116 Albert Street – Office to Residential Conversion

Adequacy of Services Report

Stantec

Prepared for:
Fuller Group of Companies

Date:
August 15, 2026

Prepared by:
Stantec Consulting Ltd.

Project/File:
160402297

Stantec Consulting Ltd.

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
0	Servicing and SWM	ZW	2026-08-28	WAJ	2026-08-28	AJ/KK	2026-08-28

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Limitations: Design analysis, drawings, and reports for municipal and private water distribution systems, gravity storm and sanitary sewers, stormwater management, roadways, grading and erosion control.

Association of Professional Engineers of Ontario

Approved by

Signature

Anthony Johnston

Printed Name

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1 Introduction

Stantec Consulting Ltd. has been commissioned by Fuller Group of Companies to prepare the following Adequacy of Services Report in support of the application for the Site Plan Control (SPC) approval for the change of use of an existing office building to be converted into residential use, located at 116 Albert Street in the City of Ottawa, Ontario.

The site is approximately 0.12 ha in area and currently occupied by an existing 10-storey office building with 2 levels of underground parking, located in the downtown center, bounded by Albert Street to the North, Metcalfe Street to the East, adjacent to the office building at 130 Albert Street to the West, and beside another office building (123 Slater Street), a commercial building (119 Slater Street) and a parking lot (82 Metcalfe Street) to the South. The site is currently zoned as H1S36 - Hub Zone. The key plan of the site is shown in **Figure 1.1** below. The intent of this brief is to demonstrate, to the City's satisfaction, that adequate services are available and can be allocated to support the change of use of the existing office building for residential use.



Figure 1.1: Key Plan of Site

BDP Quadrangle Architect Limited has provided a site plan dated August 28, 2026 (see **Appendix A.1**) that has defined the proposed redevelopment of the existing office building at 116 Albert Street to convert it into a 10-storey residential apartment building with amenity and underground parking facilities. The preliminary mixed-use attributes for the proposed apartment building are listed in the **Table 1.1** below.

Table 1.1: Preliminary Attributes of Proposed Buildings

Use/Attribute	116 Albert Street
Number of Above Ground Storeys	10
Underground Parking Levels	2
Gross Parcel Area for Amenity (m^2)	854
Residential Apartment Units	114
Residential Apartment Unit Types Studio One-bedroom Two-bedroom Three-bedroom	 12 81 18 3

The building pedestrian access will remain via the main entrance from the sidewalk on the south side of Albert Street. Vehicle access will also remain unchanged, with access provided by the existing above-ground parking entrance from Albert Street to the underground parking levels.

1.1 Objective

The objective of this adequacy of services report is to demonstrate that the existing municipal services can accommodate the proposed demands associated with the change in land use. The brief also confirms that the existing runoff coefficients and site grading patterns are not being altered, and that the existing stormwater management design will not be impacted.

2 Background

Documents referenced in preparation of this stormwater and servicing report for the proposed 116 Albert Street site include:

- *Water Distribution Design Guidelines,* 2nd Edition, City of Ottawa, December 2025
- *Sewer Design Guidelines,*4th Edition, City of Ottawa, December 2025
- *Design Guidelines for Drinking Water Systems*, Ministry of the Environment, Conservation, and Parks (MECP), 2008
- *Fire Protection Water Supply Guideline* for Part 3 in the Ontario Building Code, Office of the Fire Marshal (OFM), October 2020
- *Water Supply for Public Fire Protection*, Fire Underwriters Survey (FUS), 2020
- Site Plan, BDP Quadrangle Architect Limited, August 28, 2026
- Background as-built drawings, City of Ottawa (see **Appendix A.2**)

3 Water Servicing

3.1 Background

The existing municipal watermains along the boundaries of the site include the 203 mm diameter DI watermains in Albert Street and a 127mm UCI water main in Metcalfe Street. The site is located within Pressure Zone 1W of the City of Ottawa's water distribution system. The existing office building is currently serviced with a 152 mm diameter water service connected to the 127 mm watermain in Metcalfe Street, with the building mechanical room at the southwest corner on the first basement floor. The existing water service laterals should be inspected by the mechanical consultant to confirm the pipe condition, material and size to ensure the integrity of the existing service if it is to be reused.

3.2 Water Demands

3.2.1 Domestic Water Demand

The City of Ottawa Water Distribution Design Guidelines (2025), as amended, were used to determine the water demands based on the projected population densities for residential areas and the associated peaking factors. The population is estimated using an occupancy of 1.4 persons per unit for studio and one-bedroom apartments, 2.1 persons per unit for two-bedroom units, and 3.1 persons per unit for three-bedroom apartments. Based on the unit totals in **Table 1.1** the proposed development is estimated to have a total population of 177 residents.

A daily rate of 280 L/cap/day is used to estimate average daily (AVDY) potable water demand for the residential units, and 28,000 L/gross ha/day for the amenity area demand. The maximum day (MXDY) demand is determined by multiplying the AVDY demands by a peaking factor of 2.5 for residential areas and 1.5 for amenity areas. Peak hourly (PKHR) demand is determined by multiplying the MXDY by a peaking factor of 2.2 for residential areas and 1.8 for amenity areas. The estimated demand for the site is summarized in **Table 3.1** below and detailed in **Appendix B.2**.

Table 3.1: Estimated Water Demands

	Population	Amenity Area (ha)	AVDY (L/s)	MXDY (L/s)	PKHR (L/s)
116 Albert Street Domestic Water Demand	177	0.11	0.6	1.5	3.2

3.2.2 Fire Flow Demand

Preliminary fire flow requirements are estimated using the methodology described in the document *Fire Underwriters Survey's Water Supply for Public Fire Protection* (2020). As per the correspondence with the architect on July 22, 2026, the required fire flow for the proposed building is calculated based on the

proposed development that it is constructed with non-combustible construction, limited combustible occupancy, has a two-hour fire resistance rating of all structural elements, is fully sprinklered with a supervised sprinkler system to the NFPA 13 standard, and has protected vertical openings as outlined in the FUS guidelines. Refer to relevant correspondence in **Appendix B.6.**

The total effective building area is determined by adding the gross floor area of the largest floor plus 25% of the floor area of each of the two immediately adjoining floors (Page 22 of FUS document). Based on the building internal design, it was determined to have a required fire flow (RFF) of approximately 4,000 L/min (66.7 L/s). Detailed fire flow calculations per the FUS methodology are provided in **Appendix B.3.**

3.3 Fire Hydrant Coverage

There is one existing hydrant in the proximity of the proposed development site**.** As per Section 3.2.5.16 of the Ontario Building Code, the distance between one hydrant and the building FDC cannot exceed 45 m. One additional fire hydrant will be proposed at the southeastern corner of the parking lot located about 42m south of the subject site, which is known as 82 Metcalfe Street owned by the client. The buildings will be fully sprinklered, and an existing fire department connection (FDC) is provided at the southeast corner of the building. The detailed location of the existing and proposed fire hydrant is shown on **Figure 3.1** in **Appendix E**

3.4 Proposed Water Service

The existing service lateral should be fully inspected by the mechanical consultant to ensure its integrity satisfies requirements for reuse. Any defects or discrepancies from the as-built information are to be immediately reported to the engineer prior to continuing with construction.

The change of use for the subject building induces a basic daily water demand of more than 50 m^3/day, therefore, one additional 150mm PVC water service connection has been proposed to connect to the 203mm watermain on Albert Street to form a dual connection. The two connections are separated by an existing isolation valve at the intersection of Albert Street and Metcalfe Street, so a vulnerable service area has not been created. A new water valve is proposed to be installed on the existing 203mm diameter watermain within Albert Street at the new tee connection. Material, size, location, and elevation should be confirmed by the mechanical engineering consultant to ensure compatibility with the existing building internal plumbing system. The locations of the existing and proposed water service connections are shown in **Figure 3.1** in **Appendix E**.

3.5 Boundary Conditions

The estimated domestic water and fire flow demands are used to confirm the level of servicing available for the proposed development from the adjacent municipal watermain and hydrants. **Table 3.2** outlines the boundary conditions for the existing connection serviced from the existing 127mm watermain in Metcalfe Street and the newly proposed 150mm service connected to the 203mm watermain in Albert Street, provided by the City of Ottawa on August 27, 2026, attached in **Appendix B.1**. The operating pressure for the existing 381mm diameter watermain in Slater Street is the same as the watermain in

Albert Street. Due to the close proximity to the existing 127mm watermain, which was determined to have adequate pressure available, and given the larger size of the watermain on Slater Street, it is anticipated to be able to support the proposed demand.

Table 3.2: Boundary Conditions

Connection	Albert Street	Metcalfe Street	Slater Street
Min. HGL (m)	107.8	107.7	107.8
Max. HGL (m)	114.9	114.9	114.9
Max. Day + FF (66.7 L/s) (m)	107.9	95.0	-

3.6 Servicing Pressures

The proposed finished floor elevation (FFE) for the first floor of the apartment buildings serves as the reference elevation for the calculation of residual pressures at ground level. The FFEs of the buildings and the onsite pressures at ground level are summarized in **Table 3.3**. The ground floor elevation is as per the architectural drawing attached in **Appendix A.1**, and the detailed servicing pressure calculation is shown in **Appendix B.4**

From the result calculated based on the boundary condition provided and the ground floor elevation from as-built drawing, the onsite pressures at ground level are expected to range from 363 kPa to 434 kPa (52.6 psi to 62.9 psi) under normal operating conditions, which are within the normal operating pressure range defined by the City of Ottawa Design Guidelines as 276 kPa to 552 kPa (40 psi to 80 psi).

Table 3.3: FFE and Normal Operating Pressures

Building	FFE (m)	Min. Pressure (psi)	Max. Pressure (psi)
116 Albert Street	70.7	52.6	62.9

3.7 Fire Flow Pressures

The boundary condition HGL elevations show that the water distribution system can provide the required fire flows for the site (66.7 L/s) while maintaining a residual pressure greater than 138 kPa (20 psi). Based on the ground floor elevation from the as-built drawing and architectural design and the head of pressure provided by City of Ottawa staff, the current water distribution network can provide a minimum 238.4 kPa (34.6 psi) residual pressure at the ground floor of the building with the estimated fire flow, detailed in the analysis attached in **Appendix B.4**

It is anticipated that a booster pump will be required to provide adequate water pressure to the upper floors. Booster pump(s) requirements are to be confirmed by the mechanical engineering consultant to ensure adequate water pressure above the ground floor elevations.

To determine the number of fire hydrants required to meet the RFF of a building, the aggregate fire flow capacity of the nearby hydrants must be considered. According to the NFPA 1 Table 18.5.4.3 in Appendix I of the City of Ottawa Water Distribution Design Guidelines (2025), the distance of a fire hydrant to a building (measured in accordance with NFPA 18.5.1.4 and 18.5.1.5) is related to the maximum fire flow capacity that can be credited to each hydrant. The RFF for each building of this site (4,000 L/min) can be achieved with the existing hydrants and the proposed new hydrant. See **Appendix B.5** for fire hydrant coverage table calculations and NFPA Table 18.5.4.3.

4 Wastewater Servicing

4.1 Background

The existing office building is serviced by the existing 300mm diameter concrete sanitary sewer in Albert Street via an existing 150 mm PVC diameter sanitary service lateral connected to the building internal plumbing system. The approximate location of the existing service connection is shown on **Figure 3.1** in **Appendix E**.

4.2 Design Criteria

As outlined in the City of Ottawa Sewer Design Guidelines and the MECP Design Guidelines for Sewage Works, the following criteria are used to calculate the estimated wastewater flow rates and to determine the size and location of the sanitary service lateral:

- Minimum velocity = 0.6 m/s (0.8 m/s for upstream sections)
- Maximum velocity = 3.0 m/s
- Manning roughness coefficient for all smooth wall pipes = 0.013
- Minimum size of sanitary sewer service = 135 mm
- Minimum grade of sanitary sewer service = 1.0 % (2.0 % preferred)
- Average wastewater generation = 280 L/person/day
- Peak Factor = based on Harmon Equation; maximum of 4.0 (residential)
- Harmon correction factor = 0.8
- Infiltration allowance = 0.33 L/s/ha (per City Design Guidelines)
- Minimum cover for sewer service connections – 2.0 m
- Population density for studio and one-bedroom apartments – 1.4 persons/apartment
- Population density for two-bedroom apartments – 2.1 persons/apartment
- Population density for three-bedroom apartments – 3.1 persons/apartment
- Average commercial wastewater generation – 28,000 L/gross ha/day

4.3 Wastewater Generation and Servicing Design

The estimated wastewater flows to be generated are based on the current site plan and unit breakdown as shown in **Table 1.1**. The anticipated wastewater peak flow generated from the proposed development is summarized in **Table 4.1**: Estimated Total Wastewater Peak Flow:

Table 4.1: Estimated Total Wastewater Peak Flow

Peak Residential Wastewater Flow				Amenity Area Wastewater Flow (L/s)	Infiltration Flow (L/s)	Total Peak Flow (L/s)
Address	Population	Peak Factor	Peak Flow (L/s)			
116 Albert Street	177	3.53	2.0	0.05	0.04	2.1

Preliminary sanitary sewage generation calculations were prepared and are included in **Appendix C.1**. The wastewater generated from the proposed development contributes to the existing 300 mm diameter concrete sanitary sewer in Albert Street. The anticipated peak wastewater flows for the proposed development were provided to the City of Ottawa staff to evaluate the adequacy of the receiving municipal sanitary sewer system in the vicinity of the site and downstream network. In the email correspondence dated July 27, 2026, the City staff confirmed they do not have any capacity concerns with the proposed peak flows from the development on the downstream sewer system (see correspondence in **Appendix C.2**).

The slope of the existing 150 mm diameter sanitary service was not known at the time of writing this report. The capacity of the existing service was estimated based on the minimum City of Ottawa requirement of 1% slope. Based on this, there is ample capacity available within the existing service lateral so deviations from the assumed slope are not anticipated to exceed the capacity of the service lateral. However, to ensure available capacity, the existing service slope should be confirmed by the mechanical consultant prior to reuse.

4.4 Proposed Sanitary Servicing

The existing 150mm PVC sanitary service lateral has been investigated by CCTV inspection and no defects or obstructions were observed. Since the existing service lateral is to be reused and no modifications are proposed, no monitoring manhole is required as outlined in the pre-consultation comments provided by the City of Ottawa, attached in **Appendix A.3**. The mechanical engineering consultant will be responsible for confirming the service lateral sizes and that the appropriate backwater valve requirements are satisfied at the detailed design and building permit phases. The existing sanitary servicing is shown on **Figure 3.1** in **Appendix E**.

5 Stormwater Management

5.1 Existing System

The existing office building has a 150 mm diameter PVC storm service connected to the existing 600mm storm sewer in Albert Street.

The entire site is covered by the roof of the subject building, and the rainfall is being collected by the roof drain system and redirected to the existing 600mm storm sewer in Albert Street via the internal plumbing system. A sump pump has been installed at the second basement floor, connected with the weeping tile to prevent flooding. The as-built plan for the basement floor and the existing mechanical room location has been included in **Appendix A.2**.

Under the Office-to-Residential Conversions program approved by Ottawa City Council in February 2024, the City recognized that past conversions had been obligated to construct expensive stormwater management infrastructure (for example, rooftop cisterns) even where the building envelope remained unaltered. City staff will accordingly no longer require additional stormwater management measures, provided the post-conversion runoff rate does not exceed the pre-conversion rate.

As there are no changes to the imperviousness of the site, the post-conversion runoff rate will not exceed the pre-conversion rate, and no additional stormwater management measures are proposed. It is anticipated that the existing drainage pattern will be maintained to service the proposed use without modification. The internal plumbing system should be confirmed by a mechanical engineering consultant to verify its integrity and capacity for reuse. The existing 150 mm diameter PVC storm service lateral has been evaluated by a CCTV inspection to verify there are no defects or obstructions prior to reuse, the detailed CCTV inspection report is attached in **Appendix D**.

6 Conclusion

The existing watermain network adjacent to the subject site is considered to be a sufficient water supply for domestic demands. The existing 150mm diameter water service lateral should be evaluated and verified by the mechanical consultant before reuse. An additional 150 mm diameter water service lateral connected to the existing 203mm diameter watermain with Albert Street is required to prevent the creation of a vulnerable service area. The existing water distribution network within Metcalfe Street can support the proposed domestic demands from the development. Based on the boundary conditions provided by the City of Ottawa, proposed domestic demands and fire flow requirements are anticipated to be supported at the proposed service and hydrant connections to Albert Street and Slater Street. The mechanical consultant will be responsible for confirming the service lateral sizes and that the appropriate booster pump requirements are satisfied at the detailed design and building permit phases.

The existing 300mm diameter sanitary sewer in Albert Street has sufficient capacity to provide service for this development. A CCTV inspection has confirmed that the existing 150mm diameter sanitary service lateral is free of defects and obstructions. Since the existing service lateral is to be maintained and no modification is proposed, a monitoring manhole has been determined as not required as per pre-consultation with City of Ottawa staff. Through correspondence with City staff, it was confirmed that there are no capacity concerns with the proposed peak flows from the development on the downstream sewer system.

The existing previously approved and constructed stormwater drainage system collects stormwater from the site and discharges it into the municipal sewer system directly. The existing condition of the internal plumbing system should be reviewed and confirmed by a mechanical consultant before reuse. Given that the existing runoff coefficients and grading patterns are not being altered, the existing stormwater management design will not be impacted and is proposed to be maintained without additional modifications. The existing storm service lateral has been evaluated by a CCTV inspection which verified there are no defects or obstructions.

Appendices

Appendix A Background

A.1 Site Plan

PROJECT STATISTICS SUMMARY	
Municipal Address: 116 Albert Street Ottawa	
Lot Area	1198sm
Zoning Bylaw 2008-250 (In-Effect) MD S36 Zoning Bylaw 2026-05 (Approved not yet enacted) H1 S36	
Average Grade:	70.68
Building Height (Storeys): (excl. Mech Penthouse)	10
Building Height above Average Grade: (excl. Mech Penthouse)	33.51m (sm)
GFA - Residential Uses	7,007
GFA - Non-Residential Uses	370
By-Law 2008-250/2026-05	7,377
Floor Space Index (FSI)	6.16
Number of Residential Suites	114 (sm)
Min. Residential Amenity Space Required	684.00
Total Residential Amenity Space Provided	853.73
Vehicular Parking Total Required	73
Vehicular Parking Total Provided	13
Bicycle Parking Total Required	116
Bicycle Parking Total Provided	116
Total Loading Spaces Required	0
Total Loading Spaces Provided	0

	Floor	No. Typ. Floors	GBA Gross Building Area (no exclusions) sm	sf	GFA Exclusions	GFA By-Law 2008-250/2026-05 GFA (Res) sm	sf	GFA (Non-Res) sm	sf	Studio	1 Bed	2 Bed	3 Bed	Total Suites	Notes:
BUILDING	MPH		295	3,175	261	34									Amenity deduction (sm) 804
	Ammenity Roof		295	3,175	863	-568	-6,114								
	10	1	1,021	10,990	195	826	8,891			0	9	2	1	12	
	9	1	1,021	10,990	195	826	8,891			0	9	2	1	12	
	8	1	1,021	10,990	195	826	8,891			0	9	2	1	12	
	7	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
	6	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
	5	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
	4	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
	3	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
	2	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
	Ground	1	1,021	10,990	544	107	1,152	370	3,983					0	Amenity deduction (sm) 278
	TOTAL	10	10,800	*116,250*	3,423	7,007	*75,423*	370	*3,983*	12	81	18	3	**114**	*1,082*
BELOW GRADE	Basement	1	1,062.0	*11,431*	1,062	0.0	*0*								
	Sub-Basement	1	1,062.0	*11,431*	1,062	0.0	*0*								
	TOTAL	2	2,124.0	*22,863*	2,124	0.0	*0*								
TOTALS										*10.5%*	*71.1%*	*15.8%*	*2.6%*	**100%**	**% of Suite Type**
	GBA Excluding Below Grade Parking		**10,800**	*116,250*		Res GFA		Non-Res GFA							
	GBA Including Below Grade Parking		**12,924**	*139,113*		**7,007**	*75,423*	**370**	*3,983*	1.8	12.2	2.7	0.5	**17**	**Barrier Free Required**

GFA USE Breakdown

Non-Res GFA (RETAIL)	**370** sm
Non-Res GFA (OFFICE)	**0** sm
Total NON-RES GFA	**370** sm
Total RESIDENTIAL GFA	**7,007** sm

FSI & COVERAGE

Site Area (Survey Part 7)	1,198 sm	
Combined RES & NON-RES Gross Floor Area Totals	7,377 sm	
Res and Non-Res Floor Space Index (FSI)	5.85	0.31
Floor Space Index (FSI)	**6.16**	



VEHICULAR PARKING REQUIREMENTS

Parking Requirements

		Units		Total	x	Ratio		Total
Residential - Occupant								
Residential - Occupant Total		114	=	114	x	0.5	=	57
Visitor		114	=	114	x	0.1	=	12
								69
Non-Residential		GFA (sm)		GFA/100				
Non-Residential	(1/100sm)	370		3.70	x	1.00	=	3.7
Office	(1.0/100sm)	0		0.00	x	1.0	=	0
							=	
TOTAL								4
								73

BICYCLE PARKING

	Ratio			Minimum Required	Provided Total
Residential Occupant					
(0.5/unit)	1	x	114	114	114
Retail					
(1.0/250sm)	1.0	x	1.48	2	2
Office (not applicable)					
(1.0/250sm)	1.0	x	1.48	0	0
TOTAL				116	116

Note: Residential occupant bicycle parking spaces are located indoors on the basement Level.
Retail bicycle parking spaces is located outdoors.

