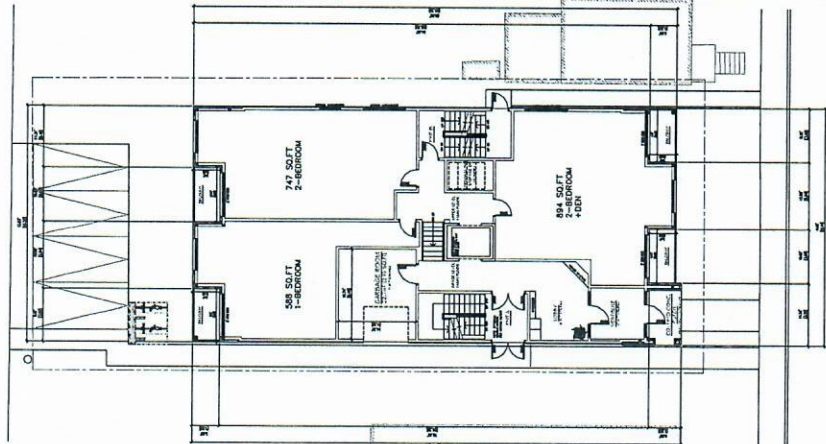
SHEET TITLE:
 PROPOSED ELEVATIONS

SCALE: AS SHOWN DWG NO.
 DRAWN: M.S.
 CHECKED:
 DATE: DECEMBER 2014
A 1.2
 PRINT DATE

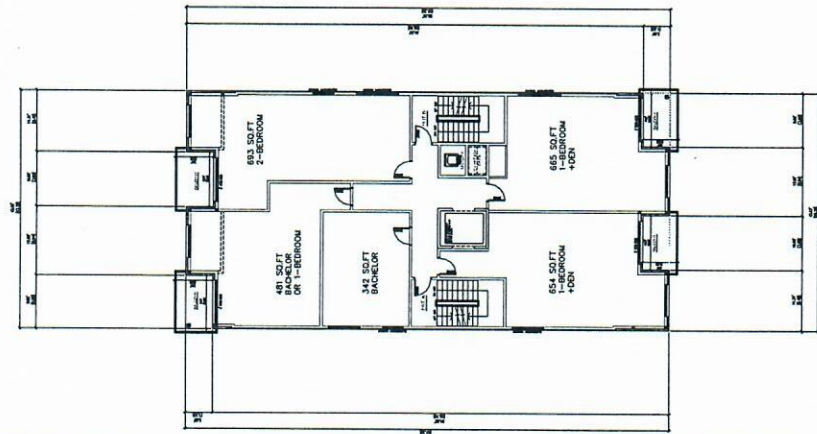
PRELIMINARY CONCEPT FOR REVIEW & COMMENTS



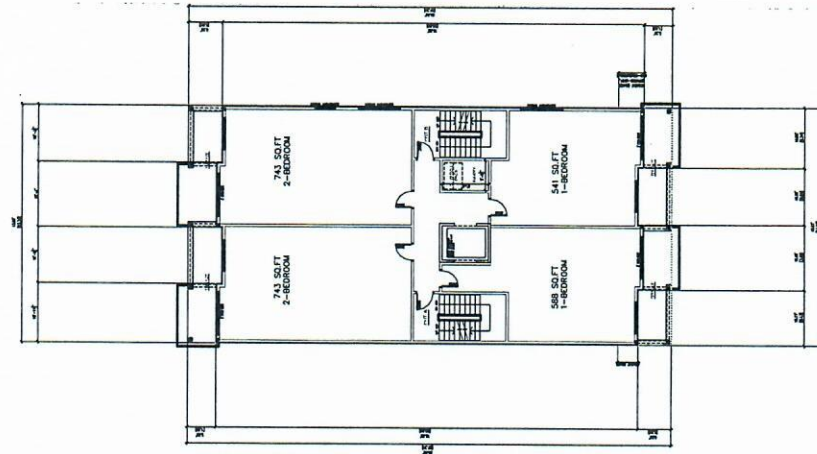
BASEMENT PLAN
 SCALE: 3/32" = 1'-0"



GROUND FLOOR PLAN
 SCALE: 3/32" = 1'-0"



2-3 FLOOR PLAN
 SCALE: 3/32" = 1'-0"



4TH FLOOR PLAN
 SCALE: 3/32" = 1'-0"

GENERAL NOTES:
 1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND UTILITIES PRIOR TO THE COMMENCEMENT OF WORK.
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REGULATIONS AND ORDINANCES.
 4. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOSTON.
 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BOSTON'S ZONING REGULATIONS.

NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
 370 CAMBRIDGE STREET NORTH
 19TH FLOOR
 PROPOSED 4-STORY LOW-RISE
 APARTMENT BUILDING

SHEET TITLE:
 PROPOSED FLOOR PLANS

SCALE: AS SHOWN
 DRAWN: M.D.
 CHECKED:
 DATE: DECEMBER 2021
 SHEET NO.: **A2.2**
 PUMP DATE

ATTACHMENT 4 : OFM FIRE FLOW CALCULATIONS



OFM Fire Flow Calculation

Calculations based on Fire Protection Water Supply Guideline for Part 3 in the Ontario Building Code by the Office of the Fire Marshal (OFM 1999)

Stantec Project #: 163401084
 Project Name: 370 Cambridge St. N
 Date: May 19, 2022
 Data inputted by: Alexandre Mineault-G., M.A.Sc., ing., P.Eng.
 Data reviewed by: Kevin Alemany, M.A.Sc., P.Eng.

Fire Flow Calculation #: 1
 Building Type/Description/Name: Residential

Table A: Office of the Fire Marshal Determination of Required Fire Protection Water Supply

Step	Task	Term	Options	Multiplier Associated with Option	Choose:	Value Used	Unit
1 General Building Details							
1.1	Enter Number of Storeys		Number of Floors/Storeys in the Unit (incl. basement):		5	5	Storeys
1.2	Choose Type of Housing (if TH, Enter Number of Units Per TH Block)	Type of Housing	Single Family	0	Other (Comm, Ind, Apt etc.)	20	Units
			Townhouse - indicate # of units	0			
			Other (Comm, Ind, Apt etc.)	20			
1.3	Choose Presence of Sprinklers		Sprinklers?		Yes	Yes	N/A
1.4	Choose Presence of Firewalls		Firewall separations?		None	None	N/A
1.5	Choose Presence of Stand-Pipe System		Stand-pipe system?		None	None	N/A
2 Determining Water Supply Coefficient K							
2.1	Choose Type of Construction	Type of Construction	Non-combustible construction + fire separations + fire-resistance ratings in accordance with Section 3.2.2 of OBC	Type I	Type IV	N/A	N/A
			Non-combustible construction + fire separations + no fire-resistance rating	Type II			
			Combustible construction + fire separations + fire-resistance ratings in accordance with Section 3.2.2 of OBC	Type III			
			Combustible construction + fire separations + no fire-resistance rating	Type IV			
			Building Classification				
2.2	Choose Classification	Occupancy Classification (OBC)	A-2, B-1, B-2, B-3, C, D	23	C	A-2, B-1, B-2, B-3, C, D	N/A
			A-4, F-3	28			
			A-1, A-3	32			
			E, F-2	39			
			F-1	53			
2.3	Water Supply Coefficient (K)		Water Supply Coefficient K			23	N/A
3 Determining Building Volume V							
3.1	Enter Ground Floor Area of One Unit	Floor Space Area					
		Average Floor Area (A):	340	340	Area in Square Meters (m ²)		
3.2	Building Height (h)	Building Height					
		Bottom Elevation:	0.0	15.7	Height in Meters (m)		
		Top Elevation:	15.7				
3.3	Building Volume (V)		Building Volume V = A * h			5,340	Volume in Meters Cube (m ³)
4 Determining Spatial Coefficient S							
4.1	Choose Exposure Distances from Building to Property Line	Exposure Distance from Building to Property Line in Meters (m)	North Side		0.50	1.22	Distance in Meters (m)
			Property Line to Street Centreline (Street Facing)	1.5			
			Total Exposure Distance	0			
			East Side		0.00		
			Property Line to Street Centreline (Street Facing)	1.5			
			Total Exposure Distance	9.8			
			South Side		0.50		
			Property Line to Street Centreline (Street Facing)	1.5			
			Total Exposure Distance	11.3			
			West Side		0.22		
Property Line to Street Centreline (Street Facing)	1.5						
Total Exposure Distance	4.5						
4.2	Total Spatial Coefficient		Total Spatial Coefficient $S_{tot} = 1 + \sum S_x$			2.00	N/A
5 Determining Required Minimum Supply of Water Q and Fire Flow							
5.1	Obtain Required Fire Volume, Flow & Duration	Minimum Supply of Water, rounded to nearest 1,000 L; $Q = K^*V^*S_{tot}$					246,000 L
		Required Minimum Water Supply Flow Rate (L/min)					6,300 L/min
		Required Minimum Water Supply Flow Rate (L/s)					105 L/s
		Required Minimum Duration of Fire Flow (min)					40 min