WASTE MANAGEMENT

Waste Collection Containers

	Ratio		yd³/suite		Bin Size		Bins
Garbage	0.053 yd³ / suite		6.0	÷	3 yd³	=	3 (3 yd³ Bins)
Recycling	0.038 yd³ / suite (FEL Fibre Container)		4.3	÷	3 yd³	=	2 (3 yd³ Bins)
Organic	1 240 L bins / 50 suites						3 (240 L Bins)

Garbage Room Size ***(Residential only)***

	Min. Area Req'd	Area Provided
Garbage	5.0 sm of floor area per bin	15 sm
Recycling	5.0 sm of floor area per bin	10 sm
Organic	0.5 sm of floor area per 240 L bin	1.5 sm
Total Area	**27** sm	**59** sm (garbage) **10** sm (bulky storage)

VEHICULAR PARKING LOCATION

Parking Provided & Location

Level	Occupant	Auto Share	Shared Visitor/ Retail	Total
Basement	13	0	0	13
Sub-Basement	0	0	0	0
TOTAL	13	0	0	**13**

Included in the TOTAL above:	Visitor & Retail	Req'd	Provided
Visitor Accessible Parking Spaces (Ottawa)	0	**1**	**1**

Type A accessible parking space required by-law 2017-301

AMENITY

		Suites	Ratio		Required
Amenity	6 sm / suite	114.0	x	6 sm	= 684 sm
Location					Provided
Indoor Ground Floor					195 sm
Interior (MPH)					220 sm
Exterior (MPH)					438 sm
Total Amenity	Total Amenity				**854** sm
					ratio 7.49



Date	No.	Description
REVISION RECORD		

2026-08-28	Issued for Site Plan Control
ISSUE RECORD	

BDP. Quadrangle

Quadrangle Architects Limited
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t 416 598 1240 www.bdpquadrangle.com

Office to Residential Conversion

116 Albert Street Ottawa

for

Fuller Group of Companies

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PROJECT	SCALE	DRAWN	REVIEWED

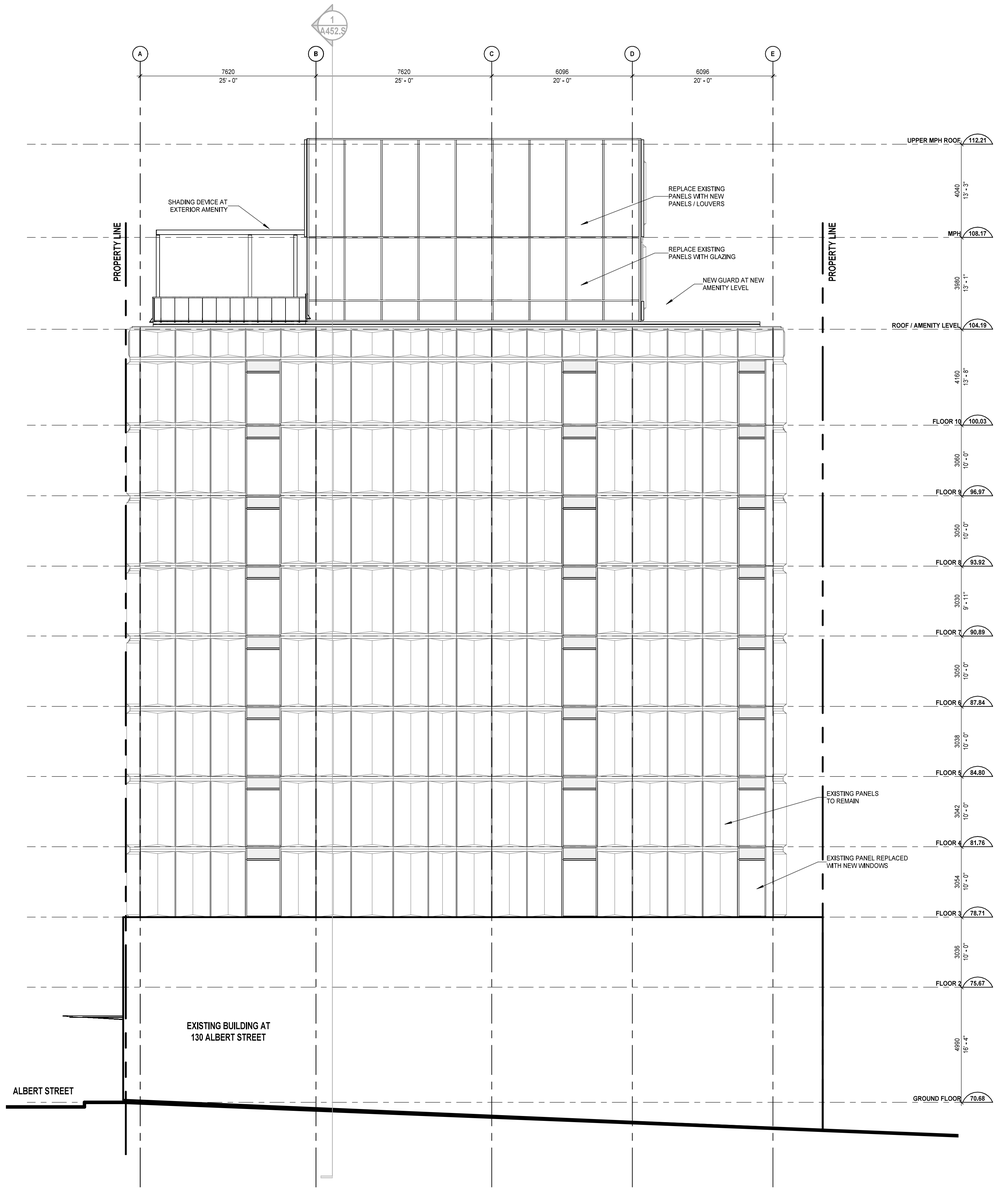
Site Plan & Context Plan

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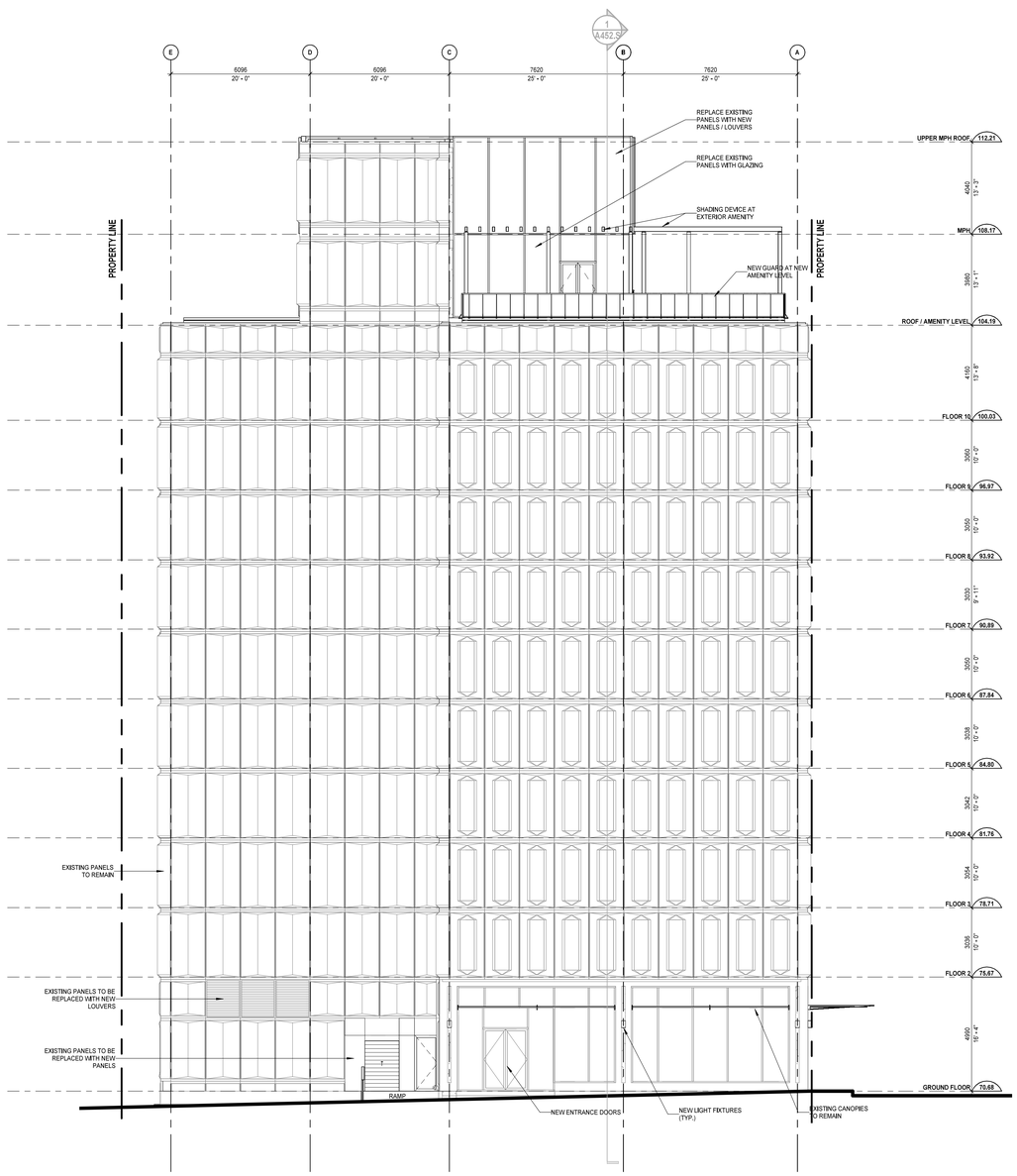
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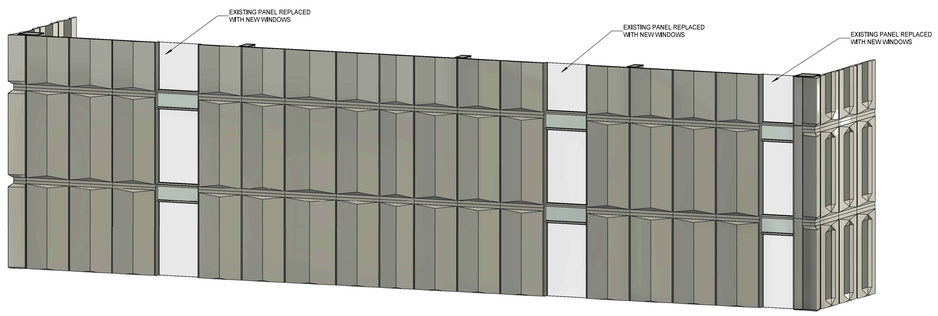
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2 A402.S WEST ELEVATION



1 A402.S EAST ELEVATION



3 A402.S NEW WINDOWS AT WEST

Date	No.	Description

REVISION RECORD

2026-08-28 | Issued for Site Plan Control

ISSUE RECORD

BDP. Quadrangle

Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com

Office to Residential Conversion

116 Albert Street Ottawa

for
Fuller Group of Companies

25043 1 : 100 Author Checker
PROJECT SCALE DRAWN REVIEWED

East and West Building Elevations

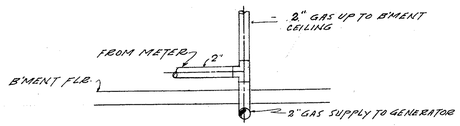
A402.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

C:\Users\LS4516\Documents\BDPQ_AR_25043_116 Albert Ottawa_R25VS_LSpanner.rvt

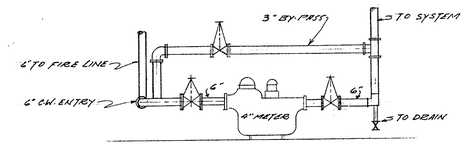
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A.2 Background Drawings



BASEMENT PLAN

SCALE 1/8"=1'-0"



CONNECTION AT C.W. METER

N.T.S.

REVISION 'B' 2" LINE FROM BILGE PUMP ADDED JAN. 62

REVISION 'A' SIAMESE CONNECTION RELOCATED 12 OCT. 61

MRCL Drawing # 202
0001-026-M-0014
Date Archived : 23/07/2009 Set #: DS0065

S. B. WEEDMARK — REGISTERED PROFESSIONAL ENGINEER — PROVINCE OF ONTARIO

ADJELIAN COOGERT WEEDMARK & ASSOCIATES LTD. CONSULTING ENGINEERS OTTAWA

OFFICE BUILDING FOR THE ROYAL TRUST CO. OTTAWA

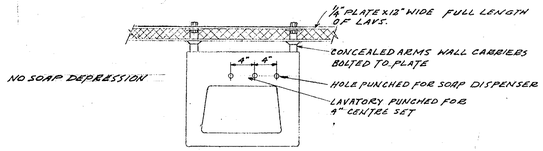
PLUMBING & DRAINAGE BASEMENT PLAN

ARCHITECTS COLLABORATIVE
BALHARRIE HELMER & MORIN
BELCOURT & BLAIR
AUGUSTE MARTINEAU
JAMES M. STEWART

JOB NO 360

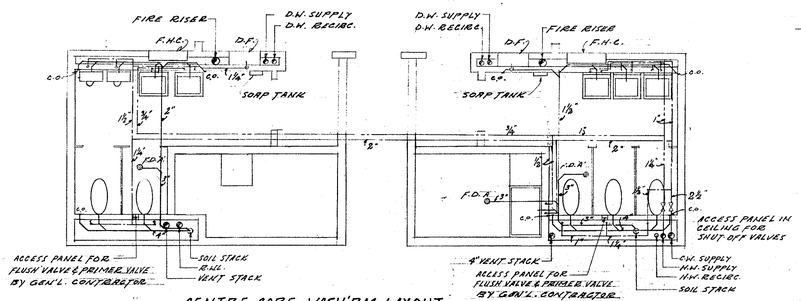
DATE MAR/61

DWG NO M-14/B



DETAIL OF WALL HUNG LAVATORIES

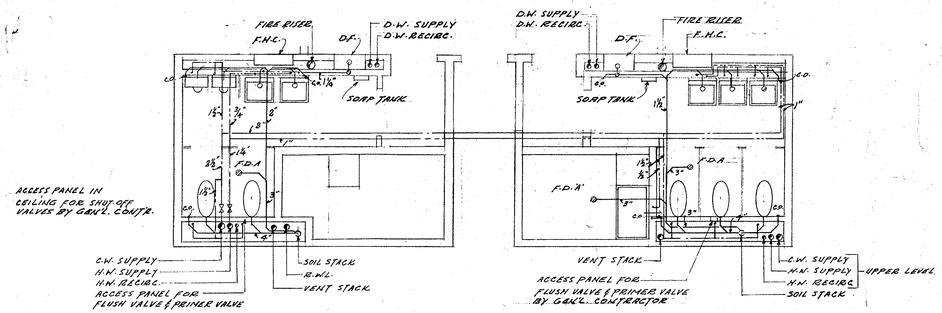
N.T.S.



CENTRE CORE WASH'RM LAYOUT

UPPER LEVEL 5TH TO 10TH FLR.

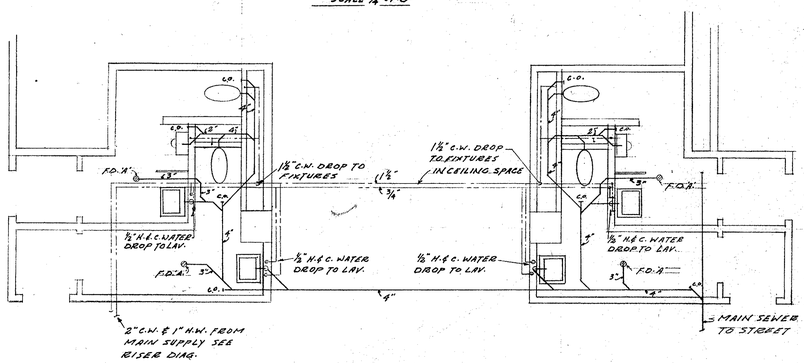
SCALE 1/4" = 1'-0"



CENTRE CORE WASH'M LAYOUT

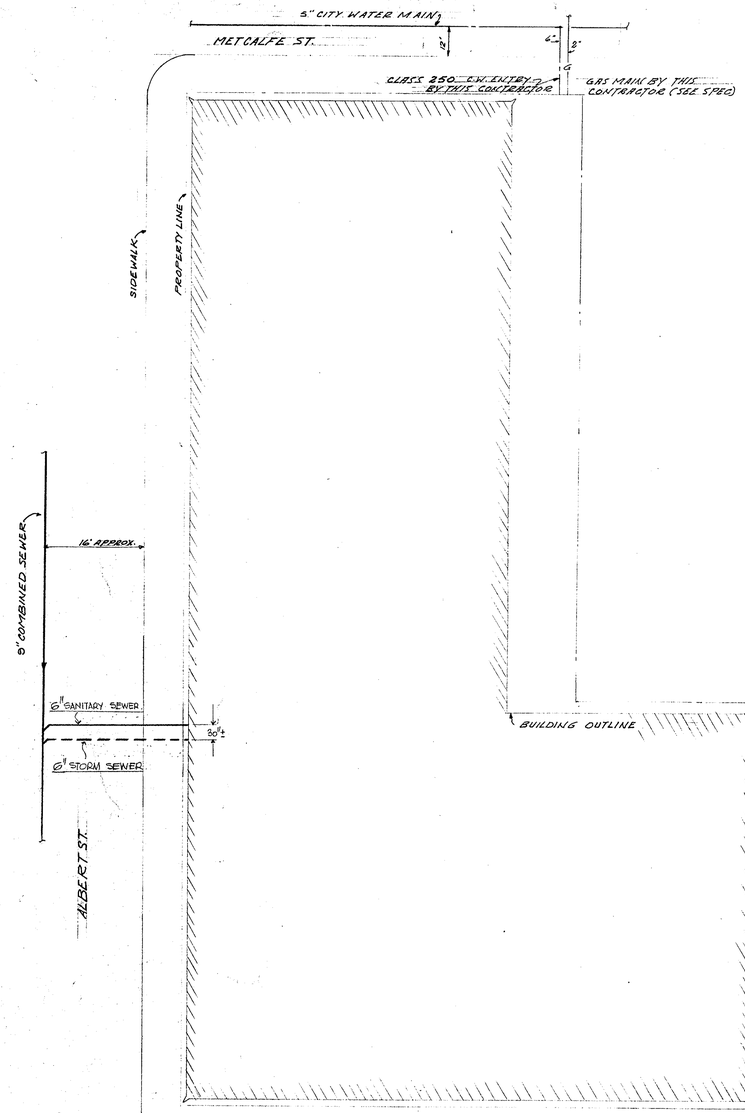
LOWER LEVEL 2ND TO 4TH FLR.

SCALE 1/4" = 1'-0"



GROUND FLR. WASH'M. LAYOUT

SCALE 1/4" = 1'-0"



SITE PLAN

SCALE 1" = 10'-0"

MRCL Drawing #

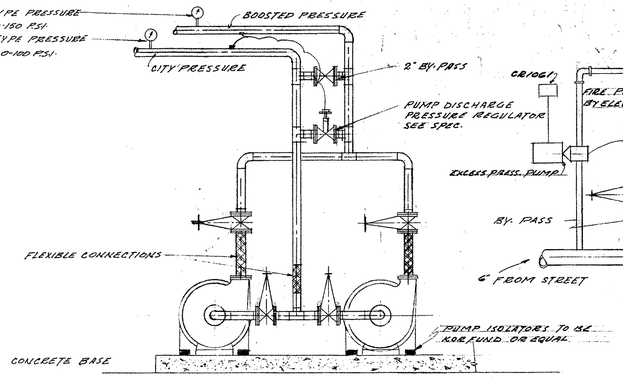
0001-026-M-0012

Date Archived : 23/07/2009 Set #: DS0065

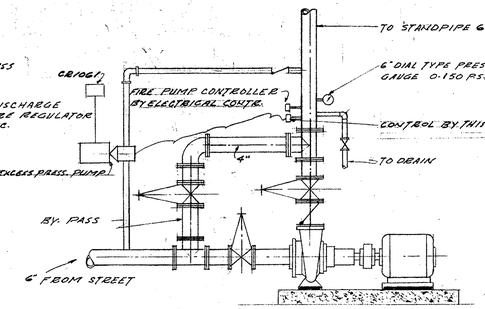
S. B. WEEDMARK — ARCHITECTURAL PROFESSIONAL ENGINEER — PROVINCE OF ONTARIO	ADELETAR BOGDKET WEEDMARK & ASSOCIATES LTD. CONSULTING ENGINEERS OTTAWA	OFFICE BUILDING FOR THE ROYAL TRUST CO. OTTAWA PLUMBING & DRAINAGE SITE PLAN & CENTRE CORE DETAILS	JOB NO 360 DATE MAR/61
		ARCHITECTS COLLABORATIVE BALHARRIE HELMER & MORIN BELCOURT & BLAIR AUGUSTE MARTINEAU JAMES W. STRUTT	DWG NO M-12/A

REVISION No.	
21 AUG '61	CONNECTION TO 9" COMBINED STREET SEWER MADE WITH SEPARATE STORM & SAN. SEWERS

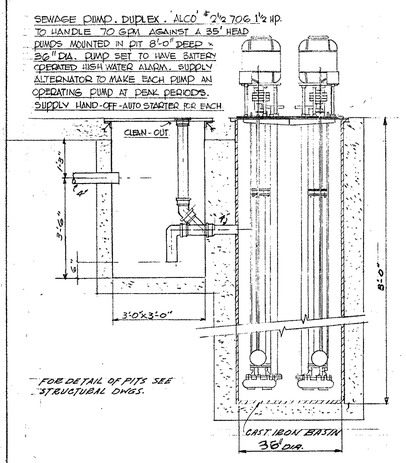
Site & Plan & Centre Core Details



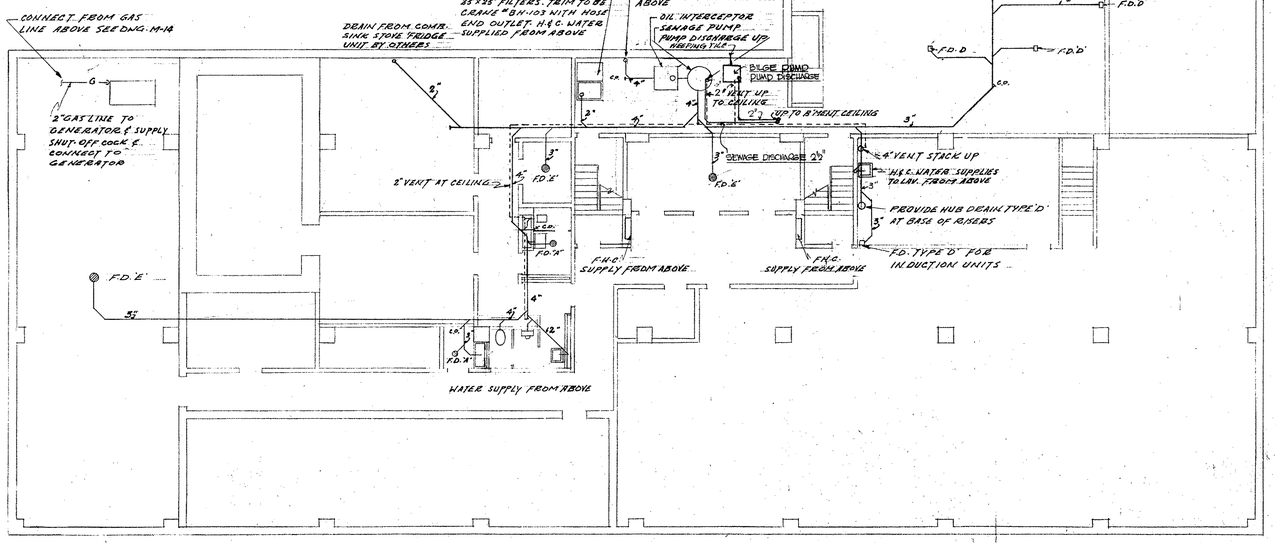
CONNECTION AT C.W. BOOSTER PUMPS
N.T.S.



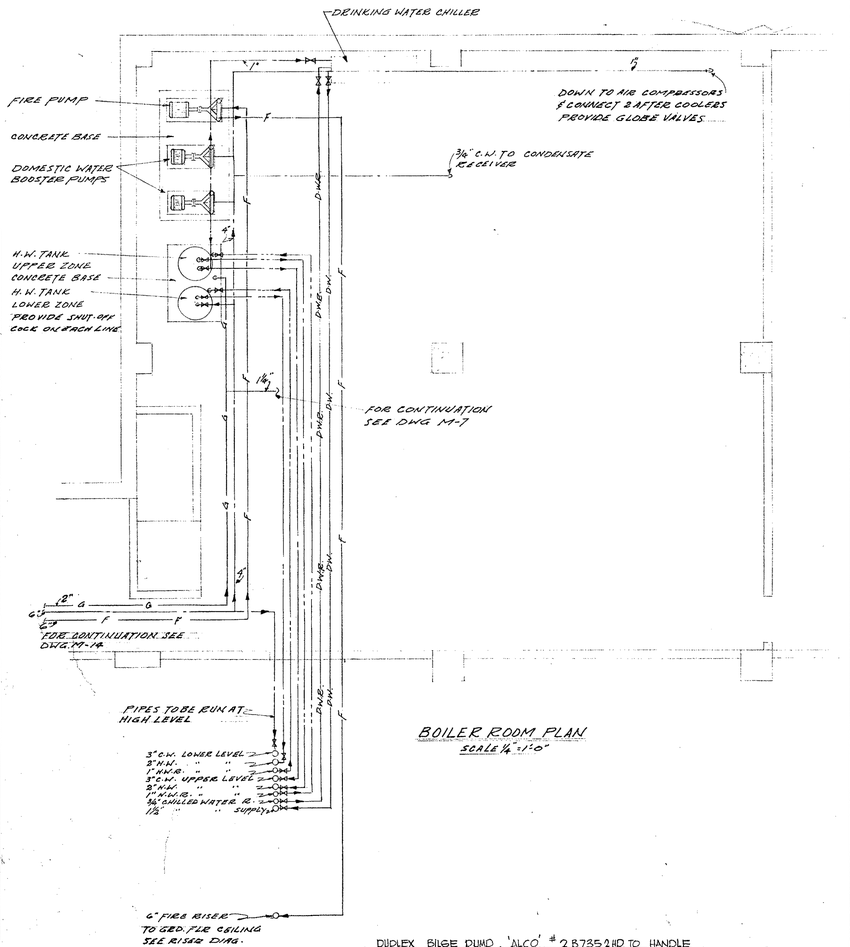
CONNECTION AT FIRE PUMP
N.T.S.



DETAIL OF OIL SEPARATOR & SEWAGE PUMP
N.T.S.

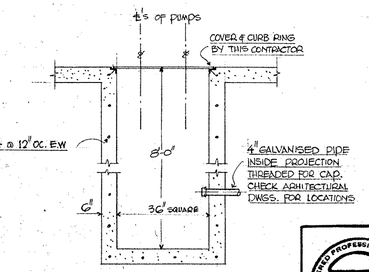


SUB-BASEMENT PLAN
SCALE 1/8"=1'0"

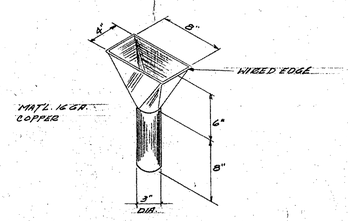


BOILER ROOM PLAN
SCALE ¼"=1'0"

DUPLEX BILGE PUMP 'ALCO' # 2 B735 2 HD TO HANDLE 100 GPM AGAINST A HEAD OF 35'. PUMPS MOUNTED IN A PIT 8'-0" DEEP × 36" SQUARE. PUMP SET TO HAVE BATTERY OPERATED HIGH WATER ALARM. SUPPLY ALTERNATOR TO MAKE EACH PUMP AN OPERATING PUMP AT PEAK LOAD PERIODS. SUPPLY HAND-OFF-AUTOMATIC STARTERS FOR EACH PUMP.



DETAIL OF BILGE PIT
NOT TO SCALE.



FLOOR DRAIN TYPE 'D'
N.T.S.

LEGEND

COLD WATER
HOT WATER
HOT WATER RECIRC.
DRINKING WATER — DW
DRINKING WATER RECIRC. — DWC
GAS — G
STORM DRAIN
SANITARY DRAIN
VENT
FIRE LINE — F
FLOOR DRAIN — F.D.
CLEAN OUT — CO
DRINKING FOUNTAIN — D.F.
FIRE HOSE CABINET — F.H.C.

REVISION 'B' JAN '62	BILGE PUMP IN OIL STORAGE AREA ADDED	REVISION 'A' 31 AUG '61	SEWAGE PUMP CAPACITY CHANGED BILGE PUMP'S PIT ADDED FOR WEEPER TILES.

S. B. WEEDMARK — REGISTERED PROFESSIONAL ENGINEER — PROVINCE OF ONTARIO

ADJELEIAN GOODKEY WEEDMARK & ASSOCIATES LTD. CONSULTING ENGINEERS OTTAWA

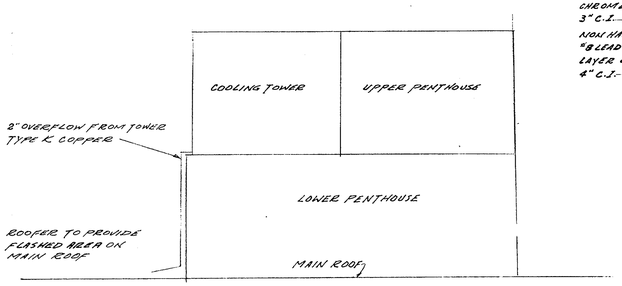
OFFICE BUILDING FOR THE ROYAL TRUST CO. OTTAWA — JOB Nº 360

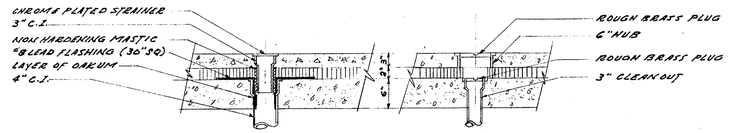
PLUMBING & DRAINAGE SUB-BASEMENT PLAN — DATE MAR/61

ARCHITECTS COLLABORATIVE
BALHARRIE HELMER & MORIN
BELCOURT & BLAIR
AUGUSTE MARTINEAU
JAMES W. STRUTT

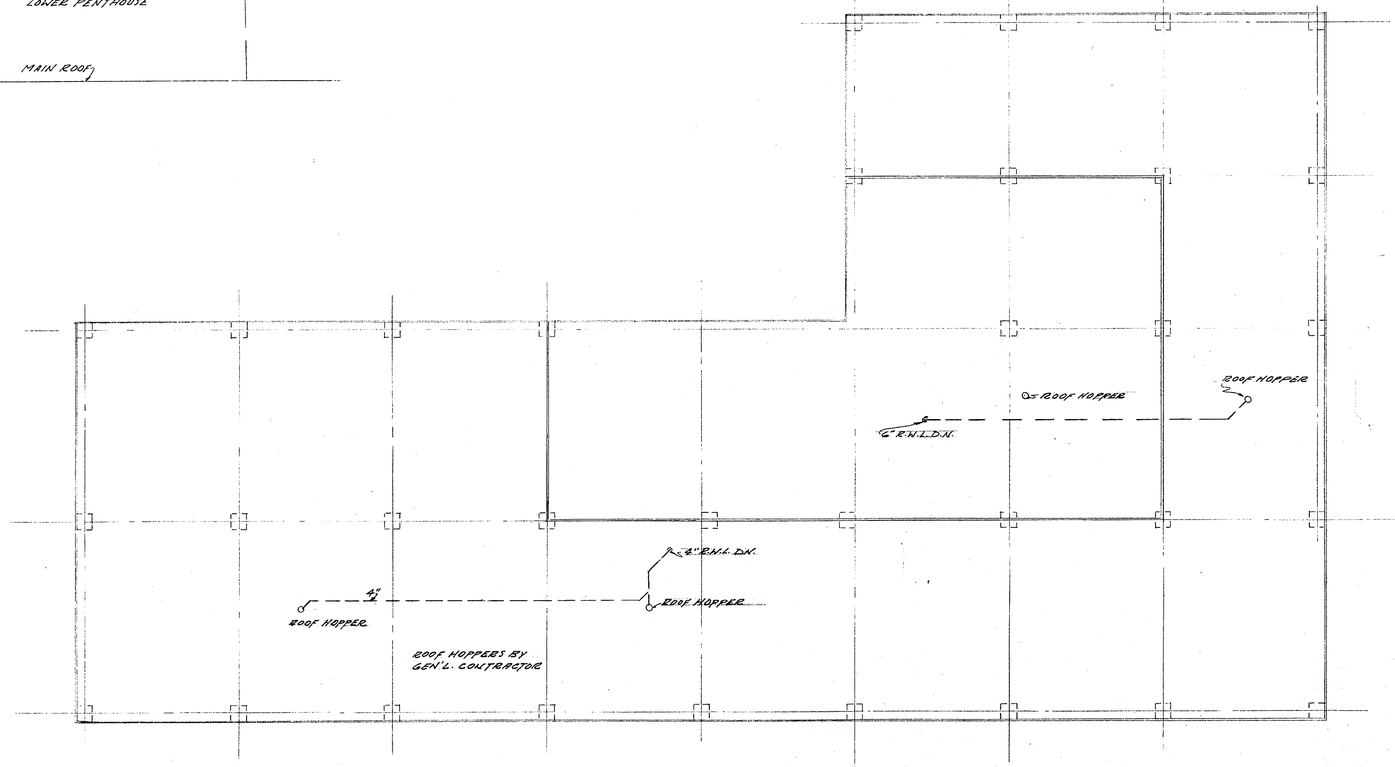
DWG Nº M-13/B

MRCL Drawing # 251
0001-026-M-0013
Date Archived : 23/07/2009 Set #: DS0065

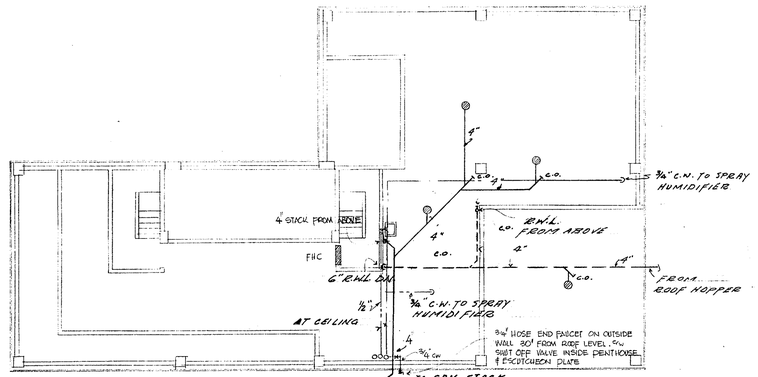




DETAILS OF FLOOR DRAINS & CLEANOUTS IN PENTHOUSE FLOORS
N.T.S.

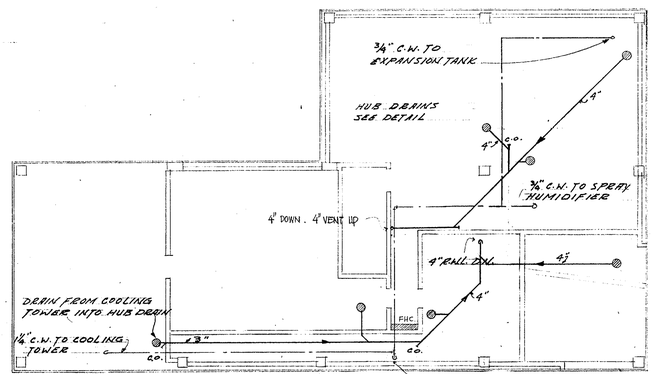


ROOF PLAN
SCALE 1/8"=1'-0"



LOWER PENTHOUSE
SCALE 1/8"=1'-0"

PLUMBING CONTRACTOR TO CHECK LOCATION OF EQUIPT. WITH HEATING CONTRACTOR



UPPER PENTHOUSE
SCALE 1/8"=1'-0"

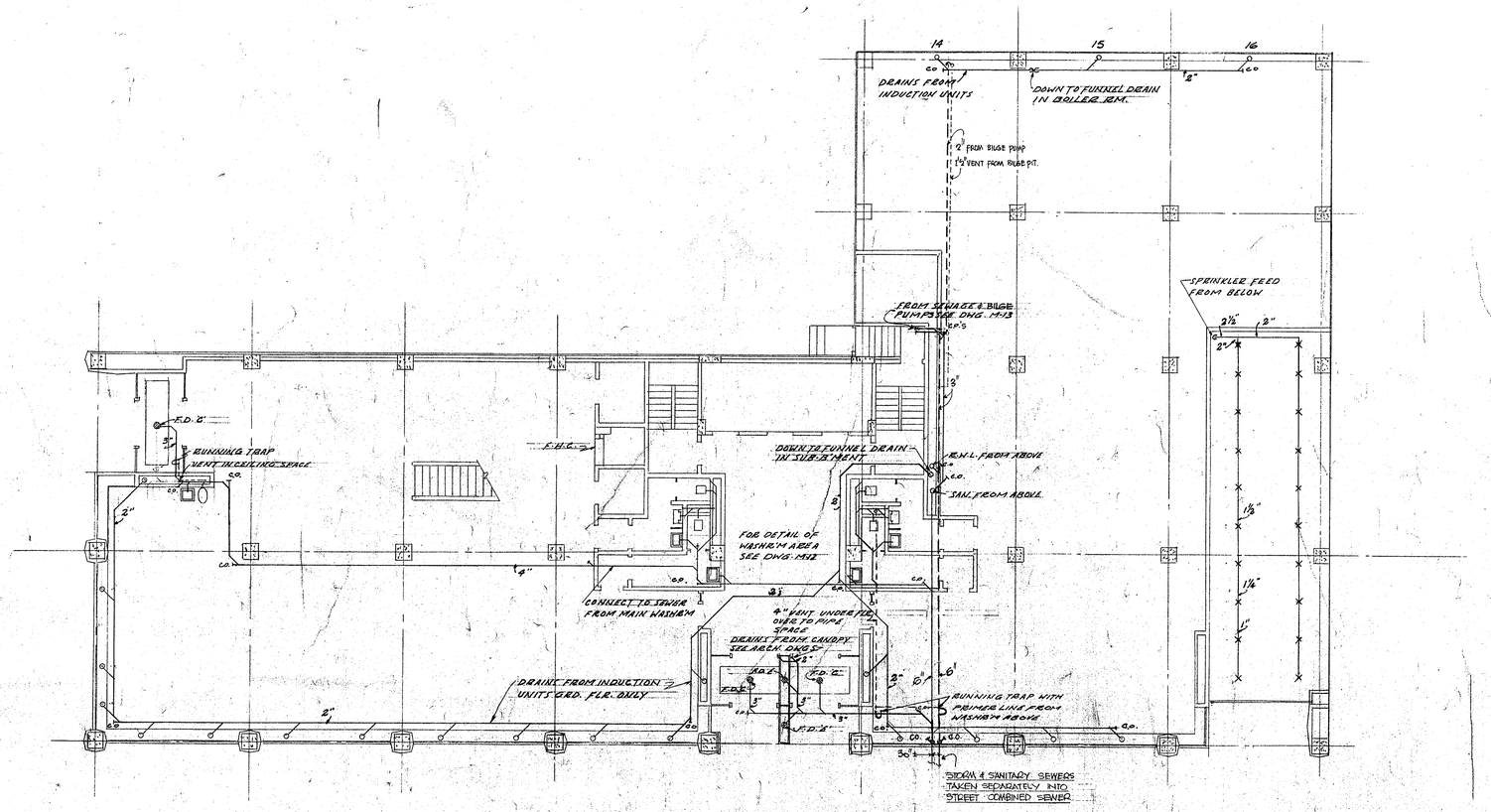
MRCL Drawing # 205
0001-026-M-0017
Date Archived : 23/07/2009 Set #: DS0065

REVISION B JAN 62	PENTHOUSE DRAINS TO SAN. STACK & 3/4" CW LINE TO HOSE BIB FOR WINDOW WASHING EQUIPMENT ADDED.
REVISION A 19 OCT '61	FIRE HOSE CABINETS RELOCATED.

S. B. WEEDMARK
REGISTERED PROFESSIONAL ENGINEER PROVINCE OF ONTARIO

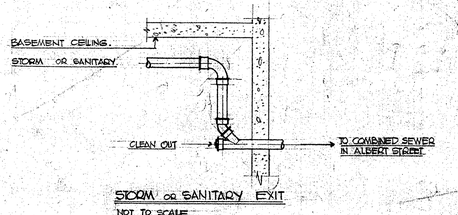
ARMSTRONG, BRADLEY, WEEDMARK & ASSOCIATES LTD.
CONSULTING ENGINEERS
OTTAWA

OFFICE BUILDING FOR THE ROYAL TRUST CO. OTTAWA — 360
PLUMBING & DRAINAGE ROOF & PENTHOUSE PLANS — MAR/61
ARCHITECTS COLLABORATIVE
BARKHAM HELMER & MORIN
BELGRAVE & BYRNE
ROBBIE MORINEC
JAMES W. STANTI — M-17 B



GROUND FLOOR PLAN

SCALE 1/8"=1'-0"



STORM OR SANITARY EXIT

NOT TO SCALE

MRCL Drawing # 283

0001-026-M-0015

Date Archived : 23/07/2009 Set #: DS0065

REVISION 'B' JAN '62	BILGE PUMP LINE AND PIT VENT ADDED.
REVISION 'A' 31 AUG. '61	STORM & SANITARY DRAINS RUN SEPARATELY TO THE STREET. DISCHARGE FROM BILGE PUMP ADDED

REGISTERED PROFESSIONAL ENGINEER S. B. WEEDMARK PROVINCE OF ONTARIO

ADJELEIAN GOODKEY WEEDMARK & ASSOCIATES LTD. CONSULTING ENGINEERS OTTAWA

OFFICE BUILDING FOR THE ROYAL TRUST CO. OTTAWA

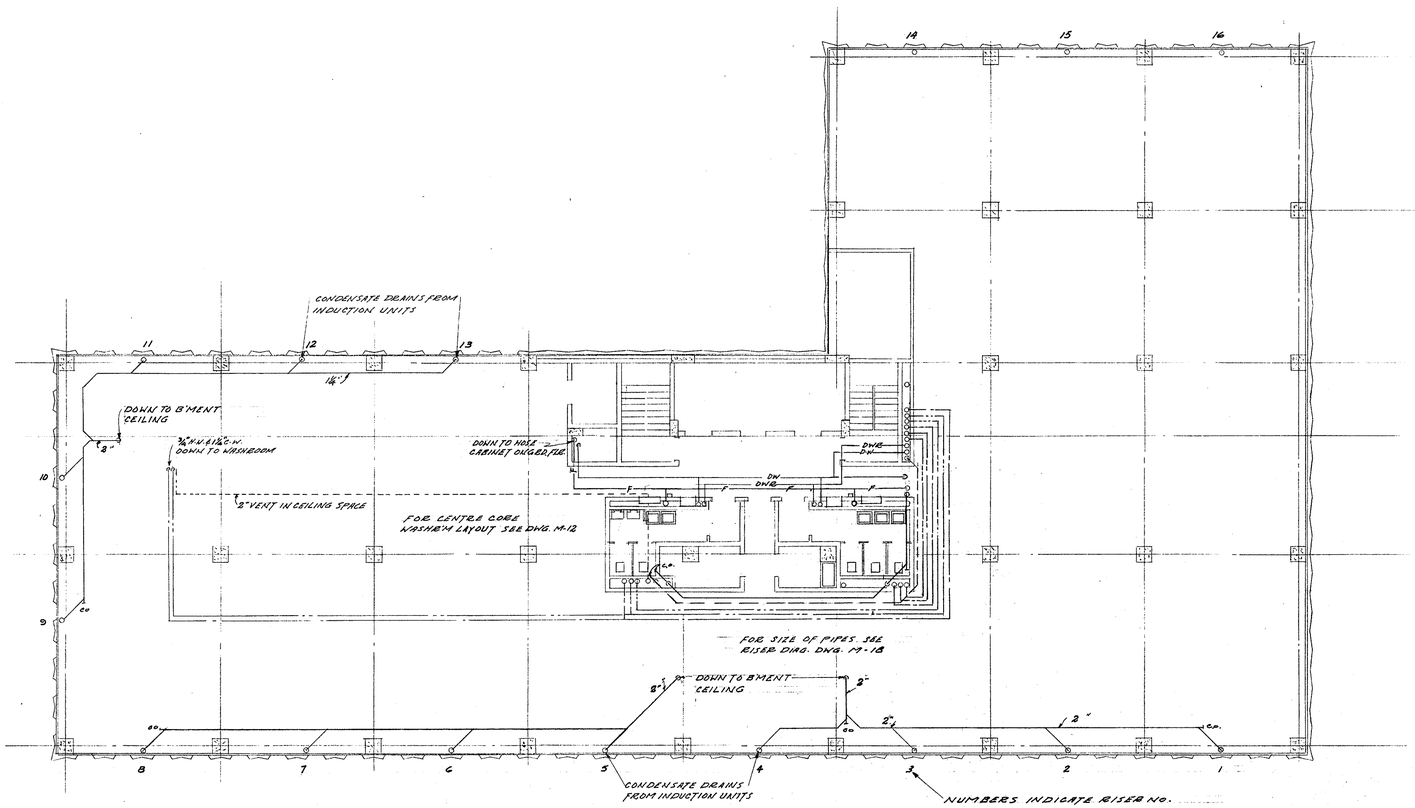
PLUMBING & DRAINAGE GROUND FLOOR PLAN

ARCHITECTS COLLABORATIVE
BALHARRIE HELMER & MORIN
BELCOURT & BLAIR
AUGUSTE MARTINEAU
JAMES W. STRUTT

JOH No. 360

DATE MAR/61

DWG No M-15/B



SECOND FLR. PLAN

SCALE 1/8"=1'0"

MRCL Drawing # 254
0001-026-M-0016
Date Archived : 23/07/2009 Set #: DS0085

REGISTERED PROFESSIONAL ENGINEER S. B. WEEDMARK PROVINCE OF ONTARIO


ADJELIAN GOCKEY WEEDMARK & ASSOCIATES LTD.
CONSULTING ENGINEERS
OTTAWA

OFFICE BUILDING FOR THE ROYAL TRUST CO. OTTAWA

PLUMBING & DRAINAGE SECOND FLOOR PLAN

ARCHITECTS COLLABORATIVE
BALHARRIE HELMER & MORIN
BELCOURT & BLAIR
AUGUSTE MARTINEAU
JAMES W. STRUTT

JOB NO 360
DATE MAR/61
DWG NO M-16



MRCL Drawing #
0001-026-M-0018
Date Archived : 23/07/2009 Set #: DS0065

REVISION A JAN. '62	BASEMENT & SUB-BASEMENT F.H.C FROM PUMPED STANDPIPE. PENTHOUSE FLOOR DRAINS INTO SANITARY STACK.

S. B. WEEDMARK — REGISTERED PROFESSIONAL ENGINEER — PROVINCE OF ONTARIO

ADJELEIAN GOODKEY WEEDMARK & ASSOCIATES LTD.
CONSULTING ENGINEERS
OTTAWA

OFFICE BUILDING FOR THE ROYAL TRUST CO. OTTAWA	JOB No 360
PLUMBING & DRAINAGE RISER DIAGRAM	DATE MAR/61
ARCHITECTS COLLABORATIVE BALHARRIE HELMER & MORIN BELCOURT & BLAIR AUGUSTE MARTINEAU JAMES W. STRUTT	DWG No M-18/A

A.3 Pre-consultation with City of Ottawa

File No.: PC2026-0003

February 4, 2026

Metcalfe Realty / Fuller Construction
c/o Philip Thilbert
Via email: pthilbert@fuller.ca

Subject: Pre-Consultation: Meeting Feedback
Proposed Site Plan Control Application – 116 Albert Street

Please find below information regarding next steps as well as consolidated comments from the above-noted pre-consultation meeting held on January 28, 2026.

Pre-Consultation Preliminary Assessment

Next Steps

1. A review of the proposal and materials submitted for the above-noted pre-consultation has been undertaken. For your next submission, please submit the required Application Form, together with the necessary studies and/or plans to planningcirculations@ottawa.ca, copy (cc:) to the file lead and planning support.

2. In your subsequent pre-consultation or application submission, please ensure that all comments or issues detailed herein are addressed. A detailed cover letter stating how each issue has been addressed is requested with the submission materials. Please coordinate the numbering of your responses within the cover letter with the comment number(s) herein.

3. Please note, if your development proposal changes significantly in scope, design, or density it is recommended that a subsequent pre-consultation application be submitted.

4. If the Urban Design Review Panel (UDRP) Report is listed as a required submission material in the Study and Plan Identification List, the applicant must visit the UDRP prior to formally submitting the planning application. If applicable, the UDRP report is required for the application to be considered complete.

Supporting Information and Material Requirements

1. The attached **Study and Plan Identification List** outlines the information and material that has been identified, during this phase of pre-consultation, as either required (R) or advised (A) as part of a future complete application submission.

    a. The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on Ottawa.ca. These ToR and Guidelines outline

the specific requirements that must be met for each plan or study to be deemed adequate.

Consultation with Technical Agencies

1. You are encouraged to consult with technical agencies early in the development process and throughout the development of your project concept. A list of technical agencies and their contact information is enclosed.

Planning

Policy and Regulatory Framework:

1. Provincial Planning Statement 2024
2. Official Plan
    a. Downtown Core Transect (Section 5.1) – Schedule A
    b. Hub Designation (Section 6.1) – Schedule B1
    c. Protected Major Transportation Area (PMTSA)
        i. Downtown PMTSA
            1. Density requirement of 500 People + Jobs per hectare, or 350 dwellings per net hectare (Section 3.2, Table 3a).
            2. A minimum of 5% and a target of 10% for large household dwelling units within intensification (Section 3.2. Table 3a).
    d. Section 4.6.6 *4) Amenity area shall be provided in residential developmnet in accordance with the Zoning By-law and applicable design guidelines*.
    e. Design Priority Area – Schedule C7-A.
3. Central and East Downtown Core Secondary Plan
    a. The subject propoerty is located in the “Core” Character Area on Schedule A of the Secondary Plan.
    b. The subject property is designated “Downtown Mixed-Use” on Schedule B of the Secondary Plan.
    c. The subject property is located in the “Angular Height Plane” of Schedule C of the Secondary Plan which establishes building heights.

d. The General policies of Section 3.1 (Built Form), Section 3.2 (Public Realm), Section 3.5 (Urban Design) and Character Area policies of Section 4.3 (Core Character Area) are applicable.