ATTACHMENT 5 : FIGURE 2 – OFM EXPOSURE DISTANCES

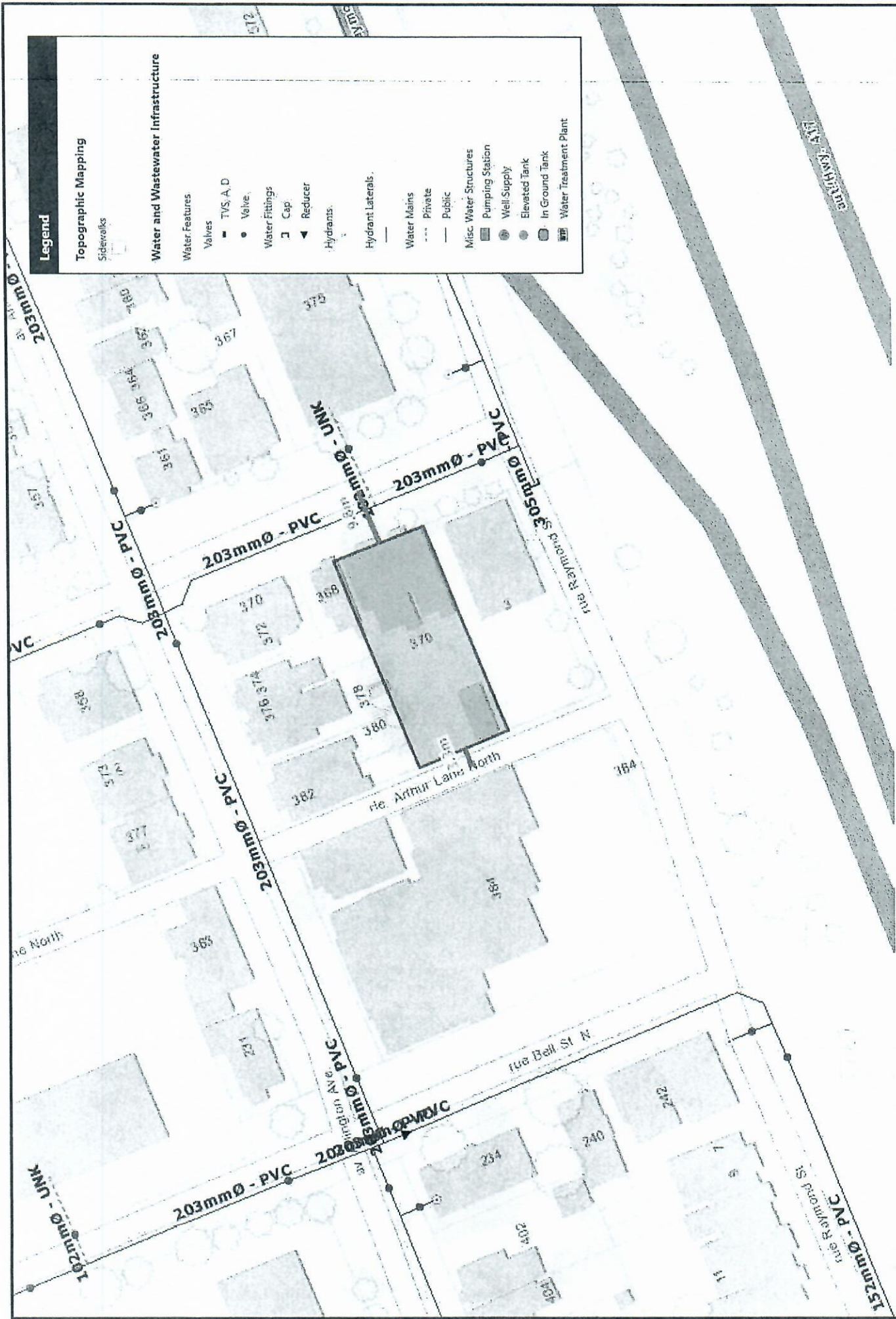


Figure 2: OFM Exposure Distances (Property Line to Street)

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ATTACHMENT 6 : WATER DATA BOUNDARY CONDITIONS

Mineault-Guitard, Alexandre

From: TL MaK <tlmakecl@bellnet.ca>
Sent: Thursday, May 26, 2022 10:35 AM
To: Alemany, Kevin
Cc: Mineault-Guitard, Alexandre
Subject: RE: 370 Cambridge Street North - Water Boundary Conditions Request
Attachments: 370 Cambridge Street North May 2022.pdf

Hi Kevin,

Attached please find water boundary conditions received today from the City of Ottawa regarding 370 Cambridge Street North.

Could you please proceed with your calculations at your earliest convenience for our serviceability report preparation.

Let us know if you have any questions or comments.

Regards,

Tony Mak

T.L. Mak Engineering Consultants Ltd.
1455 Youville Drive, Suite 218
Ottawa, ON. K1C 6Z7
Tel. 613-837-5516 | Fax: 613-837-5277
E-mail: tlmakecl@bellnet.ca

From: Bakhit, Reza [<mailto:reza.bakhit@ottawa.ca>]
Sent: May 26, 2022 8:46 AM
To: TL MaK
Subject: RE: 370 Cambridge Street North - Water Boundary Conditions Request

Hi Tony,

The following are boundary conditions, HGL, for hydraulic analysis at 370 Cambridge Street N (zone 1W) assumed to be connected to the 203 mm watermain on Cambridge Street North (see attached PDF for location).