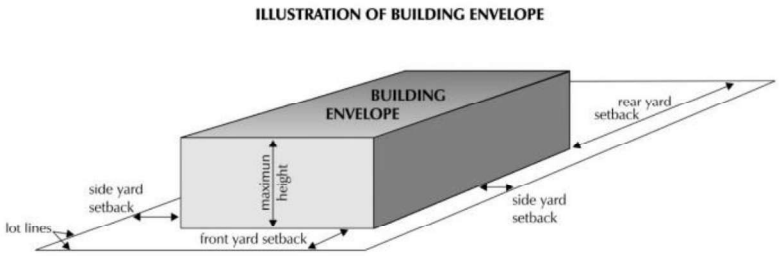
Zoning Compliance:

4. The subject property is currently zoned Mixed-Use Downtown Zone, Schedule 36 (MD S36). The current zoning implements the height limits restriction to Elevations above Sea Level (EASL) per Schedule 36.

    a. Section 76 of the Zoning By-law 2008-250: if there are any changes proposed to tbe existing building envelope (as it pertains to height) and the requirements of Sec.76 are not met (such as Amenity Area), then the proposal will not comply with zoning and additional compliance considerations may apply.

    b. Staff will require confirmation (in the architectural package and in the Zoning Confirmation Report) that the proposed conversion is within the existing building envelope. The proposal must not exceed the height of the existing building envelope in order for the proposal to be deemed to comply with the zoning (per Section 76). See definition of building envelope below:

        Building envelope means the three-dimensional buildable area prescribed for a building by the regulations of this by-law (enveloppe de bâtiment) (Section 54, Zoning By-law 2008-250)



    c. Amenity Area: There is clear intent from the Council approved staff report for office-to-residential conversions (as implemented in Section 76 of the Zoning By-law) that the total amenity area requirements of the by-law continue to be met despite the overall flexibility in zoning compliance which is otherwise afforded to these conversion proposals. Please ensure that the proposal achieves the total amenity area requirements.

        i. Regarding Amenity Area located in Mechanical Penthouse (MPH)/Rooftop: MPH is a permitted projection above the height limit and Amenity Area provided (interior or exterior) within the MPH

is permitted given there are no changes proposed to the extent of the existing building evelope.

d. Bicycle Parking: Given the site's location and context, staff will be seeking a ratio of one bicycle parking space per unit. Please ensure that all bicycle parking spaces are in a safe and convenient location for site users. Consider the following as it relates to the provision of bicycle parking:

   i. Provide the bicycle parking rate of one space per dwelling unit.

   ii. Stacked bicycle parking options to yield more bicycle parking spaces.

   iii. Any exterior bicycle parking spaces for commercial ground floor uses should be conveniently located and complement the public-realm and ground floor uses.

5. Section 37 requirements / Community Benefits Charge

   a. The former Section 37 regime has been replaced with a "Community Benefits Charge", By-law No. 2022-307, of 4% of the land value. This charge will be required for ALL buildings that are 5 or more storeys and 10 or more units and will be required at the time of building permit unless the development is subject to an existing registered Section 37 agreement.

   b. Office-to-residential conversions, which are entirely within the existing building envelope and where there is no increase in gross floor area (g.f.a) proposed, are exempt from Community Benefits Charges (CBC). CBC exemption will be reviewed again at the time of application(s) submission.

6. Design Guidelines

   a. Urban Design Guidelines for High-Rise Buildings

   b. Bird-Safe Design Guidelines

   c. Transit Oriented Development Guidelines.

Comments

7. Please confirm the following:

   a. Will this proposal require expansion of the building outward or upward?

   b. Are exterior changes to materiality anticipated? If so, please clarify the scope of those changes.

   c. Please confirm if the commercial units are being maintained.

8. Staff support the proposed office-to-residential conversion proposal.

Office to Residential Conversions (Perks, Benefits):

9. You are taking advantage of the City's Office to residential conversion program. In the feedback form we will link both the City's website and the staff report which details the City's Office-to-residential conversion program, for your information.

    a. Please review the council-approved staff report for information related to the Office-to-Residential program.

10. Particularities of the Conversion Program:

    a. A Standard Site Plan Control application type is required (as opposed to a complex application type).

    b. Conversions are exempt from Community Benefits Charges.

    c. Conversions are exempt from Cash-in-Lieu of Parkland (for a period of 18 months as of October 8, 2025). The trigger for this date being *or not* being met is the date of Site Plan Control Approval. Please note:

        i. Though the SPC application process has Council-approved timelines, the application timeline varies with each applciation. The Council-approved timeline for the SPC application process is 90 calander days (30 days for deeming the SPC application complete + 35 days for formal circulation + 25 calendar days for the approval process).

        ii. However, all steps in the SPC process are often iterative, therefore staff are not in the position to guarantee an “approval date” based on the date of your formal application submission (in addition to the quality of the formal submission).

    d. Conversions are exempt from Development Charges for the residential portion of the conversion.

11. When you prepare the formal submission plans, ensure that they show the functional details (in metric) of the building, including elements such as waste management, amenity area, bike parking, mail room etc.

    a. On the topic of bike parking, note that staff typically seek a ratio of one bike parking space per unit, as will be the requirement under the new zoning bylaw.

    b. On the topic of waste management, a separage garbage room for residential waste will be needed if municipal pickup is anticipated.

Large Household Dwellings:

12. The floorplan shows mostly 1-bedroom units, a single studio and four 2-bedroom units. Please consider the inclusion of 3-bedroom units, in line with the Official Plan's Growth Management Framework. The OP has a target for 10% large household dwellings for Hub sites (Section 3.2(10), Table 3a).

New Zoning By-law:

13. As you may be aware Council is anticipated to make a decision regarding the City's new Zoning By-law today, but the implementing By-law is not anticipated until mid-March. The current Zoning By-law will remain in effect until the new Zoning By-law is enacted by Council, and all appeals have been resolved. For provisions in the new Zoning By-law that are under appeal, the related provisions in the current Zoning By-law 2008-250 will remain in effect with the most restrictive provisions from both by-laws applying.

Right-of-Way (ROW) Protection:

14. Albert Street ROW and Metcalfe Street ROW are subject to ROW protection/easement policy (Schedule C16). Please see Transportation comments for further information.

Required Applications:

15. Based on the intent of this proposal to remain within the existing building envelope, this proposal is exempt from Urban Design Review Panel (UDRP) attendance in accordance with scoped list of minimum required studies in the council-approved staff report. As such, an Urban Design Review Panel (UDRP) report has not been listed as a required study at this time.

16. If there are no changes proposed to the existing building envelope and the requirements of Section 76 are met (e.g. total amenity area), then only a **Site Plan Control (Standard) application** is required to facilitate the proposed office-to-residential conversion. The **Study and Plan Identification List** has been prepared based only on the Site Plan Control (Standard) application.

17. If there are changes proposed to the existing building envelope and the requirements of Section 76 are not met (e.g. total amenity area), then additional planning applications (Official Plan Amendment and Zoning By-law Amendment) and/or modified planning applications (Site Plan Control - Complex), may be required. Additional plans and studies may also be required.

Feel free to contact Jean-Charles Renaud (Planner III) and Nastassia Pratt (Planner I), for follow-up questions

Urban Design

Comments:

18. An Urban Design Brief is not required.

19. The site is located within a Design Priority Area. If significant exterior changes are proposed to the building, a visit to the UDRP, and a UDRP Report may be required as part of a complete submission.

20. Additional drawings and studies are required as shown on the SPIL. Please follow the terms of references (Planning application submission information and materials | City of Ottawa) to prepare these drawings and studies. These include:

    a. Site Plan

    b. Landscape Plan

    c. Building Elevations

Preliminary Design Comments:

21. UD staff are generally supportive of the approach shared at the pre-consultation meeting, including maintaining the existing pre-cast panels and the addition of a shared roof-top amenity area.

22. UD staff encourage the Applicant to improve on the architectural treatment of the ground floor to tie into the existing treatment of the rest of the building.

23. UD staff encourage the Applicant to review the Bird-Safe Design Guidelines in the context of window replacement.

24. UD staff would ask that the landscaping surrounding the existing surface parking lot be enhanced in the short term until the Applicant is ready to advance with their phase 2 project.

25. UD staff encourage the Applicant to introduce additional greenery to the site where possible.

Feel free to contact Nader Kadri (Urban Designer), with any question or concerns.

Engineering

Comments:

26. If required, the Stormwater Management Criteria for the subject site, is to be based on the following:

    a. Application of the IDF information derived from the Meteorological Services of Canada rainfall data, taken from the MacDonald Cartier Airport, collected 1966 to 1997.

b. For separated sewer systems built up until 2016, the design of the storm sewers were based on a 5-year storm; storm systems after such time are, generally, based on a 2-year level-of-service.

c. In separated areas, the pre-development runoff shall be the lower of the existing coefficient or a maximum equivalent 'C' of 0.5, whichever is less (§ 8.3.7.3).

d. A calculated time of concentration (cannot be less than 10 minutes).

e. Flows to the storm sewer in excess of the 2-year storm release rate, up to and including the 100-year storm event, must be detained on site.

f. Storm sewer outlets should not be submerged.

g. The quantity control criteria (100-year post-development to 2-year pre-development, C = 0.5. Municipal Stm sewer c. 1969, 600 mm dia., CONR material.

Note:

For Office-to-Residential Conversions, stormwater management quantity control is only required where the post-conversion runoff rate is greater than the pre-conversion rate; quality control remains a requirement.

a. Quality control criteria – None required, unless surface parking is introduced, then an OGS will be required, due to proximity to Rideau River and Canal.

27. If applicable, Deep Services (Storm, Sanitary and/or Water Supply), as applicable and if sewer lateral requires replacement:

a. Provide existing servicing information and the recommended location for the proposed connections. Services should ideally be grouped in a common trench to minimize the number of road cuts.

b. Connections to trunk sewers and easement sewers are typically not permitted.

c. Provide information on the monitoring manhole requirements – should be located in an accessible location on private property near the property line (ie. Not in a parking area).

d. Review provision of a high-level sewer.

a. If applicable, sewer connections to be made above the springline of the sewermain as per:

    i. Std Dwg S11.1 for flexible main sewers – connections made using approved tee or wye fittings.

    ii. Std Dwg S11 (For rigid main sewers) – lateral must be less that 50% the diameter of the sewermain,

    iii. Std Dwg S11.2 (for rigid main sewers using bell end insert method) – for larger diameter laterals where manufactured inserts are not available; lateral must be less that 50% the diameter of the sewermain,

    i. Connections to manholes permitted when the connection is to rigid main sewers where the lateral exceeds 50% the diameter of the sewermain. – Connect obvert to obvert with the outlet pipe unless pipes are a similar size.

    ii. Please refer to City of Ottawa 2026 Sewer Design Guidelines, Sewer Use By-law 2025-239 and any updated standards and approved materials for reference.

28. Water:

    a. Capacity - Applicant to request Boundary Conditions. See section (c). WM (Albert St.) c. 1969 and 203 mm dia, DI material.

    b. Water Data Card (future requirement - CWN Letter / WP, if required)

    c. Water Boundary condition requests must include the location of the service (map or plan with connection location(s) indicated) and the expected loads required by the proposed development, including calculations. Please provide the following information:

        i. Location of service

        ii. Type of development

        iii. The amount of fire flow required (per OBC or FUS).

        iv. Average daily demand: ___ l/s.

        v. Maximum daily demand: ___l/s.

        vi. Maximum hourly daily demand: ___ l/s.

29. Sewer (sanitary and storm)

d. Capacity

Please provide anticipated sanitary flows, to check on capacity in our system, and also confirm existing sanitary lateral size is apropriate for proposed flows, with increase in occupancy and once developed.

Note:

In addition, CCTV of sewer lateral required to ensure in good working order.

Please note that sewer lateral lining is accepted, if deemed required.

30. Stormwater:

a. Quality Control – None, unless surface parking is introduced. See note, above.

b. CCTV of existiing sewer laterals are required to ensure in good working order.
Please note that sewer lateral lining is accepted, if deemed required.

31. Fire-fighting flow rate(s):

Please confirm size of water service is adequate for domestic and fire flows, due to change in proposed occupancy and ensure that these flows do not exceed 50 m^3/day (0.58 L/s). If they do, a dual service is required (twinned). We would like to know occupancy proposed and demands required for domestic and fire flow. See City of Ottawa - 2026 Water Distribution Guidelines, Water Supply By-law 2025-227, updated standards (particularly W25.2) and approved materials for reference.

If relying on FHs in area for fire suppression, please provide this information in boundary condition request, with mapping of proposed FH to be utilized.

32. Capital Works Projects scheduled:

Road, Sewer & Watermain renewal programs to start this year on Albert and Slater St.

Traffic Mgmt. Works (traffic calming, streetscaping, etc.) scheduled on Albert and Queen St. this year. Please contact TPM for more information.

Noise

Comments:

33. Noise studies (traffic and stationary -roof top units) required for this conversion project.

Feel free to contact Shawn Wessel, A.Sc.T., rcji, Infrastructure Approvals Project Manager, at shawn.wessel@ottawa.ca, for follow-up questions.

Transportation

Comments:

34. Right-of-way protection.

    a. See Schedule C16 of the Official Plan.

    b. Any requests for exceptions to ROW protection requirements must be discussed with Transportation Planning and concurrence provided by Transportation Planning management.

35. Work Road, Sewer, Water LN06902

Forecast ID LN06902

Type of Work Road, Sewer, Water

Project Type Renewal

STATUS Planned

Project Manager Pach, Jon

CLIENT Asset Management Service - Water Resources Planning & Engineering Branch (IWSD)

Construction Year This Year

Project Status Number

Construction Contract CP000317

Ward Description Ariel Troster - 14

Inventory ID 1200022310

36. Streetscaping LN06909

Forecast ID LN06909

Type of Work Streetscaping

Project Type Growth

STATUS Planned

Construction Year This Year

Delivered By IS

CLIENT Transportation Planning, Neighbourhood Traffic Calming Branch (PIED)

Construction Contract CP000317

Project Manager Pach, Jon

Ward Description Ariel Troster - 14

Inventory ID

37. Albert Street is designated as an Arterial Road within the City's Official Plan with a ROW protection limit between Bronson and Elgin. Maximum land requirement from property abutting existing ROW (1.25 m). Subject to widening/easement policy. The Certified Ontario Land Surveyor is to confirm the ROW protected limits and any portion that may fall within the private property to be conveyed to the City. Ensure that the development proposal complies with the Right-of-Way protection requirements of the Official Plan's Schedule C16.

38. Metcalfe Street is designated as an Arterial Road within the City's Official Plan with a ROW protection limit between McLeod and Argyle. Maximum land requirement from property abutting existing ROW (2.40 m). Subject to widening/easement policy. The Certified Ontario Land Surveyor is to confirm the ROW protected limits and any portion that may fall within the private property to be conveyed to the City. Ensure that the development proposal complies with the Right-of-Way protection requirements of the Official Plan's Schedule C16.

39. The Screening Form has indicated that the TIA Triggers have been met. Please proceed with the TIA Step 2 – Scoping report. The consultant is to address how they plan to enable and encourage travel by sustainable modes (i.e., to make walking, cycling, transit, carpooling and telework more convenient, accessible, safe, and comfortable). Please complete the City of Ottawa's TDM Measures Checklist.

40. The Owner is responsible for identifying the type and location of existing signage that will be removed from within the Right-of-Way to accommodate the development site. The Owner is responsible for providing the General Manager

with a detailed drawing identifying the type and position of the existing signs and roadway pavement markings along the site frontage.

41. Should the property Owner wish to use a portion of the City's Road allowance for construction staging, prior to obtaining a building permit, the property Owner must obtain an approved Traffic Management Plan from the Manager, Traffic Management, Transportation Services Department. The city has the right for any reason to deny use of the Road Allowance and to amend the approved Traffic Management Plan as required. The Traffic Management Plan is to be submitted for approval in advance of the Site Plan application.

Feel free to contact Wally Dubyk, Transportation Project Manager, for follow-up questions.

Environment

Comments:

42. There are no triggers for an Environmental Impact Study.

43. Bird-Safe Design Guidelines - Please review and incorporate bird safe design elements, where feasible. No concerns have been identified beyond the large windows on the ground floor which may be addressed if desired. Some of the risk factors include glass and related design traps such as corner glass and fly-through conditions, ventilation grates and open pipes, landscaping, light pollution. More guidance and solutions are available in the guidelines which can be found here: https://documents.ottawa.ca/sites/documents/files/birdsafedesign_guidelines_en.pdf

44. Please consider if there are features that can be added reduce the urban heat island effect (see OP 10.3). For example, this impact can be reduced by adding large canopy trees, green rooves or vegetation walls or incorporating building with low heat absorbing materials.

Feel free to contact Matthew Hayley, Environmental Planner, for follow-up questions.

Forestry

Comments:

45. Tree preservation / distinctive trees

    a. No concerns or comments.

    b. A Tree Conservation Report is not required

Feel free to contact Mark Richardson, Planning Forester, for follow-up questions.

Parkland

Comments:

46. Any Parks comment will be provided under a separate cover.

Feel free to contact Louise Cerveny, Parks Planner, for follow-up questions.

Community issues

Centretown Citizen Community Association Comments:

47. Appreciate that more larger units, i.e., 2 bedroom units, are included. Support the City Planner's feedback to add more family size units (3 bedrooms, 2 bedrooms + den). With the University of Ottawa nearby larger units shared by students can make rent more affordable.

48. Reduce the number of studio units as they are not as affordable and tend to be used for short term rentals.

49. Provide units that are more accessible, e.g., wider doors for walkers, wheelchairs.

50. Support the City Planner's feedback for 1:1 bike parking to unit ratio. Request that the bike parking to unit ratio is increased for the larger residential units.

51. Provide secured bike parking facilities. Residents have complained about bike thefts from outdoor, as well as indoor bike parking spots/storages.

52. Increase the number of visitor parking spots to accommodate personal support workers and service deliveries.

53. Support commercial businesses at ground level. Consider also adding zoning to permit medical services. Centretown is losing or have lost buildings dedicated to providing medical services, e.g., imaging, laboratory services.

54. Consider providing a room to wash pets and bikes as part of amenities.

55. More green roofs.

56. The development to provide residential units need to be completed in a timely manner and not wait 5 or 10 or more years before more housing becomes available as other developments are taking to complete.

Other

57. The High Performance Development Standard (HPDS) is a collection of voluntary and required standards that raise the performance of new building

projects to achieve sustainable and resilient design and will be applicable to Site Plan Control and Plan of Subdivision applications.

a. The HPDS was passed by Council on April 13, 2022, but is not in effect at this time, as Council has referred the 2023 HPDS Update Report back to staff with the direction to bring forward an updated report to Committee at a later date. The timing of an updated report to Committee is unknown at this time, and updates will be shared when they are available.

b. Please refer to the HPDS information at ottawa.ca/HPDS for more information.

58. Under the Affordable Housing Community Improvement Plan, a Tax Increment Equivalent Grant (TIEG) program was created to incentivize the development of affordable rental units. It provides a yearly fixed grant for 20 years. The grant helps offset the revenue loss housing providers experience when incorporating affordable units in their developments.

    a. To be eligible for the TIEG program you must meet the following criteria:

        i. the greater of five units OR 15 per cent of the total number of units within the development must be made affordable

        ii. provide a minimum of 15 per cent of each unit type in the development as affordable

        iii. enter into an agreement with the city to ensure the units maintain affordable for a minimum period of 20 years at or below the city-wide average market rent for the entire housing stock based on building form and unit type, as defined by the Canada Mortgage and Housing Corporation

        iv. must apply after a formal Site Plan Control submission, or Building Permit submission for projects not requiring Site Plan Control, and prior to Occupancy Permit issuance

    b. Please refer to the TIEG information *at Affordable housing community improvement plan / Plan d'améliorations communautaires pour le logement abordable for more details or contact the TIEG coordinator via email at affordablehousingcip@ottawa.ca.*

Submission Requirements and Fees

1. Site Plan Control – Standard Application required.
    a. Additional information regarding fees related to planning applications can be found here.
2. The attached **Study and Plan Identification List and Scoped Office-to-Residential SPC Materials List Guide** outlines the information and material that

has been identified as either required (R) or advised (A) as part of a future complete application submission.

   a. The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on Ottawa.ca. These ToR and Guidelines outline the specific requirements that must be met for each plan or study to be deemed adequate.

3. All of the above comments or issues should be addressed to ensure the effectiveness of the application submission review.

Should there be any questions, please do not hesitate to contact myself or the contact identified for the above areas / disciplines.

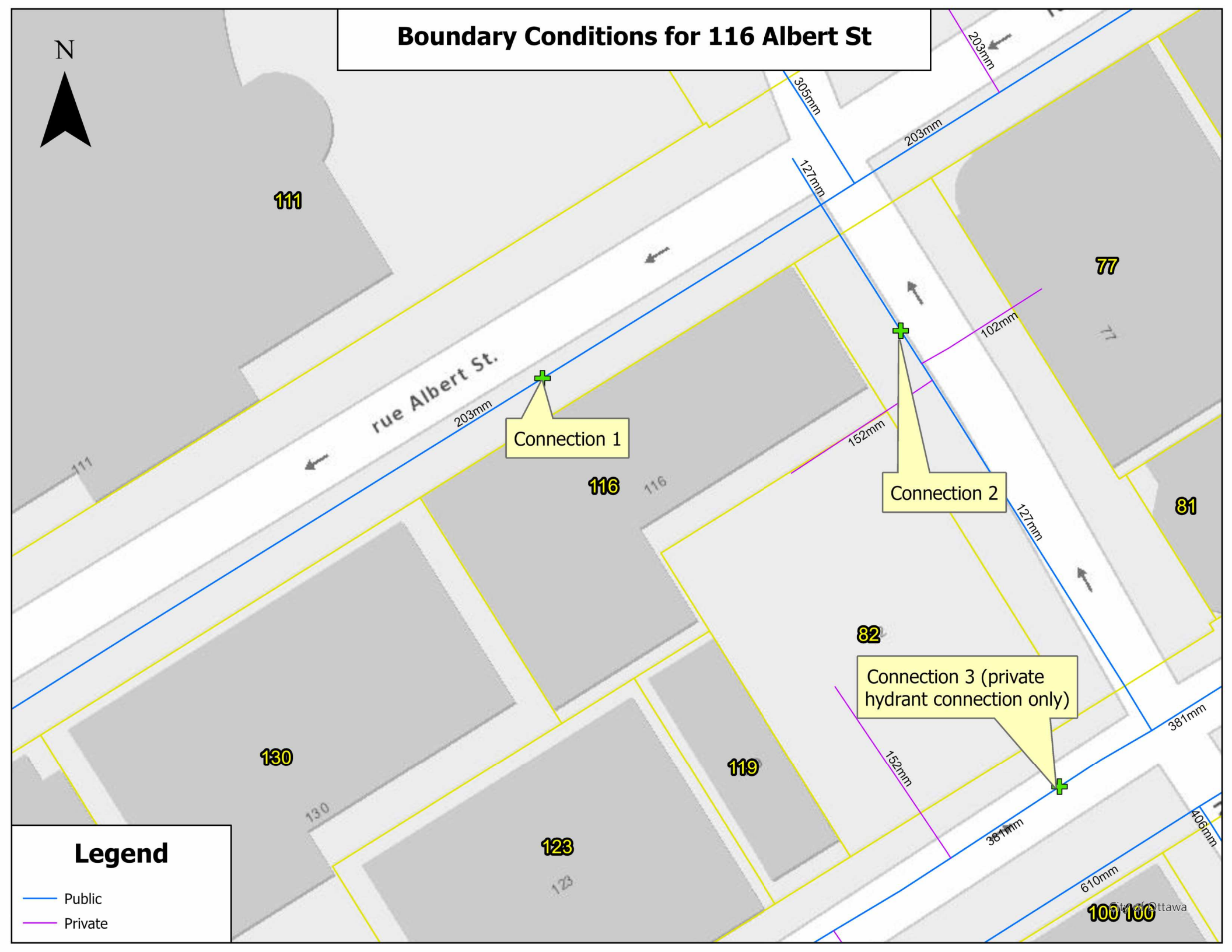
Yours Truly,
Jean-Charles Renaud (Planner III)

Encl. Site Plan Identification List
Office-to-Residential Scoped SPC Material List Guide
Urban Design Terms of Reference
Supplementary Development Information
ADS Site Plan Checklist
HPDS Example Checklist
HPDS Overview for Applicants

c.c. Nastassia Pratt (Planner I)
Shawn Wessel (Infrastructure Project Manager)
John Wu (Senior Infrastructure Project Manager)
Nader Kadri (Urban Designer)
Wally Dubyk (Transportation Project Manager)
Louise Cerveny (Parks Planner)
Matthew Hayley (Environmental Planner)
Alice Nakanishi (Centretown Citizen Community Association)
Martin Barclay (Centretown Citizen Community Association)

Appendix B Water Calculation

B.1 Boundary Conditions


Boundary Conditions for 116 Albert St
N
rue Albert St.
111
116
77
81
82
130
119
123
100
Connection 1
Connection 2
Connection 3 (private hydrant connection only)
203mm
305mm
203mm
127mm
102mm
152mm
127mm
381mm
152mm
381mm
406mm
610mm
Legend
Public
Private
City of Ottawa

Wang, Ziyi

From: Wessel, Shawn <shawn.wessel@ottawa.ca>
Sent: Thursday, August 27, 2026 9:37 AM
To: Wang, Ziyi
Cc: Wu, John; brett.hughes; Johnston, Anthony; Johnson, Warren; Kilborn, Kris
Subject: Re: Boundary Condition Request - 116 Albert Street - 160402297
Attachments: 116 Albert Street August 2026 Rev1.pdf

Good morning, Ziyi.

Please find requested BC information, below and attached:

The following are boundary conditions, HGL, for hydraulic analysis at 116 Albert Street (zone 1W) assumed to be connected at the locations identified below.: (see attached PDF)

Connection 1 – 203 mm on Albert Street

Minimum HGL = 107.8 m

Maximum HGL = 114.9 m

Max Day + Fire Flow (66.7 L/s) = 107.9 m

Max Day + Fire Flow (133.3 L/s) = 105.4 m

Max Day + Fire Flow (183.3 L/s) = 102.8 m

Connection 2 – 127 mm on Metcalfe Street

Minimum HGL = 107.7 m

Maximum HGL = 114.9 m

Max Day + Fire Flow (66.7 L/s) = 95.0 m

Available fire flow @ residual 20 psi = 91.6 L/s

Connection 3 – 381 mm on Slater Street (no domestic demands applied to this connection)

Minimum HGL = 107.8 m

Maximum HGL = 114.9 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.

If you require additional information or clarification, please do not hesitate to contact me anytime.

Thank you

Regards,

Shawn Wessel, A.Sc.T.,rcji
Pronouns: he/him | Pronom: il
Project Manager - Infrastructure Approvals
Gestionnaire de projet – Approbation des demandes d'infrastructures

Development Review Central Branch | Direction de l'examen des projets d'aménagement, Centrale
Planning, Development & Building Services Department (PDBS) | Direction générale des services de la planification, de l'aménagement et du bàtiment (DGSPAB)
City of Ottawa | Ville d'Ottawa
110 Laurier Ave. W. | 110, avenue Laurier Ouest, Ottawa ON K1P 1J1
(613) 580 2424 Ext. | Poste 33017
Int. Mail Code | Code de Courrier Interne 01-14
shawn.wessel@ottawa.ca
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Out of Office Alert : Please note that I will be out of the office August 7th through 12th inclusive, returning on Thursday August 13th.

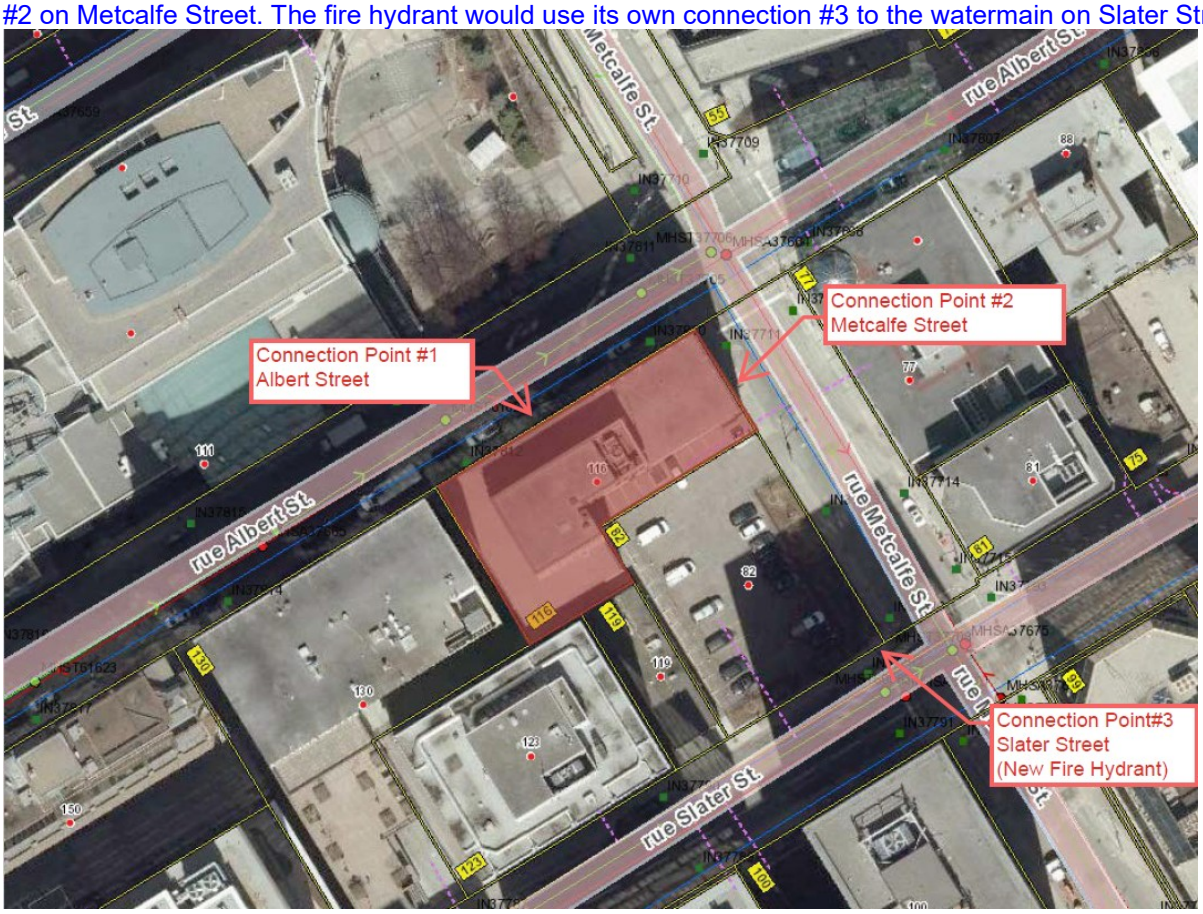
Une Ville, deux langues
One City, two languages

From: Wang, Ziyi <Ziyi.Wang@stantec.com>
Sent: Monday, August 24, 2026 3:21 PM
To: Wessel, Shawn <shawn.wessel@ottawa.ca>
Cc: Wu, John <John.Wu@ottawa.ca>; Hughes, Brett <brett.hughes@ottawa.ca>; Johnston, Anthony <Anthony.Johnston@stantec.com>; Johnson, Warren <warren.johnson@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>
Subject: RE: Boundary Condition Request - 116 Albert Street - 160402297

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 Shawn,

Thanks for the email! The third connection point on Slater Street is for the private fire hydrant only. It is only to provide fire flow for firefighting and will not be directly connected to the proposed building during normal operation. The building will ultimately have two connection points, including connection #1 on Albert Street and an existing connection #2 on Metcalfe Street. The fire hydrant would use its own connection #3 to the watermain on Slater Street.



I hope this could address the water department's question. Please let me know if there are any other questions or concerns.

Best regards,

Ziyi Wang, B.Eng
Engineering Graduate

Stantec

From: Wessel, Shawn <shawn.wessel@ottawa.ca>
Sent: Monday, August 24, 2026 11:44 AM
To: Wang, Ziyi <Ziyi.Wang@stantec.com>
Cc: Wu, John <John.Wu@ottawa.ca>; Hughes, Brett <brett.hughes@ottawa.ca>; Johnston, Anthony <Anthony.Johnston@stantec.com>; Johnson, Warren <Warren.Johnson@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>
Subject: Re: Boundary Condition Request - 116 Albert Street - 160402297

Hi Ziyi

Water Dept. had a question about connections, as per below:

For the third connection point, is the intent for it to be connected to a private fire hydrant only or to be connected directly up to the building as well? Also looking to confirm that this building will have a total of three connection points at full build-out.

If you require additional information or clarification, please do not hesitate to contact me anytime.

Thank you

Regards,

Shawn Wessel, A.Sc.T.,rcji
Pronouns: he/him | Pronom: il
Project Manager - Infrastructure Approvals
Gestionnaire de projet – Approbation des demandes d'infrastructures

Development Review Central Branch | Direction de l'examen des projets d'aménagement, Centrale
Planning, Development & Building Services Department (PDBS) | Direction générale des services de la planification, de l'aménagement et du bàtiment (DGSPAB)
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(613) 580 2424 Ext. | Poste 33017
Int. Mail Code | Code de Courrier Interne 01-14
shawn.wessel@ottawa.ca
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Une Ville, deux langues
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From: Wang, Ziyi <Ziyi.Wang@stantec.com>
Sent: Friday, August 21, 2026 3:49 PM
To: Wessel, Shawn <shawn.wessel@ottawa.ca>
Cc: Wu, John <John.Wu@ottawa.ca>; Hughes, Brett <brett.hughes@ottawa.ca>; Johnston, Anthony <Anthony.Johnston@stantec.com>; Johnson, Warren <warren.johnson@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>
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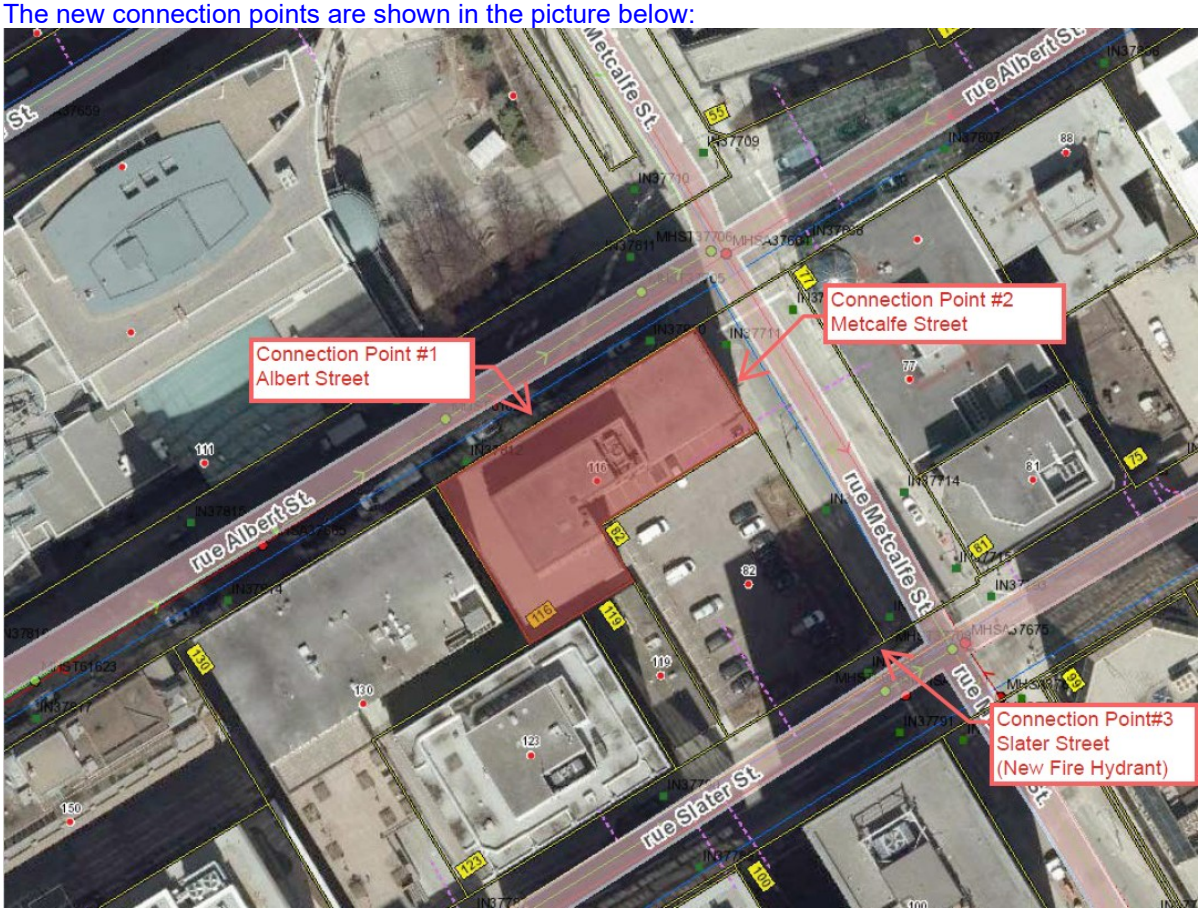
Good afternoon Shawn,

Thanks so much for the quick response! In addition to the second connection location, it is now also planned to add a new fire hydrant at the southeast corner of 82 Metcalfe Street (the parking lot south of the 116 Albert building, which is also owned by the client) to provide coverage for the Siamese connection of the proposed building. Could you please help us to provide the boundary condition at this third connection point to the existing 381mm watermain in Slater Street? The domestic demand and fire flow required remained the same as:

- Domestic Demands
  Average Day Demand = 0.6L/s (36.6L/min)
  Max Day Demand = 1.5 L/s (89.3 L/min)
  Peak Hour Demand = 3.3 L/s (195.3L/min)

- The Estimated Fire flow
  4,000 L/min
  8,000 L/min
  11,000 L/min

The new connection points are shown in the picture below:



Please let me know if you have any questions or need anything else. Thank you so much for your help!

Sincerely,

Ziyi Wang, B.Eng
Engineering Graduate

Stantec

From: Wessel, Shawn <shawn.wessel@ottawa.ca>
Sent: Friday, August 21, 2026 12:52 PM
To: Wang, Ziyi <Ziyi.Wang@stantec.com>
Cc: Wu, John <John.Wu@ottawa.ca>; Hughes, Brett <brett.hughes@ottawa.ca>; Johnston, Anthony <Anthony.Johnston@stantec.com>; Johnson, Warren <Warren.Johnson@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>
Subject: Re: Boundary Condition Request - 116 Albert Street - 160402297

Good afternoon, Ziyi,

Please find the BC conditions for your site, below:

The following are boundary conditions, HGL, for hydraulic analysis at 116 Albert Street (zone 1W) assumed to be connected at the locations identified below.: (see attached PDF)

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Minimum HGL = 107.8 m

Maximum HGL = 114.9 m

Max Day + Fire Flow (66.7 L/s) = 107.9 m

Max Day + Fire Flow (133.3 L/s) = 105.4 m

Max Day + Fire Flow (183.3 L/s) = 102.8 m

Connection 2 – 127 mm on Metcalfe Street

Minimum HGL = 107.7 m

Maximum HGL = 114.9 m

Max Day + Fire Flow (66.7 L/s) = 95.0 m

Available fire flow @ residual 20 psi = 91.6 L/s

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

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If you require additional information or clarification, please do not hesitate to contact me anytime.

Thank you

Regards,

Shawn Wessel, A.Sc.T.,rcji
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Project Manager - Infrastructure Approvals
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Out of Office Alert : Please note that I will be out of the office August 7th through 12th inclusive, returning on Thursday August 13th.

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One City, two languages

From: Wang, Ziyi <Ziyi.Wang@stantec.com>
Sent: Thursday, August 20, 2026 11:31 AM
To: Wessel, Shawn <shawn.wessel@ottawa.ca>
Cc: Wu, John <John.Wu@ottawa.ca>; Hughes, Brett <brett.hughes@ottawa.ca>; Johnston, Anthony <Anthony.Johnston@stantec.com>; Johnson, Warren <warren.johnson@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>
Subject: RE: Boundary Condition Request - 116 Albert Street - 160402297

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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.

Good morning Shawn,

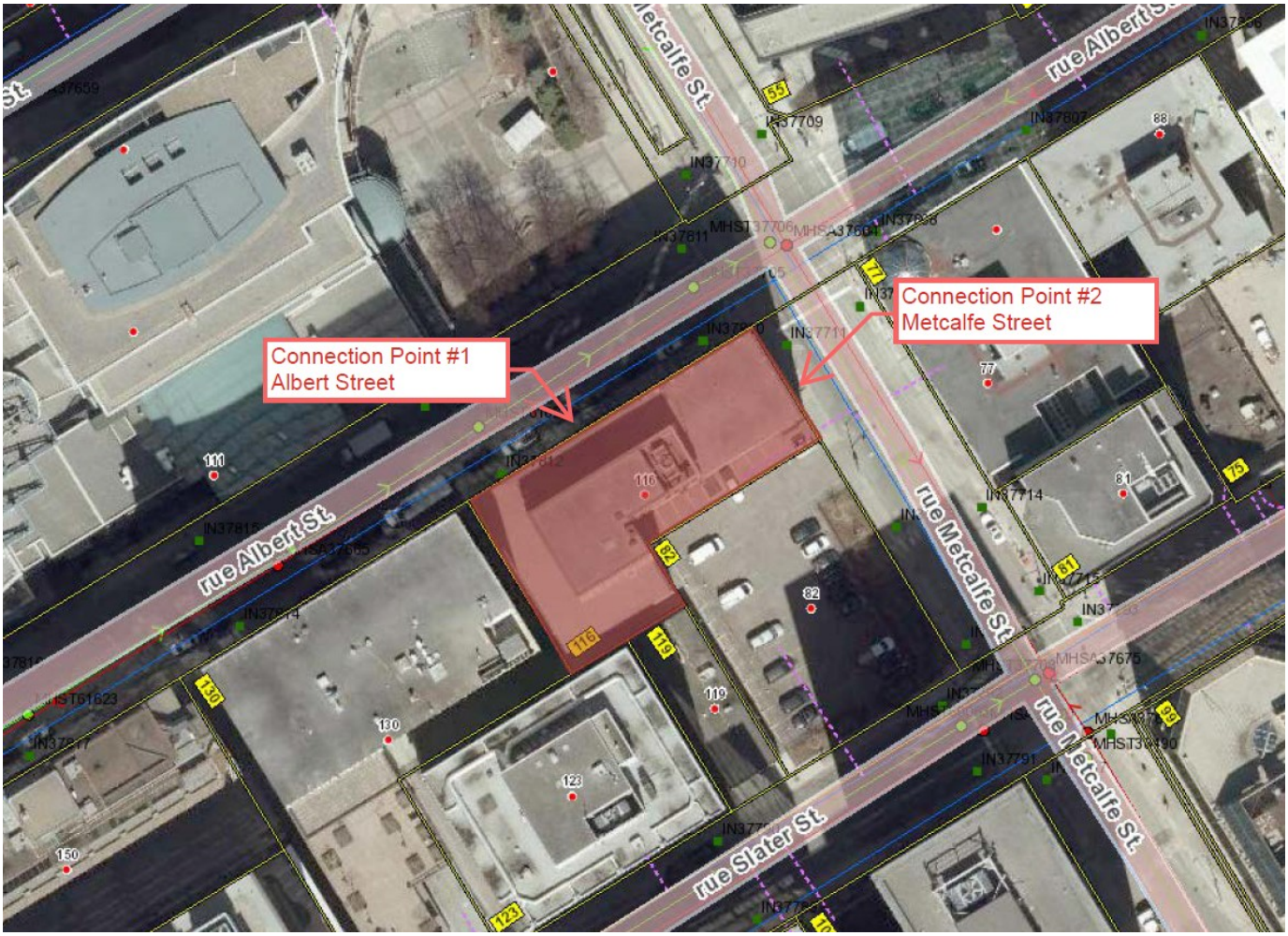
Hope this email finds you well!

Could you please also provide us with the boundary condition for a second scenario when the two water service laterals are connected to the 203mm watermain in Albert Street and the127mm watermain in Metcalfe Street separately (two connection points are shown in the picture below)?
The domestic demand and fire flow remain the same:

- Domestic Demands
  Average Day Demand = 0.6L/s (36.6L/min)
  Max Day Demand = 1.5 L/s (89.3 L/min)
  Peak Hour Demand = 3.3 L/s (195.3L/min)

- The Estimated Fire flow
  4,000 L/min
  8,000 L/min
  11,000 L/min

:



Please let me know if there are any questions or concerns. Thank you so much for the assistance!

Best regards,

Ziyi Wang, B.Eng
Engineering Graduate

Stantec

From: Wessel, Shawn <shawn.wessel@ottawa.ca>
Sent: Tuesday, July 28, 2026 9:15 AM
To: Wang, Ziyi <Ziyi.Wang@stantec.com>
Cc: Wu, John <John.Wu@ottawa.ca>; Hughes, Brett <brett.hughes@ottawa.ca>
Subject: Boundary Condition Request - 116 Albert Street - 160402297

Good morning Ziyi,

On behalf of Brett Hughes, please find the BC conditions for your site, below:

The following are boundary conditions, HGL, for hydraulic analysis at 116 Albert Street (zone 1W) assumed to be dually connected via a 127mm UCI watermain on Metcalfe St.: (see attached PDF for location).

Dual Connection – 127 mm on Metcalfe Street

Minimum HGL = 107.7 m

Maximum HGL = 114.9 m

Max Day + Fire Flow (66.7 L/s) = 95.0 m

Available fire flow @ residual 20 psi = 91.6 L/s

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.

If you require additional information or clarification, please do not hesitate to contact me anytime.

Thank you

Regards,

Shawn Wessel, A.Sc.T.,rcji
Pronouns: he/him | Pronom: il
Project Manager - Infrastructure Approvals
Gestionnaire de projet – Approbation des demandes d'infrastructures

Development Review Central Branch | Direction de l'examen des projets d'aménagement, Centrale
Planning, Development & Building Services Department (PDBS) | Direction générale des services de la planification, de l'aménagement et du bàtiment (DGSPAB)
City of Ottawa | Ville d'Ottawa
110 Laurier Ave. W. | 110, avenue Laurier Ouest, Ottawa ON K1P 1J1
(613) 580 2424 Ext. | Poste 33017
Int. Mail Code | Code de Courrier Interne 01-14
shawn.wessel@ottawa.ca
Please consider the environment before printing this email

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B.2 Domestic Demand Calculation Sheet

116 Albert Street, Ottawa, ON - Domestic Water Demand Estimates

Site Plan provided by BDP. Quadrangle Architect Limited (2026-08-28)

Stantec Project No. 160402297

City File No.