Minimum HGL: 107.0 m

Maximum HGL: 115.2 m

Max Day + Fire Flow (105 L/s): 108.8 m

These are for current conditions and are based on computer model simulation.

Disclaimer: The boundary condition information is based on current operation of the city water distribution system. The computer model simulation is based on the best information available at the time. The operation of the water distribution system can change on a regular basis, resulting in a variation in boundary conditions.

The physical properties of watermains deteriorate over time, as such must be assumed in the absence of actual field test data. The variation in physical watermain properties can therefore alter the results of the computer model simulation.

Regards,

Reza Bakhit, P.Eng, C.E.T

Project Manager

Planning, Real Estate and Economic Development Department / Direction générale de la planification, des biens immobiliers et du développement économique

Development Review - Central Branch

City of Ottawa | Ville d'Ottawa

110 Laurier Avenue West Ottawa, ON | 110, avenue. Laurier Ouest. Ottawa (Ontario) K1P 1J1

613.580.2424 ext./poste 19346, reza.bakhit@ottawa.ca

Please note: Given the current pandemic, I will be working from home until further notice; reaching me by email is the easiest. I will be checking my voicemail, just not as frequently as I normally would be.

From: TL MaK <tlmakecl@bellnet.ca>

Sent: Thursday, May 19, 2022 5:28 PM

To: Bakhit, Reza <reza.bakhit@ottawa.ca>

Subject: RE: 370 Cambridge Street North - Water Boundary Conditions Request

CAUTION: This email originated from an External Sender. Please do not click links or open attachments unless you recognize the source.

ATTENTION : Ce courriel provient d'un expéditeur externe. Ne cliquez sur aucun lien et n'ouvrez pas de pièce jointe, excepté si vous connaissez l'expéditeur.

Hi Reza,

Regarding this site, we are requesting for water boundary conditions from the City of Ottawa to be provided for our hydraulic analysis. The particulars are as follows:

The proposed building is located within Pressure Zone 1W at 370 Cambridge Street N is a 4-storey residential apartment building with a basement. The building contains twenty (20) total units, namely two (2) bachelor units, ten (10) 1-bedroom units, six (6) 2-bedroom units, and two (2) 3-bedroom units. The average floor area is approximately 338 m², for a total gross floor area of approximately 1,352 m² (excluding the basement). The building is to be serviced by the 200 mm diameter watermain along Cambridge Street N.

The domestic demands were calculated using the City of Ottawa's Water Design Guidelines, where the residential consumption rate of 280 L/cap/d was used to estimate average day demands (AVDY). Maximum day (MXDY) demands were calculated by multiplying AVDY demands by a factor of 2.5. Peak hour (PKHR) demands were calculated by multiplying MXDY by a factor of 2.2. Persons per unit (PPU) for each unit were estimated based on the City of Ottawa's Water Design Guidelines. **Table 1** shows the estimated domestic demands of the proposed building.

Table 1: Estimated Domestic Demand

Unit Type	Unit Count	PPU	Consumption Rate (L/c/d)	AVDY		MXDY		PKHR	
				L/d	L/s	L/d	L/s	L/d	L/s
Apartment, Bachelor	2	1.4	280	784	0.01	1,960	0.02	4,312	0.05

Apartment, 1-Bedroom	10	1.4	3,920	0.05	9,800	0.11	21,560	0.25
Apartment, 2-Bedroom	6	2.1	3,528	0.04	8,820	0.10	19,404	0.22
Apartment, 3-Bedroom	2	3.1	1,736	0.02	4,340	0.05	9,548	0.11
Total	20		9,968	0.12	24,920	0.29	54,824	0.63

The City had previously indicated that the City’s Fire Marshall and various City departments are currently reviewing fire flow requirements for low- and mid-rise buildings. As per the City of Ottawa’s Water Design Guidelines, the FUS method is to be used for fire flow requirements affecting watermain sizing; with regards to fire protection on private property and not requiring new watermains, these are covered by the Ontario Building Code (OBC).

As such, the fire flow requirement was also determined following the OBC’s Office of the Fire Marshal (OFM) method. The proposed building will be of wood frame construction, where floors are fire separations, but without fire-resistance ratings. The resulting total required fire flow (RFF) for a sprinklered building is 6,300 L/min (105 L/s) for a minimum duration of 40 min.

In summary:

- AVDY = 9,968 L/d (0.12 L/s);
- MXDY = 24,920 L/d (0.29 L/s);
- PKHR = 54,824 L/d (0.63 L/s); and
- Fire Flow = 6,300 L/min (105 L/s).