Revision: 1 Revised by:

Date Created: 31-Aug-2026 Date Revised:

Created by: ZW Checked by:

Date Checked:

Population densities per Table 4.1 City of Ottawa Water Distribution Guidelines (Dec 2025):		
Studio/1 Bedroom	1.4	ppu
2 Bedroom	2.1	ppu
3 Bedroom	3.1	ppu

Demand conversion factors per Per Table 4.2 City Ottawa Water Distribution Design Guideline (Dec 2025):		
Residential	280	L/cap/day
Commercial/Amenity	28000	L/gross ha/day

Unit Type	Gross Commercial Area (m²)	No. of Units	Population	Avg Day Demand		Max Day Demand [1 2]		Peak Hour Demand [1 2]	
				(L/min)	(L/s)	(L/min)	(L/s)	(L/min)	(L/s)
Residential									
Studio		18	25	4.90	0.08	12.25	0.20	26.95	0.45
1 Bedroom		75	105	20.42	0.34	51.04	0.85	112.29	1.87
2 Bedroom		18	38	7.35	0.12	18.38	0.31	40.43	0.67
3 Bedroom		3	9	1.81	0.03	4.52	0.08	9.95	0.17
		114	**177**	**34.48**	**0.57**	**86.19**	**1.44**	**189.61**	**3.16**
Amenity									
	854			**1.66**	**0.03**	**2.49**	**0.04**	**4.48**	**0.07**
Total	**854**	**114**	**177**	**36.1**	**0.6**	**88.7**	**1.5**	**194.1**	**3.2**

Notes:

1 The City of Ottawa water demand criteria used to estimate peak demand rates for residential areas are as follows:
maximum day demand rate = 2.5 x average day demand rate for residential
peak hour demand rate = 2.2 x maximum day demand rate for residential

2 Water demand criteria used to estimate peak demand rates for amenity/common areas are as follows:
maximum daily demand rate = 1.5 x average day demand rate
peak hour demand rate = 1.8 x maximum day demand rate

3 Assumption that "1 bedroom with den" has density of 2.1 ppu.

B.3 FUS Calculation Sheet

Stantec

FUS Fire Flow Calculation Sheet - 2020 FUS Guidelines

Stantec Project #: 160402297
Project Name: 85 Albert Street
Date Created: 7/31/2026
Fire Flow Calculation #: 1
Description: 116 Albert St.

Created By: Z.Wang
Revision No.: 1
Revised By:
Revision Date:
Checked By: A.Johnston

Notes: A 10-storey residential high-rise with indoor amenities. Information taken from Site Plan by BDP. Quadrangle Architects Limited on July 31, 2026. Minimum 80% sprinklered coverage with a minimum of 2 hr rated fire separation from surrounding buildings and vertical opening protection.

Step	Task	Notes										Value Used	Req'd Fire Flow (L/min)
1	Determine Type of Construction	Type II - Noncombustible Construction / Type IV-A - Mass Timber Construction										0.8	-
2	Determine Effective Floor Area	Sum of Largest Floor + 25% of Two Additional Floors					Vertical Openings Protected?					YES	-
		1021	1021	1021	1021	1021	1021	1021	1021	1021	1021	1531.5	-
3	Determine Required Fire Flow	($F = 220 \times C \times A^{1/2}$). Round to nearest 1000 L/min										-	7000
4	Determine Occupancy Charge	Limited Combustible										-15%	5950
5	Determine Sprinkler Reduction	Conforms to NFPA 13										-30%	-2380
		Standard Water Supply										-10%	
		Fully Supervised										-10%	
		% Coverage of Sprinkler System										80%	
6	Determine Increase for Exposures (Max. 75%)	Direction	Exposure Distance (m)	Exposed Length (m)	Exposed Height (Stories)	Length-Height Factor (m x stories)	Construction of Adjacent Wall		Firewall / Sprinklered ?			-	-
		North	10.1 to 20	50	4	> 100	Type I-II - Unprotected Openings		YES			0%	0
		East	10.1 to 20	20	10	> 100	Type I-II - Unprotected Openings		YES			0%	
		South	0 to 3	20	10	> 100	Type I-II - Unprotected Openings		YES			0%	
		West	0 to 3	30	10	> 100	Type I-II - Unprotected Openings		YES			0%	
7	Determine Final Required Fire Flow	Total Required Fire Flow in L/min, Rounded to Nearest 1000L/min											4000
		Total Required Fire Flow in L/s											66.7
		Required Duration of Fire Flow (hrs)											1.50
		Required Volume of Fire Flow (m^3)											360

B.4 Hydraulic Analysis

Stantec	Project:	**116 Albert Street**	No. **160402297**
	SITE PLAN HYDRAULIC ANALYSIS		
	Revision:	01	Prepared By: ZW
	Revision Date:	31-Jul-2026	Checked By:

BOUNDARY CONDITIONS (BC)	
Connection at Metcalfe Street	
Site Plan Revision Date	28-Aug-2026
Min. HGL (m)	107.7
Max. HGL (m)	114.9
Max. Day + Fire Flow (67 L/s)	95

Ground Floor Elevation (GFE) (Level 01) (m)	70.68

GROUND FLOOR (GF) PRESSURE RANGE				
	GF HGL (m)	**GF Pressure (kPa)**	**GF Pressure (psi)**	**Outcome**
	= BC HGL (m) - FFE (m)	= GF HGL (m) x 9.804 (kPa/m)	= GF Pressure (kPA) x 0.145 (psi/kPa)	If min <50 psi: booster pump If max >100 psi: pressure reducer
Minimum Normal	37.02	362.9	52.6	No Booster Pump Required
Maximum Normal	44.22	433.5	62.9	No Pressure Reducer Required

Number of Floors Above Ground	10
Approximate Height of One Storey (m)	3
Pressure Drop Per Floor (kPa)	29.4
Pressure Drop Per Floor (psi)	4.3

RESIDUAL PRESSURE RANGE IN MULTI-LEVEL BUILDINGS			
	Residual Pressure (kPa)	**Residual Pressure (psi)**	**Outcome**
Top Floor Min	98.2	14.2	Booster Pump Required
Top Floor Max	168.8	24.5	
Maximum Number of Floors Above Ground at Minimum Pressure	2		

RESIDUAL PRESSURE UNDER FIRE FLOW CONDITIONS			
	Residual HGL (m)	**Residual Pressure (kPa)**	**Residual Pressure (psi)**
Ground Floor	24.32	238.4	34.6
Top Floor	-2.68	-26.3	-3.8

PRESSURE CHECK		
	Pressure (kPa)	**Pressure (psi)**
UNDER NORMAL OPERATING CONDITIONS		
Pressure Below Minimum	<276	<40
Pressure Below Normal	276-345	40-50
Pressure Within Normal Range	345-552	50-80
Pressure Above Normal Range	552-690	80-100
Pressure Above Maximum	>690	>100
UNDER FIRE FLOW CONDITIONS		
Pressure Below Minimum	<140	<20
Acceptable Pressure	≥140	≥20

Stantec	Project:	**116 Albert Street**	No. **160402297**
	SITE PLAN HYDRAULIC ANALYSIS		
	Revision:	01	Prepared By: ZW
	Revision Date:	31-Jul-2026	Checked By:

BOUNDARY CONDITIONS (BC)	
Connection at Albert Street	
Site Plan Revision Date	28-Aug-2026
Min. HGL (m)	107.8
Max. HGL (m)	114.9
Max. Day + Fire Flow (67 L/s)	107.9

Ground Floor Elevation (GFE) (Level 01) (m)	70.68

GROUND FLOOR (GF) PRESSURE RANGE				
	GF HGL (m)	**GF Pressure (kPa)**	**GF Pressure (psi)**	**Outcome**
	= BC HGL (m) - FFE (m)	= GF HGL (m) x 9.804 (kPa/m)	= GF Pressure (kPA) x 0.145 (psi/kPa)	If min <50 psi: booster pump If max >100 psi: pressure reducer
Minimum Normal	37.12	363.9	52.8	No Booster Pump Required
Maximum Normal	44.22	433.5	62.9	No Pressure Reducer Required

Number of Floors Above Ground	10
Approximate Height of One Storey (m)	3
Pressure Drop Per Floor (kPa)	29.4
Pressure Drop Per Floor (psi)	4.3

RESIDUAL PRESSURE RANGE IN MULTI-LEVEL BUILDINGS			
	Residual Pressure (kPa)	**Residual Pressure (psi)**	**Outcome**
Top Floor Min	99.2	14.4	Booster Pump Required
Top Floor Max	168.8	24.5	
Maximum Number of Floors Above Ground at Minimum Pressure	2		

RESIDUAL PRESSURE UNDER FIRE FLOW CONDITIONS			
	Residual HGL (m)	**Residual Pressure (kPa)**	**Residual Pressure (psi)**
Ground Floor	37.22	364.9	52.9
Top Floor	10.22	100.2	14.5

PRESSURE CHECK		
	Pressure (kPa)	**Pressure (psi)**
UNDER NORMAL OPERATING CONDITIONS		
Pressure Below Minimum	<276	<40
Pressure Below Normal	276-345	40-50
Pressure Within Normal Range	345-552	50-80
Pressure Above Normal Range	552-690	80-100
Pressure Above Maximum	>690	>100
UNDER FIRE FLOW CONDITIONS		
Pressure Below Minimum	<140	<20
Acceptable Pressure	≥140	≥20

B.5 Fire Hydrant Coverage Table and Analysis

Stantec	Project:	**116 Albert Street**		160402297
	TABLE 1: FIRE HYDRANT COVERAGE TABLE			
	Revision:	1	Prepared By:	ZW
	Revision Date:	31-Jul-2026	Checked By:	AJ

Description	Hydrants[1]				Total Available Fire Flow (L/min)	Total Required Fire Flow[2] (L/min)
	EX. HYD (Albert Street)	**PROP. HYD (Slater Street)**				
Hydrant Class[4]	Class AA (light blue bonnet)	Class AA (light blue bonnet)			-	-
Building A						
Unobstructed distance from main entrance (m)	37	60.0	-	-	-	-
Maximum fire flow capacity[3] (L/min)	5,678	5,678	-	-	**11,356**	4,000

NFPA 1 Table 18.5.4.3	
Distance to Building (m)	Maximum Capacity (L/min)
≤ 76	**5,678**
> 76 and ≤ 152	**3,785**
> 152 and ≤ 305	**2,839**

Notes:

1. Existing hydrant locations as per UCC drawing provided by City of Ottawa(01-Jun-2026).
2. See FUS Calculations.
3. See NFPA 1 Table 18.5.4.3 for maxiumim fire flow capacity of hydrants by distance to building.
4. Class of existing hydrants from NFPA 291 bonnet paint colour, observed from Google Street View (imagery September 2024). New hydrant, class as designed.

B.6 FUS Conditions Correspondence

PROJECT STATISTICS SUMMARY

Municipal Address:	116 Albert Street Ottawa
Lot Area	1198sm
Zoning Bylaw 2008-250 (In-Effect) MD 536 Zoning Bylaw 2026-05 (Approved not yet enacted) H1 536	
Average Grade:	70.68
Building Height (Storeys): (excl. Mech Penthouse)	10
Building Height above Average Grade: (excl. Mech Penthouse)	33.51m (sm)
GFA - Residential Uses	7,022
GFA - Non-Residential Uses	355
By-Law 2008-250/2026-05	7,377
Floor Space Index (FSI)	6.16
Number of Residential Suites	114
Min. Residential Amenity Space Required (sm)	684.00
Total Residential Amenity Space Provided	1,082.00
Vehicular Parking Total Required	73
Vehicular Parking Total Provided	13
Bicycle Parking Total Required	116
Bicycle Parking Total Provided	119
Total Loading Spaces Required	0
Total Loading Spaces Provided	0

BUILDING / BELOW GRADE / TOTALS

Floor	No. Typ. Floors	GBA Gross Building Area (no exclusions) sm	GBA sf	GFA Exclusions	GFA By-Law 2008-250/2026-05 GFA (Res) sm	GFA (Res) sf	GFA (Non-Res) sm	GFA (Non-Res) sf	Studio	1 Bed	2 Bed	3 Bed	Total Suites	Notes:
MPH		295	3,175	261	34									Amenity deduction (sm) 804
Ammenity Roof		295	3,175	863	-568	-6,114								
10	1	1,021	10,990	195	826	8,891			0	9	2	1	12	
9	1	1,021	10,990	195	826	8,891			0	9	2	1	12	
8	1	1,021	10,990	195	826	8,891			0	9	2	1	12	
7	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
6	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
5	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
4	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
3	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
2	1	1,021	10,990	195	826	8,891			2	9	2	0	13	
Ground	1	1,021	10,990	544	122	1,311	355	3,823					0	Amenity deduction (sm) 278
TOTAL	10	10,800	116,250	3,423	7,022	75,582	355	3,823	12	81	18	3	114	1,082
Basement	1	1,062.0	11,431	1,062	0.0	0								
Sub-Basement	1	1,062.0	11,431	1,062	0.0	0								
TOTAL	2	2,124.0	22,863	2,124	0.0	0								
									10.5%	71.1%	15.8%	2.6%	100%	% of Suite Type
GBA Excluding Below Grade Parking		10,800	116,250		Res GFA		Non-Res GFA							
GBA Including Below Grade Parking		12,924	139,113		7,022	75,582	355	3,823	1.5	12.2	2.7	0.5	17	Barrier Free Required

GFA USE Breakdown

Non-Res GFA (RETAIL)	355 sm
Non-Res GFA (OFFICE)	0 sm
Total NON-RES GFA	355 sm
Total RESIDENTIAL GFA	7,022 sm

FSI & COVERAGE

Site Area (Survey Part 7)	1,198 sm	
Combined RES & NON-RES Gross Floor Area Totals	7,377 sm	
Res and Non-Res Floor Space Index (FSI)	5.86	0.30
Floor Space Index (FSI)	6.16	

VEHICULAR PARKING REQUIREMENTS

Parking Requirements

	Units		Total	x	Ratio	=	Total
Residential - Occupant							
Residential - Occupant Total	114	=	114	x	0.5	=	57
Visitor	114	=	114	x	0.1	=	12
							69
Non-Residential	GFA (sm)		GFA/100				
Non-Residential (1/100sm)	355.2		3.55	x	1.00	=	3.6
Office (1.0/100sm)	0		0.00	x	1.0	=	0
						=	
TOTAL							4
							73

BICYCLE PARKING

	Ratio				Minimum Required	Provided Total
Residential Occupant						
(0.5/unit)	1	x	114		114	117
Retail						
(1.0/250sm)	1.0	x	1.42		2	2
Office (not applicable)						
(1.0/250sm)	1.0	x	1.42		0	0
TOTAL					116	119

Note: Residential occupant bicycle parking spaces are located indoors on the basement Level.
Retail bicycle parking spaces is located outdoors.

WASTE MANAGEMENT

Waste Collection Containers

	Ratio	yd³/suite		Bin Size		Bins
Garbage	0.053 yd³ / suite (compacted)	6.0	÷	3 yd³	=	3 (3 yd³ Bins)
Recycling	0.038 yd³ / suite (FEL Fibre Container)	4.3	÷	3 yd³	=	2 (3 yd³ Bins)
Organic	1 240 L bins / 50 suites					3 (240 L Bins)

Garbage Room Size ***(Residential only)***

		Min. Area Req'd	Area Provided
Garbage	5.0 sm of floor area per bin	15 sm	
Recycling	5.0 sm of floor area per bin	10 sm	
Organic	0.5 sm of floor area per 240 L bin	1.5 sm	
		Total Area 27 sm	63 sm (garbage) 12 sm (bulky storage)

VEHICULAR PARKING LOCATION

Parking Provided & Location

Level	Occupant	Auto Share	Shared Visitor/ Retail	Total
Basement	13	0	0	13
Sub-Basement	0	0	0	0
TOTAL	13	0	0	13

Included in the TOTAL above:	Visitor & Retail	Req'd	Provided
Visitor Accessible Parking Spaces (Ottawa)	0	1	1

Type A accessible parking space required by-law 2017-301

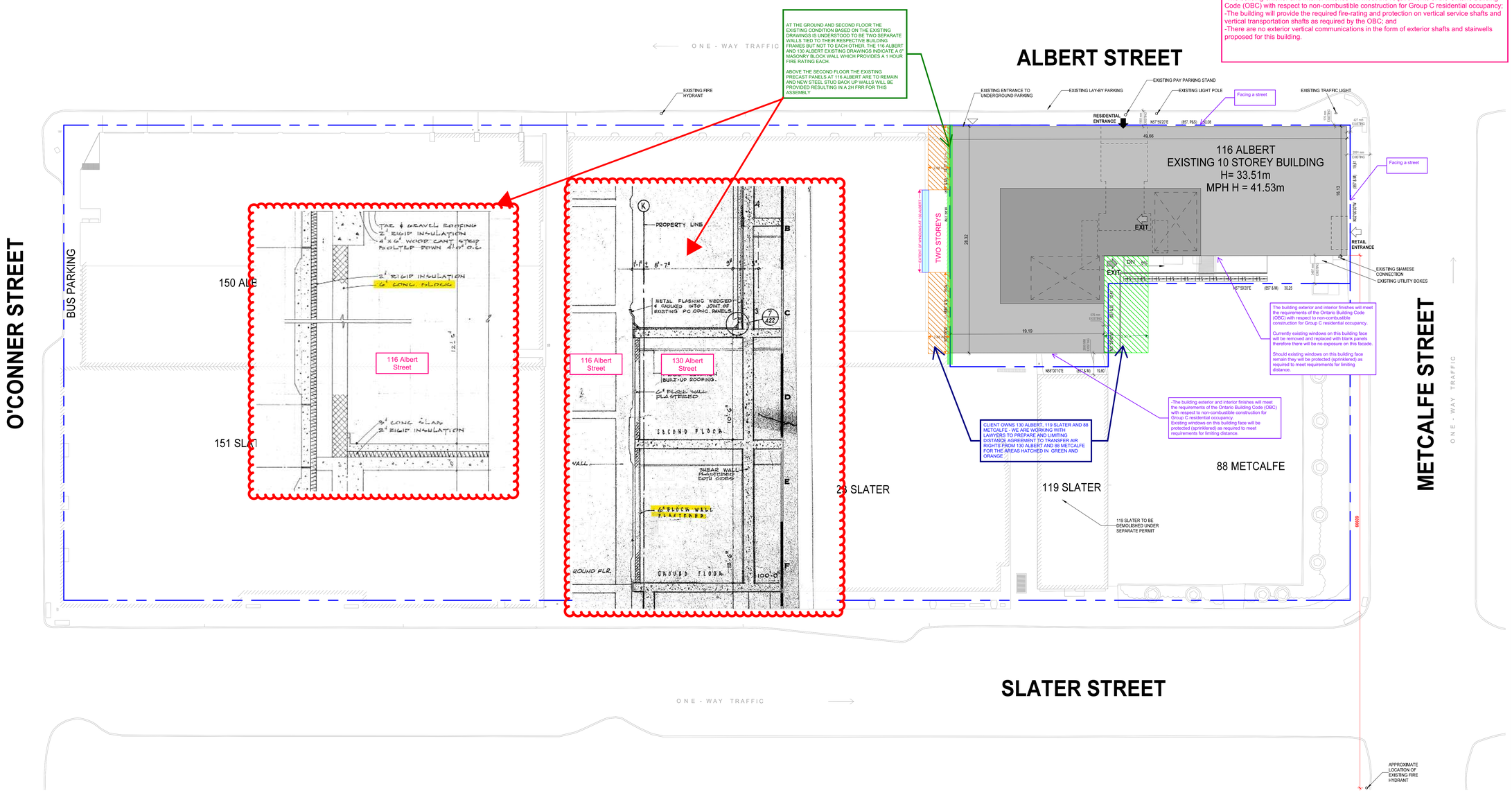
AMENITY

		Suites		Ratio		Required
Amenity	6 sm / suite	114.0	x	6 sm	=	684 sm
Location						Provided
Indoor Ground Floor						278 sm
Interior (MPH)						204 sm
Exterior (MPH)						600 sm
Total Amenity	Total Amenity					1,082 sm
					ratio	9.49



We understand that the City of Ottawa has requested information from us as the architects to support the assumptions that Stantec is utilizing to prepare the fire protection demand calculations for the Site Plan application for 116 Albert Street Ottawa. This is to confirm that our design intent for the proposed building is as follows:

- Based on the existing drawings the existing building structure is constructed of fire-resistive construction (reinforced concrete);
-The building will be sprinklered for fire protection and the sprinklers will be fully monitored in accordance with NFPA 13;
-The building exterior and interior finishes will meet the requirements of the Ontario Building Code (OBC) with respect to non-combustible construction for Group C residential occupancy;
-The building will provide the required fire-rating and protection on vertical service shafts and vertical transportation shafts as required by the OBC; and
-There are no exterior vertical communications in the form of exterior shafts and stairwells proposed for this building.



Date | No. | Description

REVISION RECORD

2026-XX-XX | Issued for Site Plan Control

ISSUE RECORD

BDP. Quadrangle

Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com

Office to Residential Conversion

116 Albert Street Ottawa

for
Fuller Group of Companies

25043 PROJECT | 1 : 200 SCALE | Author DRAWN | Checker REVIEWED

Site Plan & Context Plan

A101.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

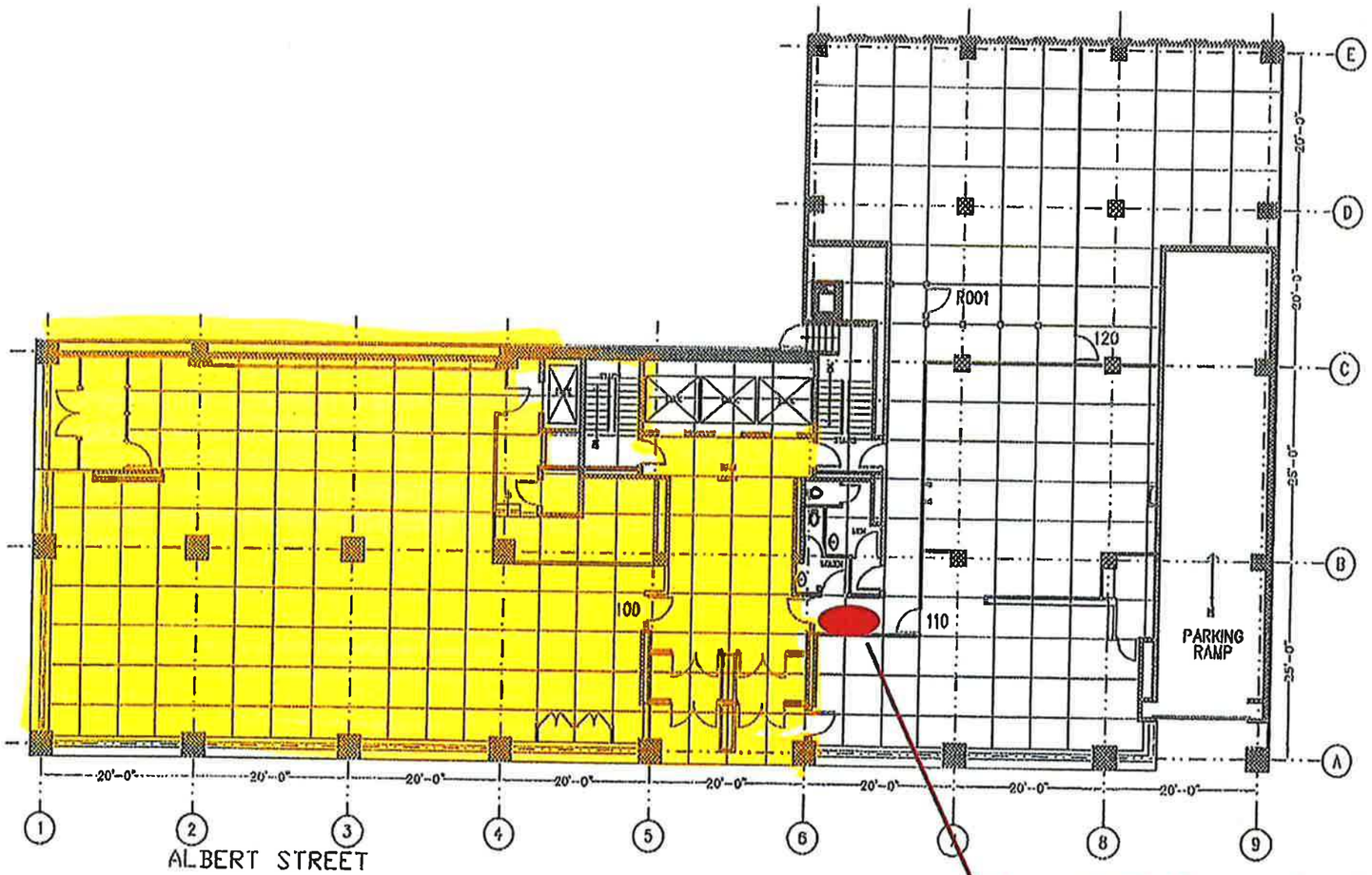
C:\Users\LS4531\Documents\BDPQ_AR_25043_116 Albert Ottawa_R2025_LSzpirer.rvt

2026-07-16 3:29:06 PM

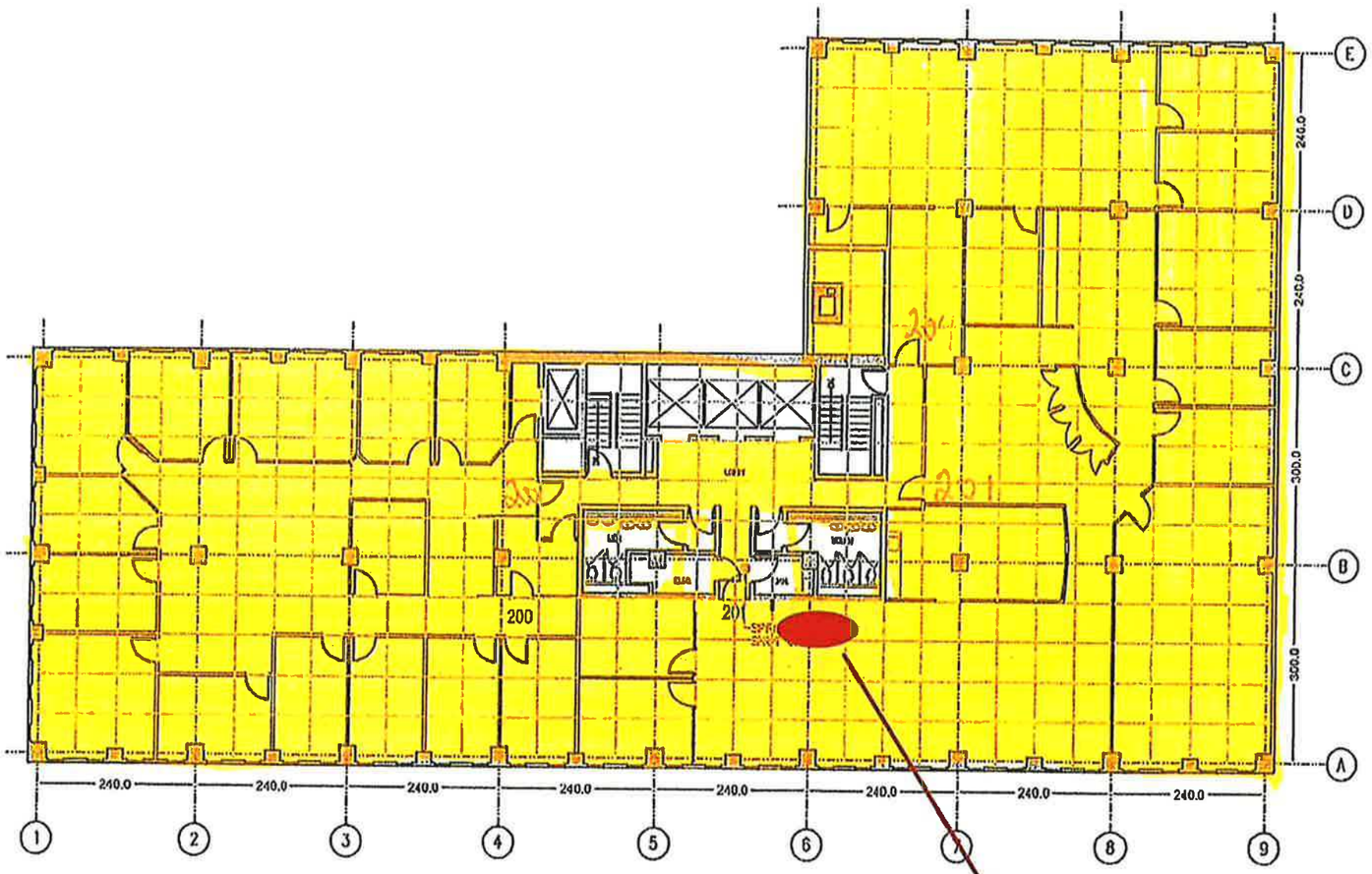
116 Albert - Fire Sprinkler System Coverage

Address	Floor	Sqft	System Type
116 Albert	1st	6094	Wet System
116 Albert	2nd	10196	Wet System
116 Albert	3rd	10196	Wet System
116 Albert	4th	960	Wet System
116 Albert	5th	700	Wet System
116 Albert	6th	0	No Coverage
116 Albert	7th	868	Wet System
116 Albert	8th	1280	Wet System
116 Albert	9th	0	No Coverage
116 Albert	10th	1440	Wet System
	B1	11196	Wet System
	B2	0	No Coverage
		42930	

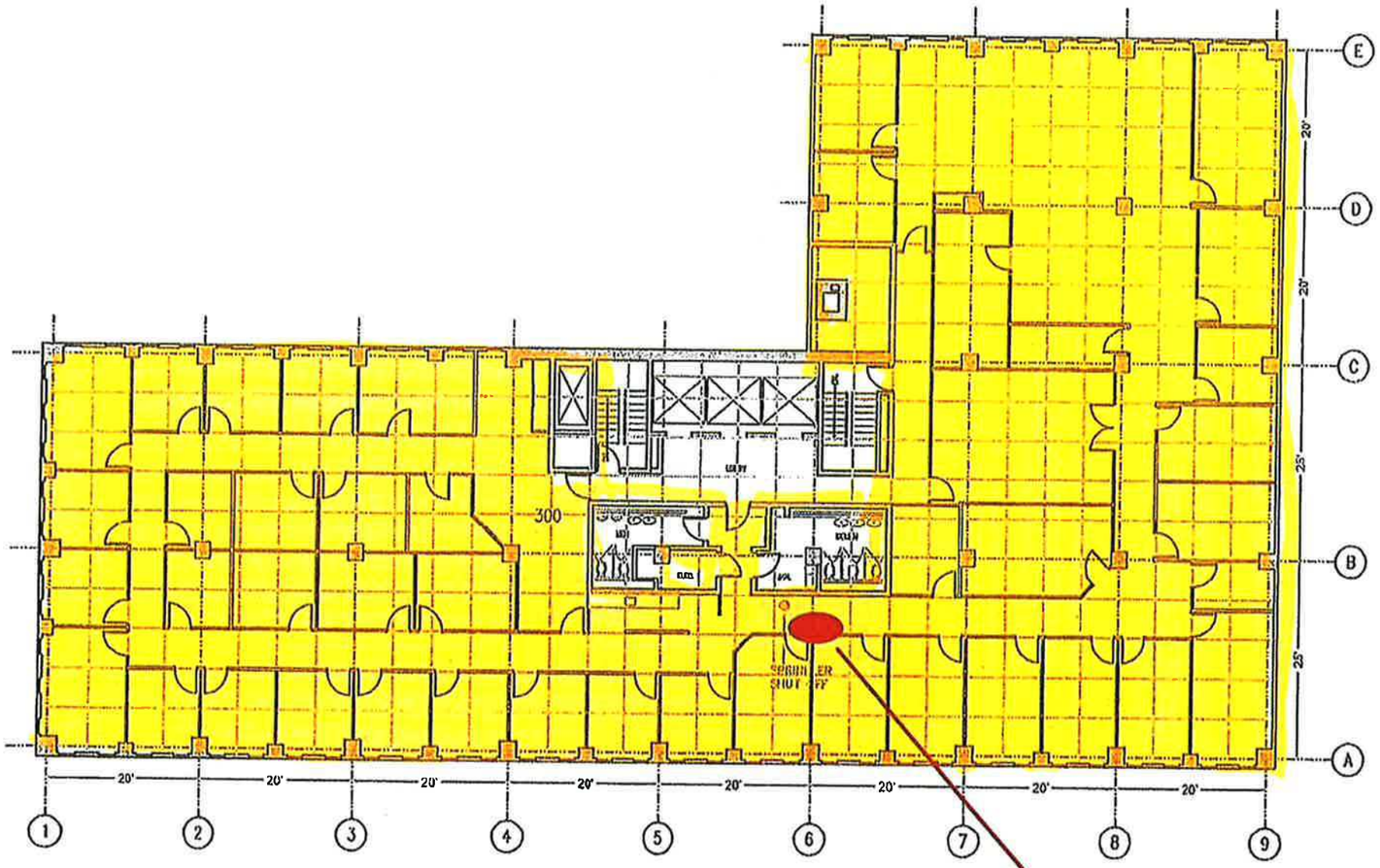
116 Albert - Fire Sprinkler System Coverage - 1st Floor - Wet Sprinkler 6094 sqft



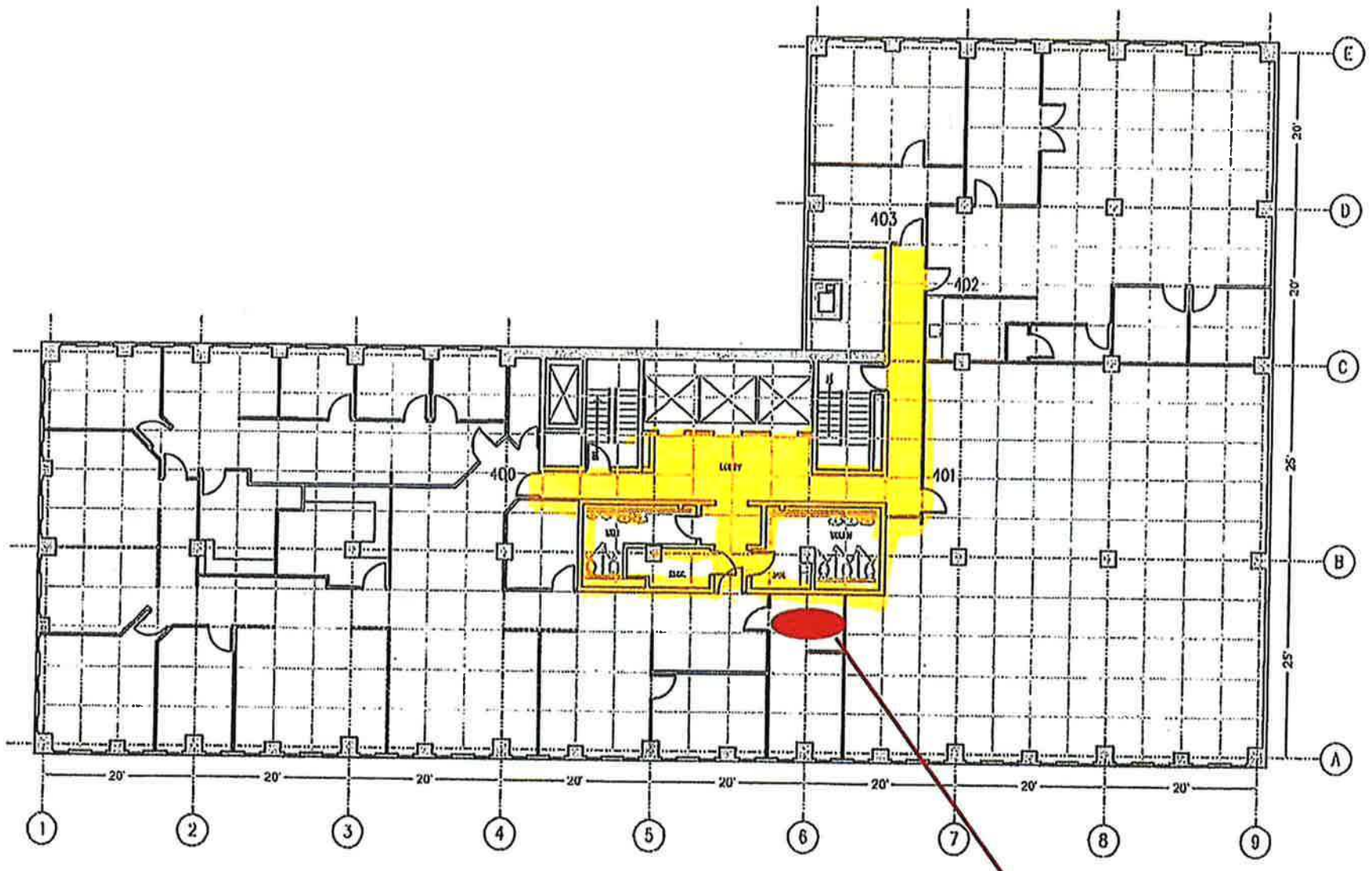
116 Albert - Fire Sprinkler System Coverage - 2nd Floor - Wet System - 10,196 sqft



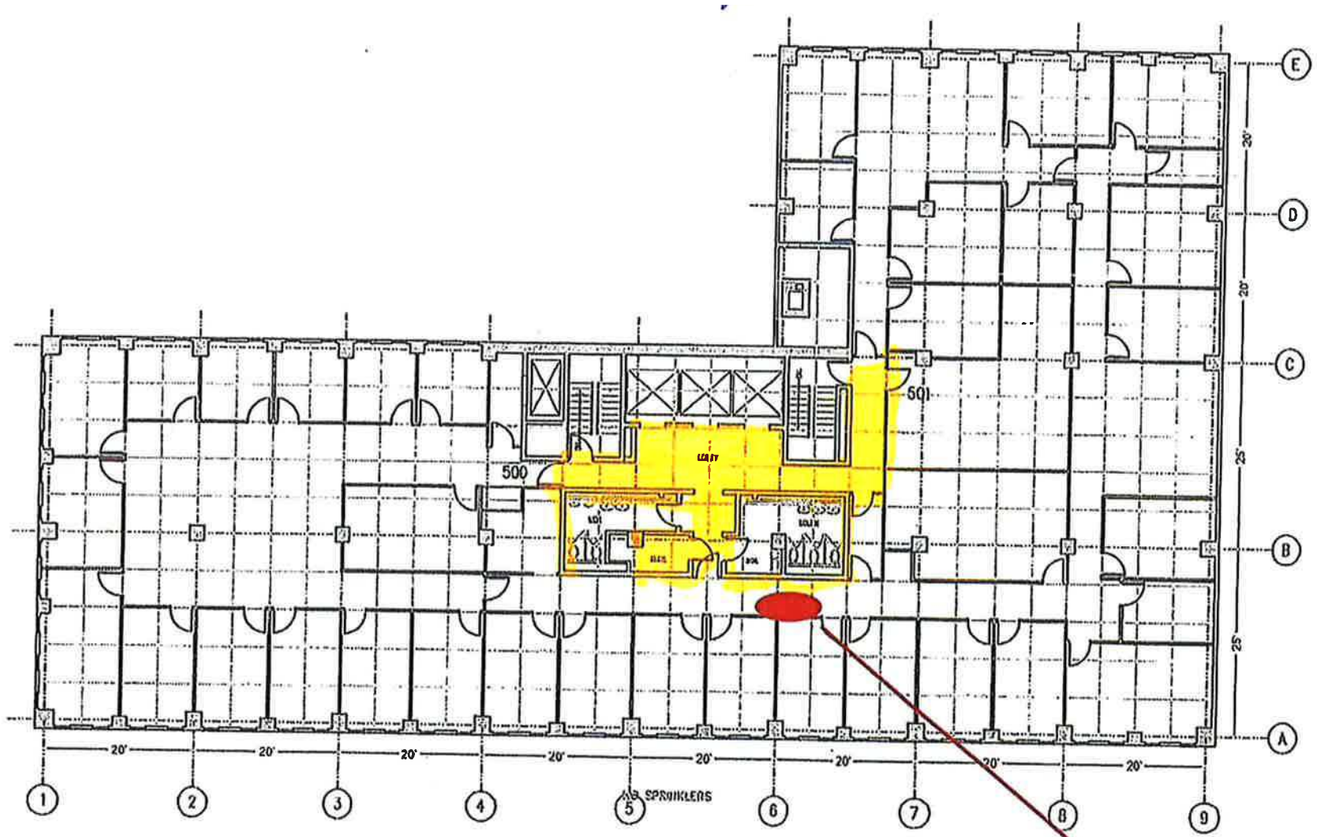
116 Albert - Fire Sprinkler System Coverage - 3rd Floor - Wet System - 10,196 sqft



116 Albert - Fire Sprinkler System Coverage - 4th Floor - Wet System - 960 sqft

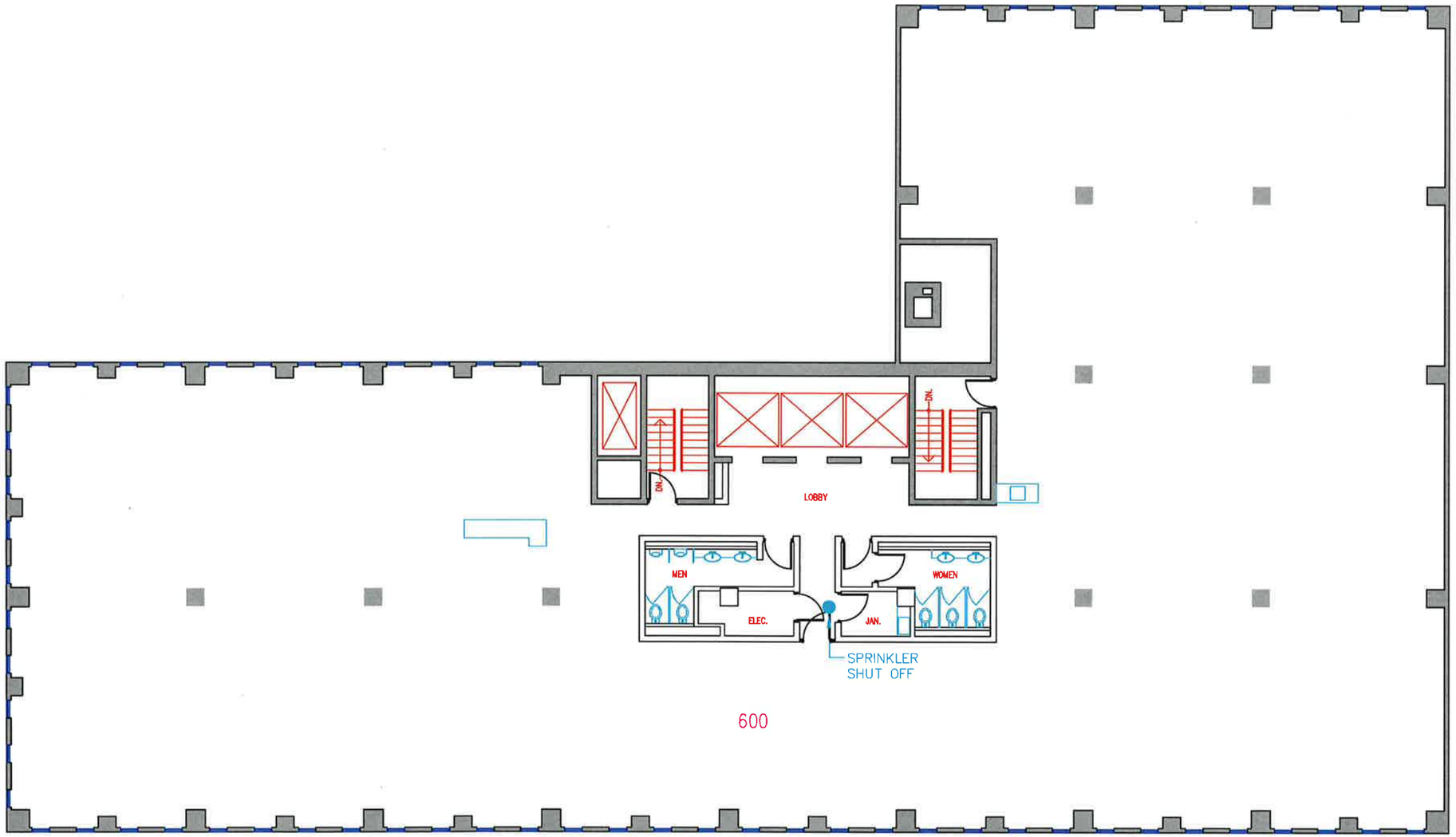


116 Albert - Fire Sprinkler System Coverage - 5th Floor - Wet System - 700 sqft



Shut Off, Drain Point & Inspector Test

116 Albert - Fire Sprinkler System Coverage - 6th Floor - NO COVERAGE



REVISIONS MADE TO THESE DRAWINGS ARE FROM INFORMATION PROVIDED BY THE LANDLORD.

0 5 10 15 20
FEET

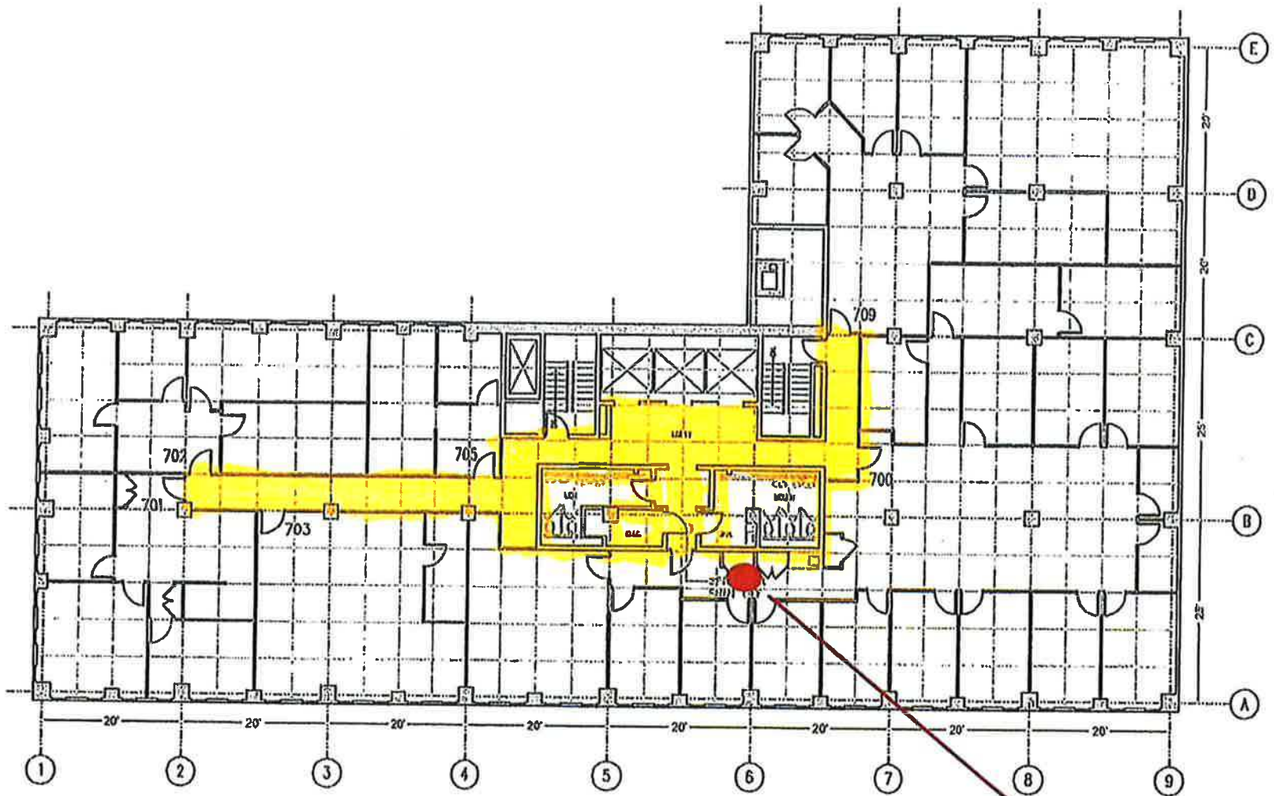
METCALFE
REALTY COMPANY LIMITED
130 Albert Street, Suite 210, Ottawa
Ontario K1P 5G4 (613) 563-4442

JOB TITLE
116 ALBERT STREET
OTTAWA, ONT.