The City is requested to provide boundary conditions for the Average Day, Maximum Day, Peak Hour and Fire Flow conditions indicated above.

Thank you for your prompt attention to this matter. Please forward the boundary conditions as soon as possible.

Have a good day.

Regards,

Tony Mak

T.L. Mak Engineering Consultants Ltd.
1455 Youville Drive, Suite 218
Ottawa, ON. K1C 6Z7
Tel. 613-837-5516 | Fax: 613-837-5277
E-mail: tlmakecl@bellnet.ca

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Boundary Conditions for 370 Cambridge Street N



Legend

- PRIVATE
- - - PUBLIC

ATTACHMENT 7 : SUPPORTING HYDRAULIC CALCULATIONS



Supporting Hydraulic Calculations

Stantec Project #: 163401084

Project Name: 370 Cambridge Street N

Date: May 27, 2022

Data inputted by: Alexandre Mineault-G, M.A.Sc., ing., P.Eng.

Data reviewed by: Kevin Alemany, M.A.Sc., P.Eng.

Boundary Conditions provided by the City:

Scenario 1: Peak Hour (Min HGL): 107.0 m;

Scenario 2: Average Day (Max HGL): 115.2 m; and

Scenario 3: Maximum Day plus Fire Flow: 108.8 m.

Sample Calculations

$$HGL (m) = hp + hz \quad (1)$$

where: hp = Pressure Head (m); and hz = Elevation Head (m), estimated from topography.

For Scenario 1, we have:

$$HGL(m) = 107 \text{ and } hz (m) = 71.7.$$

Rearranging Equation 1, we can calculate the Pressure Head (hp) as follow:

$$hp (m) = HGL - hz$$

$$\therefore hp = 107.0 - 71.7 \text{ m} = 35.3 \text{ m}.$$

To convert from Pressure Head (m) to a pressure value (kPa), the following equation can be used:

$$P (kPa) = (\rho * g * hp) / 1000 \quad (2)$$

where: ρ = density of water = 1000 kg/m³; and g = gravitational acceleration = 9.81 m/s².

Using Equation 2, we can calculate the Pressure (P) as follow:

$$P (kPa) = (1000 * 9.81 * 35.3) / 1000$$

$$\therefore P = 346 \text{ kPa}.$$

Considering that 1 kPa = 0.145 psi, the pressure under Scenario 1 is equal to:

$$P = 50 \text{ psi}.$$

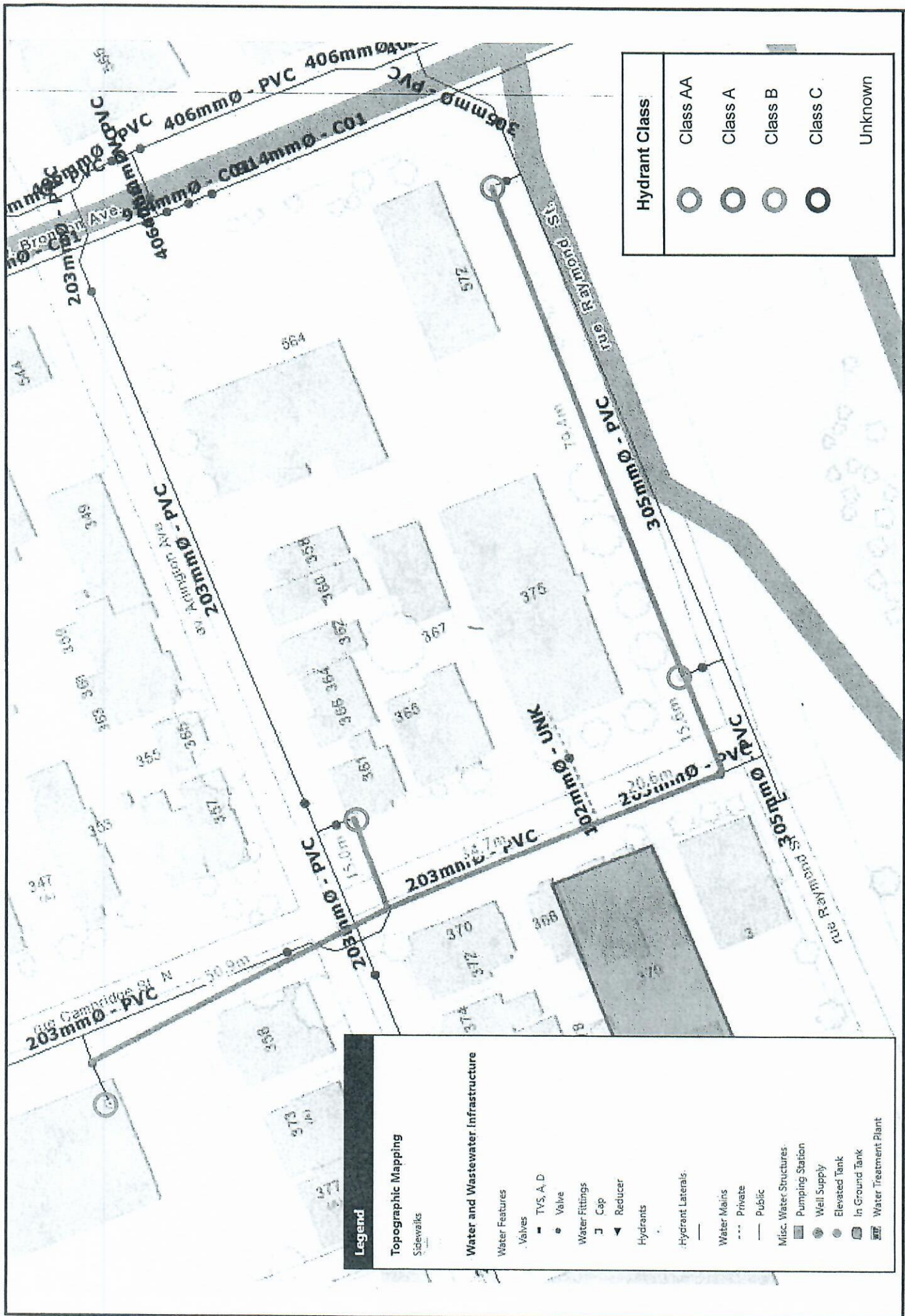
Applying the same procedures, the pressures under Scenario 2 and Scenario 3 are calculated as follows:

Scenario 2: P = 62 psi; and Scenario 3: P = 53 psi.

To summarize:

Scenario 1: Minimum Pressure under Peak Hour Demand: 346 kPa (50 psi)
Scenario 2: Maximum Pressure under Average Day Demand: 426 kPa (62 psi)
Scenario 3: Minimum Pressure under Maximum Day + Fire Flow Demand: 364 kPa (53 psi)

ATTACHMENT 8 : FIGURE 3 – HYDRANT SPACING



Hydrant Class	
Class AA	○
Class A	○
Class B	○
Class C	○
Unknown	○

Legend	
Topographic Mapping	
Sidewalks	—
Water and Wastewater Infrastructure	
Water Features	
Valves	TVS, A, D
	Valve
Water Fittings	Water Fittings
	Cap
	Reducer
Hydrants	○
Hydrant Laterals	—
Water Mains	—
	Private
	Public
Misc. Water Structures	
Pumping Station	■
Well Supply	○
Elevated Tank	○
In Ground Tank	■
Water Treatment Plant	■

Figure 3: Hydrant Spacing

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PROPOSED
FOUR STOREY APARTMENT BUILDING SITE
LOT 15 WEST CAMBRIDGE STREET NORTH
SOUTH OF STONE BOUNDARY
R-PLAN 33
370 CAMBRIDGE STREET NORTH
CITY OF OTTAWA

APPENDIX E
CITY OF OTTAWA
SANITARY SEWER DESIGN SHEET
SHEET No. 1 OF 1

SANITARY SEWER DESIGN SHEET

q = average daily per capita flow (260 L/cap. d)
 i = unit of peak extraneous flow (0.33 L/ha. s)
 M = peaking factor 4.0 (MAX)
 $Q(p)$ = peak population flow (L/s)
 $Q(i)$ = peak extraneous flow (L/s)
 $Q(d)$ = peak design flow

$M = 1 + \frac{14}{4 + \sqrt{p}}$ where P population in 1000's
 $K = 0.8$
 $Q(p) = P q M$ (L/s)
 $Q(i) = i A$ (L/s) where A = area in hectares
 $Q(d) = Q(p) + Q(i)$ (L/s)

STREET	LOCATION		INDIVIDUAL		CUMULATIVE		Peaking factor M	Pop. flow Q(p) (L/s)	Peak extraneous flow Q(i) (L/s)	Peak design flow Q(d) (L/s)	Length (m)	Pipe size (mm)	Type of pipe	Grade %	Capacity (L/s)	Full flow velocity (m/s)	Actual velocity at Q(d) (m/s)	
	FROM	TO	Area A (hectares)	Pop.	Area A (hectares)	Pop.												Area A (hectares)
#370																		
CAMBRIDGE STREET NORTH	SITE	EX-3000 COMBINED SEWER	0.063	35.6	0.063	35.6	3.67	0.42	0.02	0.44	14.5	150	PVC	1.0	19.8	1.12		



	DESIGN: TLM	PROJECT: 370 CAMBRIDGE STREET NORTH	SHEET No.
	CHECKED: TLM	PROPOSED FOUR STOREY APARTMENT	1 of 1
FILE # 821-155	DATE: JULY 2022	BUILDING SITE - CITY OF OTTAWA	

PROPOSED
FOUR STOREY APARTMENT BUILDING SITE
LOT 15 WEST CAMBRIDGE STREET NORTH
SOUTH OF STONE BOUNDARY
R-PLAN 33
370 CAMBRIDGE STREET NORTH
CITY OF OTTAWA

APPENDIX F
DEVELOPMENT SERVICING STUDY CHECKLIST SUMMARY

Servicing study guidelines for development applications

4. Development Servicing Study Checklist

The following section describes the checklist of the required content of servicing studies. It is expected that the proponent will address each one of the following items for the study to be deemed complete and ready for review by City of Ottawa Infrastructure Approvals staff.

The level of required detail in the Servicing Study will increase depending on the type of application. For example, for Official Plan amendments and re-zoning applications, the main issues will be to determine the capacity requirements for the proposed change in land use and confirm this against the existing capacity constraint, and to define the solutions, phasing of works and the financing of works to address the capacity constraint. For subdivisions and site plans, the above will be required with additional detailed information supporting the servicing within the development boundary.

4.1 General Content

- Executive Summary (for larger reports only).
- Date and revision number of the report.
- Location map and plan showing municipal address, boundary, and layout of proposed development.
- Plan showing the site and location of all existing services.
- Development statistics, land use, density, adherence to zoning and official plan, and reference to applicable subwatershed and watershed plans that provide context to which individual developments must adhere.
- Summary of Pre-consultation Meetings with City and other approval agencies.
- Reference and confirm conformance to higher level studies and reports (Master Servicing Studies, Environmental Assessments, Community Design Plans), or in the case where it is not in conformance, the proponent must provide justification and develop a defensible design criteria.
- Statement of objectives and servicing criteria.
- Identification of existing and proposed infrastructure available in the immediate area.
- Identification of Environmentally Significant Areas, watercourses and Municipal Drains potentially impacted by the proposed development (Reference can be made to the Natural Heritage Studies, if available).
- Concept level master grading plan to confirm existing and proposed grades in the development. This is required to confirm the feasibility of proposed stormwater management and drainage, soil removal and fill constraints, and potential impacts to neighbouring properties. This is also required to confirm that the proposed grading will not impede existing major system flow paths.
- Identification of potential impacts of proposed piped services on private services (such as wells and septic fields on adjacent lands) and mitigation required to address potential impacts.
- Proposed phasing of the development, if applicable.

- Reference to geotechnical studies and recommendations concerning servicing.

- All preliminary and formal site plan submissions should have the following information:
 - Metric scale

 - North arrow (including construction North)

 - Key plan

 - Name and contact information of applicant and property owner

 - Property limits including bearings and dimensions

 - Existing and proposed structures and parking areas

 - Easements, road widening and rights-of-way

 - Adjacent street names

4.2 Development Servicing Report: Water

- Confirm consistency with Master Servicing Study, if available
- Availability of public infrastructure to service proposed development
- Identification of system constraints
- Identify boundary conditions
- Confirmation of adequate domestic supply and pressure
- Confirmation of adequate fire flow protection and confirmation that fire flow is calculated as per the Fire Underwriter's Survey. Output should show available fire flow at locations throughout the development.
- Provide a check of high pressures. If pressure is found to be high, an assessment is required to confirm the application of pressure reducing valves.
- Definition of phasing constraints. Hydraulic modeling is required to confirm servicing for all defined phases of the project including the ultimate design
- Address reliability requirements such as appropriate location of shut-off valves
- Check on the necessity of a pressure zone boundary modification.
- Reference to water supply analysis to show that major infrastructure is capable of delivering sufficient water for the proposed land use. This includes data that shows that the expected demands under average day, peak hour and fire flow conditions provide water within the required pressure range

- Description of the proposed water distribution network, including locations of proposed connections to the existing system, provisions for necessary looping, and appurtenances (valves, pressure reducing valves, valve chambers, and fire hydrants) including special metering provisions.
- Description of off-site required feeder mains, booster pumping stations, and other water infrastructure that will be ultimately required to service proposed development, including financing, interim facilities, and timing of implementation.
- Confirmation that water demands are calculated based on the City of Ottawa Design Guidelines.
- Provision of a model schematic showing the boundary conditions locations, streets, parcels, and building locations for reference.

4.3 Development Servicing Report: Wastewater

- Summary of proposed design criteria (Note: Wet-weather flow criteria should not deviate from the City of Ottawa Sewer Design Guidelines. Monitored flow data from relatively new infrastructure cannot be used to justify capacity requirements for proposed infrastructure).
- Confirm consistency with Master Servicing Study and/or justifications for deviations.
- Consideration of local conditions that may contribute to extraneous flows that are higher than the recommended flows in the guidelines. This includes groundwater and soil conditions, and age and condition of sewers.
- Description of existing sanitary sewer available for discharge of wastewater from proposed development.
- Verify available capacity in downstream sanitary sewer and/or identification of upgrades necessary to service the proposed development. (Reference can be made to previously completed Master Servicing Study if applicable)
- Calculations related to dry-weather and wet-weather flow rates from the development in standard MOE sanitary sewer design table (Appendix 'C') format.
- Description of proposed sewer network including sewers, pumping stations, and forcemains.
- Discussion of previously identified environmental constraints and impact on servicing (environmental constraints are related to limitations imposed on the development in order to preserve the physical condition of watercourses, vegetation, soil cover, as well as protecting against water quantity and quality).
- Pumping stations: impacts of proposed development on existing pumping stations or requirements for new pumping station to service development.
- Forcemain capacity in terms of operational redundancy, surge pressure and maximum flow velocity.
- Identification and implementation of the emergency overflow from sanitary pumping stations in relation to the hydraulic grade line to protect against basement flooding.
- Special considerations such as contamination, corrosive environment etc.

4.4 Development Servicing Report: Stormwater Checklist

- Description of drainage outlets and downstream constraints including legality of outlets (i.e. municipal drain, right-of-way, watercourse, or private property)
- Analysis of available capacity in existing public infrastructure.
- A drawing showing the subject lands, its surroundings, the receiving watercourse, existing drainage patterns, and proposed drainage pattern.
- Water quantity control objective (e.g. controlling post-development peak flows to pre-development level for storm events ranging from the 2 or 5 year event (dependent on the receiving sewer design) to 100 year return period); if other objectives are being applied, a rationale must be included with reference to hydrologic analyses of the potentially affected subwatersheds, taking into account long-term cumulative effects.
- Water Quality control objective (basic, normal or enhanced level of protection based on the sensitivities of the receiving watercourse) and storage requirements.
- Description of the stormwater management concept with facility locations and descriptions with references and supporting information.
- Set-back from private sewage disposal systems.
- Watercourse and hazard lands setbacks.
- Record of pre-consultation with the Ontario Ministry of Environment and the Conservation Authority that has jurisdiction on the affected watershed.
- Confirm consistency with sub-watershed and Master Servicing Study, if applicable study exists.
- Storage requirements (complete with calculations) and conveyance capacity for minor events (1:5 year return period) and major events (1:100 year return period).
- Identification of watercourses within the proposed development and how watercourses will be protected, or, if necessary, altered by the proposed development with applicable approvals.
- Calculate pre and post development peak flow rates including a description of existing site conditions and proposed impervious areas and drainage catchments in comparison to existing conditions.
- Any proposed diversion of drainage catchment areas from one outlet to another.
- Proposed minor and major systems including locations and sizes of stormwater trunk sewers, and stormwater management facilities.
- If quantity control is not proposed, demonstration that downstream system has adequate capacity for the post-development flows up to and including the 100 year return period storm event.
- Identification of potential impacts to receiving watercourses
- Identification of municipal drains and related approval requirements.
- Descriptions of how the conveyance and storage capacity will be achieved for the development.
- 100 year flood levels and major flow routing to protect proposed development from flooding for establishing minimum building elevations (MBE) and overall grading.

- Inclusion of hydraulic analysis including hydraulic grade line elevations.
- Description of approach to erosion and sediment control during construction for the protection of receiving watercourse or drainage corridors.
- Identification of floodplains – proponent to obtain relevant floodplain information from the appropriate Conservation Authority. The proponent may be required to delineate floodplain elevations to the satisfaction of the Conservation Authority if such information is not available or if information does not match current conditions.
- Identification of fill constraints related to floodplain and geotechnical investigation.

4.5 Approval and Permit Requirements: Checklist

The Servicing Study shall provide a list of applicable permits and regulatory approvals necessary for the proposed development as well as the relevant issues affecting each approval. The approval and permitting shall include but not be limited to the following:

- Conservation Authority as the designated approval agency for modification of floodplain, potential impact on fish habitat, proposed works in or adjacent to a watercourse, cut/fill permits and Approval under Lakes and Rivers Improvement Act. The Conservation Authority is not the approval authority for the Lakes and Rivers Improvement Act. Where there are Conservation Authority regulations in place, approval under the Lakes and Rivers Improvement Act is not required, except in cases of dams as defined in the Act.
- Application for Certificate of Approval (CofA) under the Ontario Water Resources Act.
- Changes to Municipal Drains.
- Other permits (National Capital Commission, Parks Canada, Public Works and Government Services Canada, Ministry of Transportation etc.)

4.6 Conclusion Checklist

- Clearly stated conclusions and recommendations
- Comments received from review agencies including the City of Ottawa and information on how the comments were addressed. Final sign-off from the responsible reviewing agency.
- All draft and final reports shall be signed and stamped by a professional Engineer registered in Ontario