DRAWING TITLE
SIXTH FLOOR
EXISTING

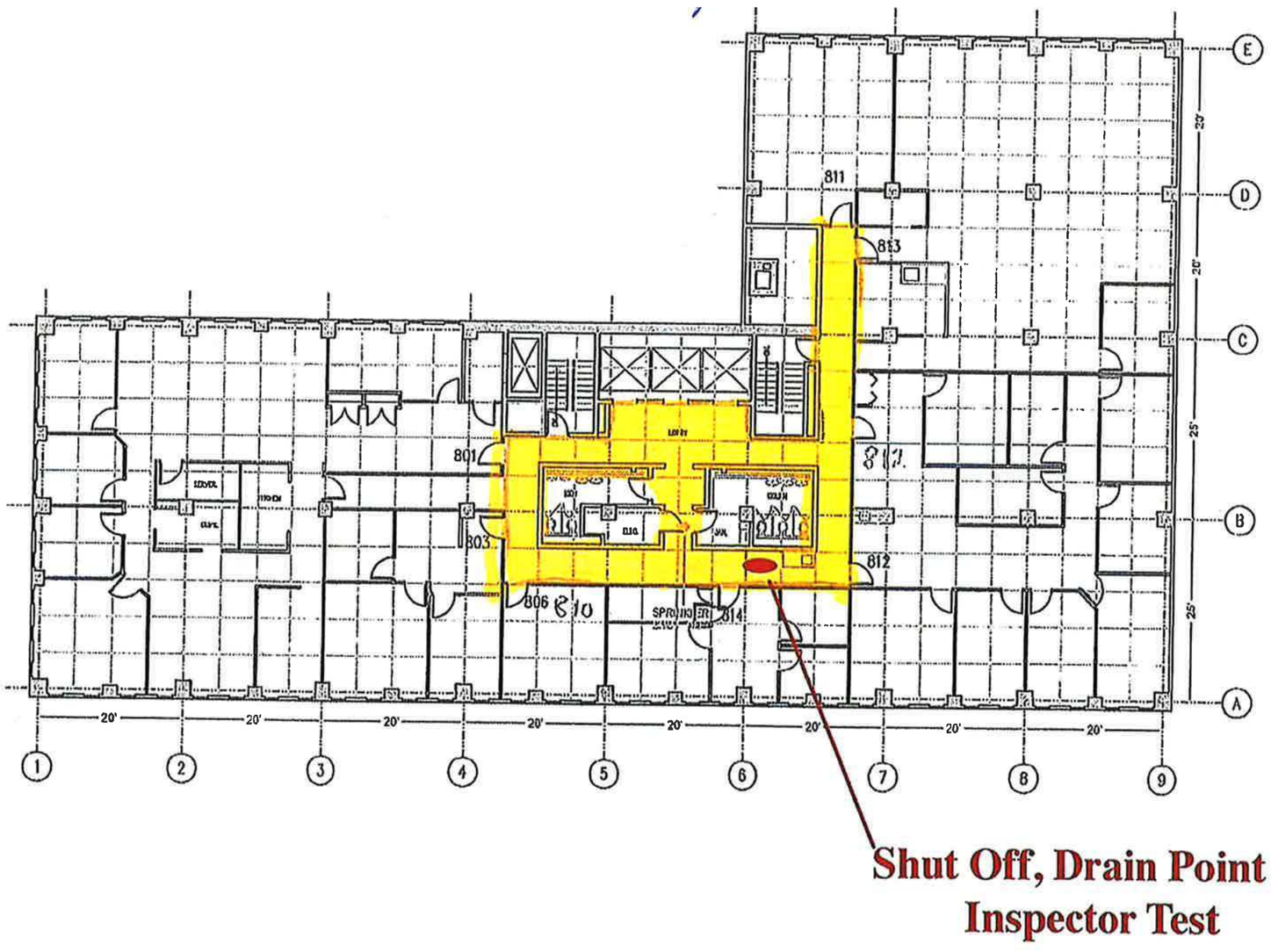
DATE	JAN 96	JOB NO.	
SCALE	N.T.S.	REVISION	20190611
DRAWN	AS	DRAWING	F-006
CHECKED			

116 Albert - Fire Sprinkler System Coverage - 7th Floor - Wet System - 868 sqft

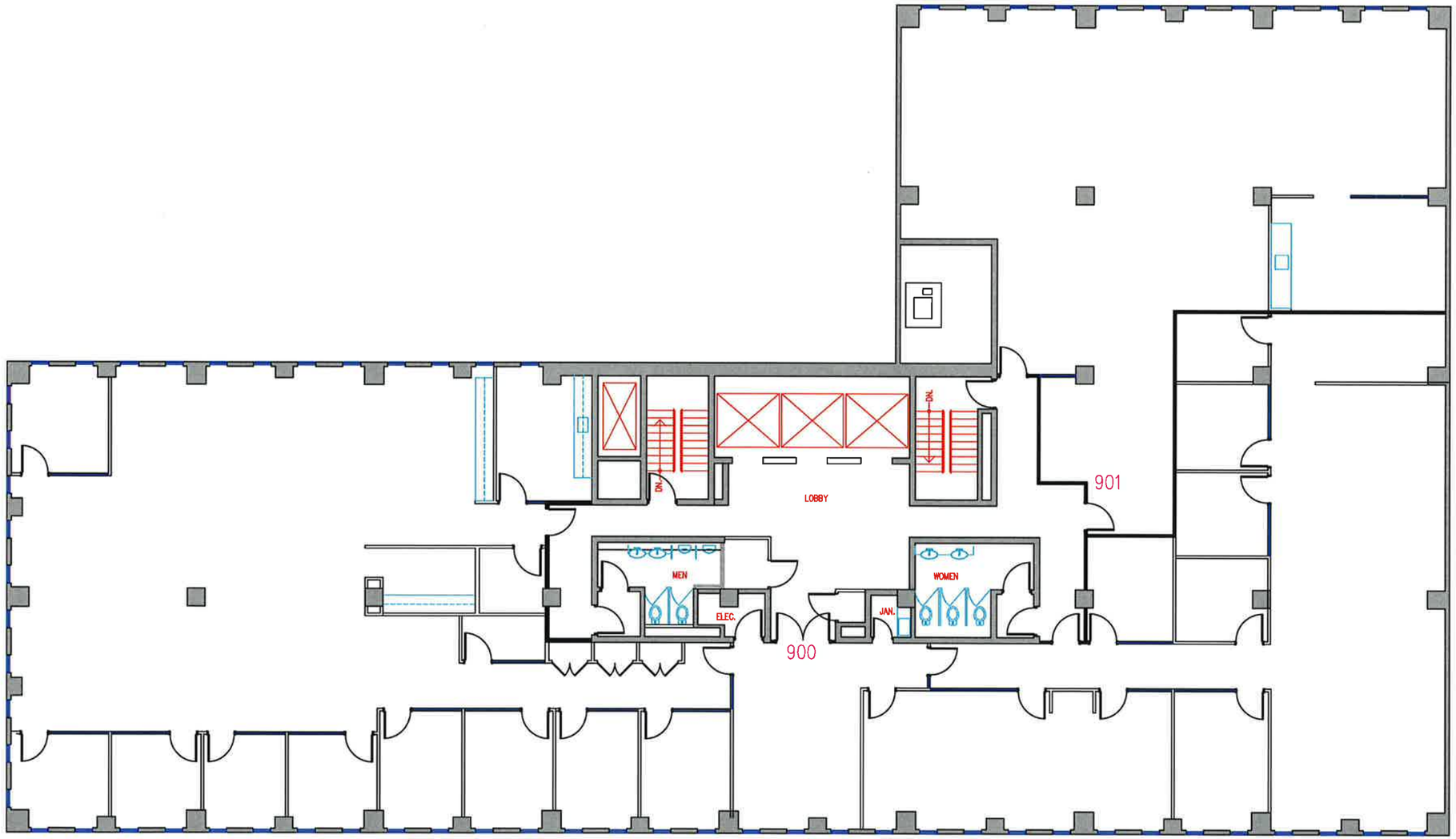


Shut Off, Drain Point & Inspector Test

116 Albert - Fire Sprinkler System Coverage - 8th Floor - Wet System - 1280 sqft



116 Albert - Fire Sprinkler System Coverage - 9th Floor - NO COVERAGE



NO SPRINKLERS

REVISIONS MADE TO THESE DRAWINGS ARE FROM INFORMATION PROVIDED BY THE LANDLORD.

0 5 10 15 20
FEET

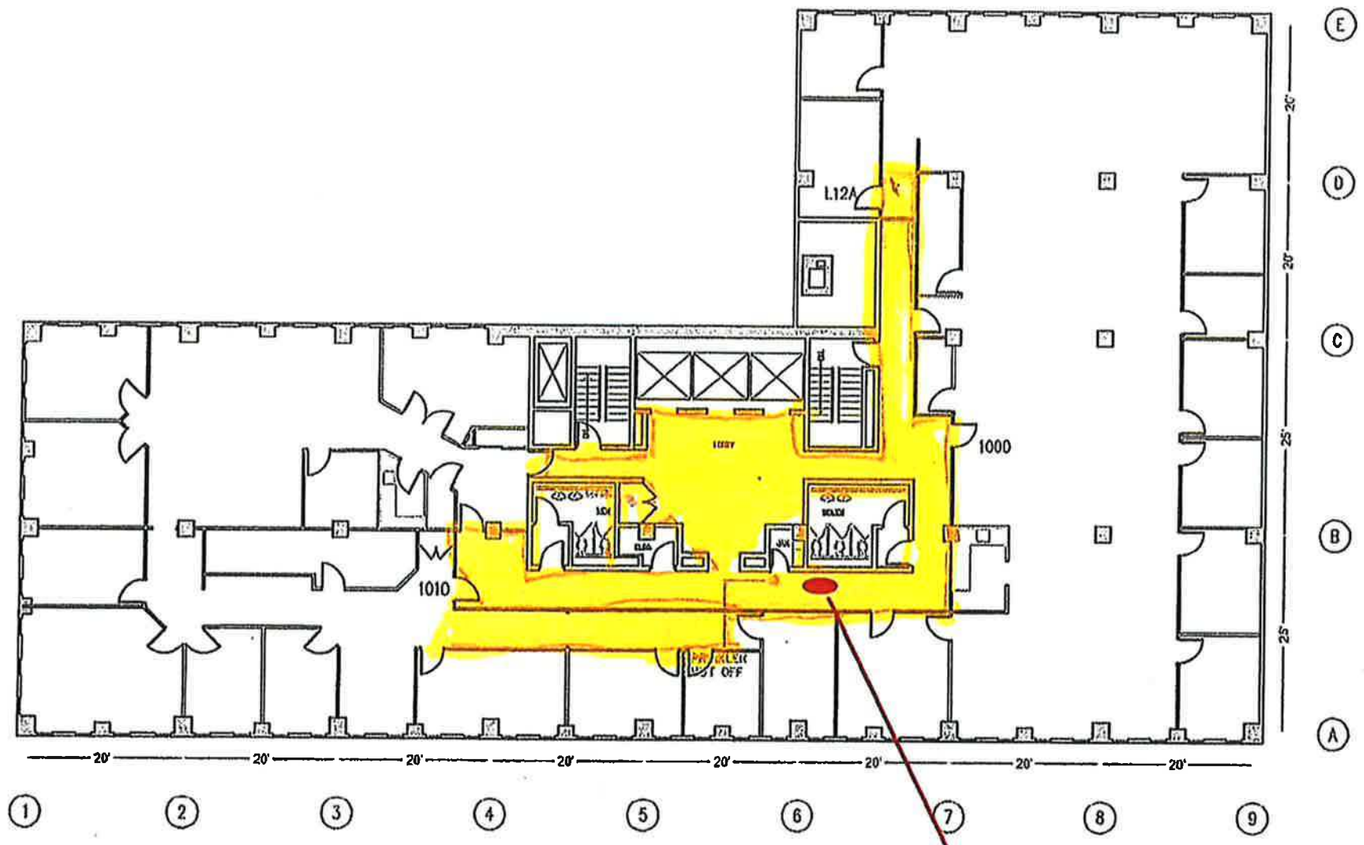
METCALFE
REALTY COMPANY LIMITED
130 Albert Street, Suite 210, Ottawa
Ontario K1P 5G4 (613) 563-4442

JOB TITLE
116 ALBERT STREET
OTTAWA, ONT.
CITY

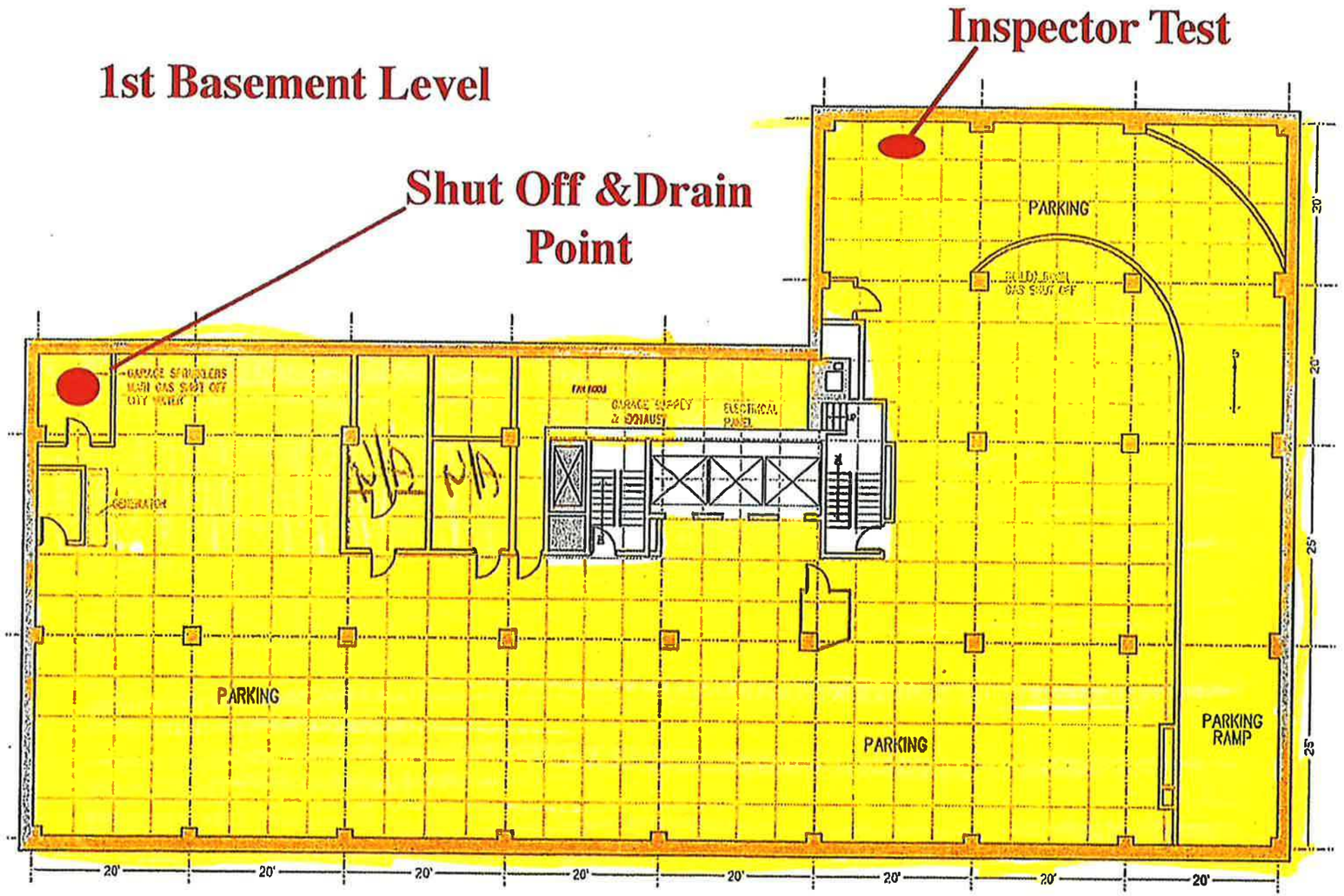
DRAWING TITLE
NINTH FLOOR
EXISTING

DATE	FEB 95	JOB NO.	
SCALE	N.T.S.	REVISION	20190611
DRAWN	AS	DRAWING	F-009
CHECKED			

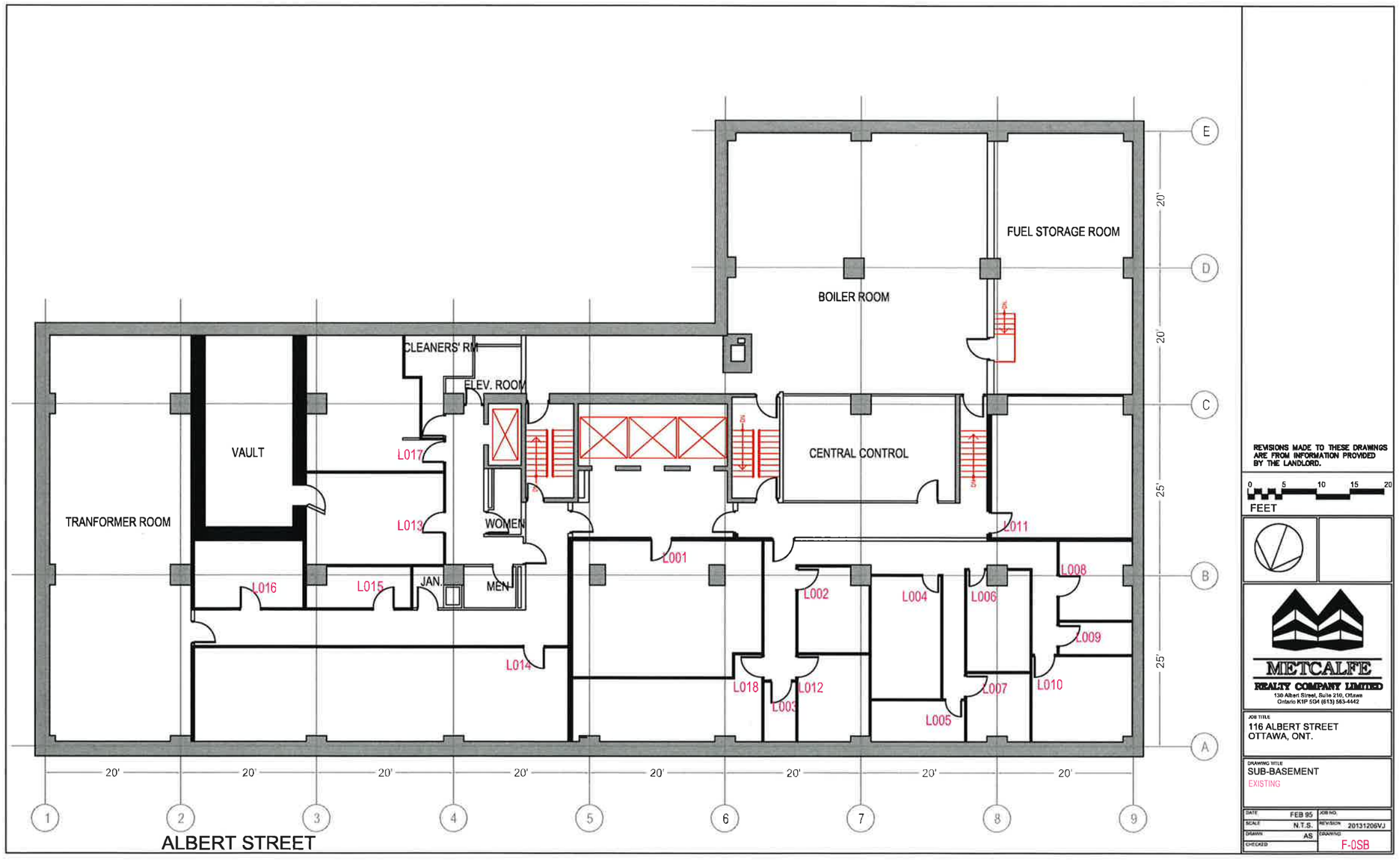
116 Albert - Fire Sprinkler System Coverage - 10th Floor - Wet Sprinker - 1440 sqft



116 Albert - Fire Sprinkler System Coverage -1b Level - Wet Sprinkler - 11,196 sqft



116 Albert - Fire Sprinkler System Coverage - 2b Level - NO COVERAGE



REVISIONS MADE TO THESE DRAWINGS ARE FROM INFORMATION PROVIDED BY THE LANDLORD.

0 5 10 15 20
FEET

METCALFE
REALTY COMPANY LIMITED
130 Albert Street, Suite 210, Ottawa
Ontario K1P 5G4 (613) 563-4442

JOB TITLE
116 ALBERT STREET
OTTAWA, ONT.

DRAWING TITLE
SUB-BASEMENT
EXISTING

DATE	FEB 95	JOB NO.	
SCALE	N.T.S.	REVISION	20131206VJ
DRAWN	AS	DRAWING	F-0SB
CHECKED			

Wang, Ziyi

From: Lisa Spensieri <LSpensieri@bdpquadrangle.com>
Sent: Wednesday, August 19, 2026 8:38 AM
To: Johnston, Anthony; Ryan Pagliaro; Philip Thibert; Ben Solomon
Cc: Johnson, Warren; Wang, Ziyi; Kilborn, Kris; Menggu He
Subject: Re: 85 Albert Street & 116 Albert Street
Attachments: 116 Albert - Fire Sprinkler Coverage.pdf

Good morning,

The existing building is partially sprinklered, see attached and the renovation would require the building to be fully sprinklered.

Thanks,
Lisa

Lisa Spensieri
Senior Associate / Architect

T +1 416 598 1240



Out of office on Fridays.

From: Johnston, Anthony <Anthony.Johnston@stantec.com>
Sent: August 14, 2026 9:08 AM
To: Ryan Pagliaro <rpagliaro@bdpquadrangle.com>; Lisa Spensieri <LSpensieri@bdpquadrangle.com>; Philip Thibert <pthibert@fuller.ca>; Ben Solomon <bsolomon@fuller.ca>
Cc: Johnson, Warren <Warren.Johnson@stantec.com>; Wang, Ziyi <Ziyi.Wang@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>
Subject: RE: 85 Albert Street & 116 Albert Street

Good Morning Ryan,

Can you confirm the pre and post sprinkler coverage for the project?
We are assuming min. 80% coverage post conversion in our FUS calculations for 116 Albert Street.

Let me know, thanks!

From: Ryan Pagliaro <rpagliaro@bdpquadrangle.com>
Sent: Tuesday, August 11, 2026 1:35 PM
To: Johnston, Anthony <Anthony.Johnston@stantec.com>; Lisa Spensieri <LSpensieri@bdpquadrangle.com>; Philip Thibert <pthibert@fuller.ca>; Ben Solomon <bsolomon@fuller.ca>
Cc: Johnson, Warren <Warren.Johnson@stantec.com>; Wang, Ziyi <Ziyi.Wang@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>
Subject: Re: 85 Albert Street & 116 Albert Street

The below screenshot of the stats represents the most recent changes.

26-05								
(Non-Res)		Studio	1 Bed	2 Bed	3 Bed	Total Suites	Notes:	
	sf							
							Amenity deduction (sm)	642
		2	7	2	1	12		
		2	7	2	1	12		
		2	7	2	1	12		
		2	9	2	0	13		
		2	9	2	0	13		
		2	9	2	0	13		
		2	9	2	0	13		
		2	9	2	0	13		
		2	9	2	0	13		
370	3,983					0	Amenity deduction (sm)	199
370	*3,983*	18	75	18	3	**114**		841
		15.8%	*65.8%*	*15.8%*	*2.6%*	**100%**	**% of Suite Type**	
GFA								
370	*3,983*	2.7	11.3	2.7	0.5	**17**	**Barrier Free Required**	
.31								

Ryan Pagliaro
Architect

T +1 416-598-1240 ext. 275

BDP. Quadrangle

Built Original.

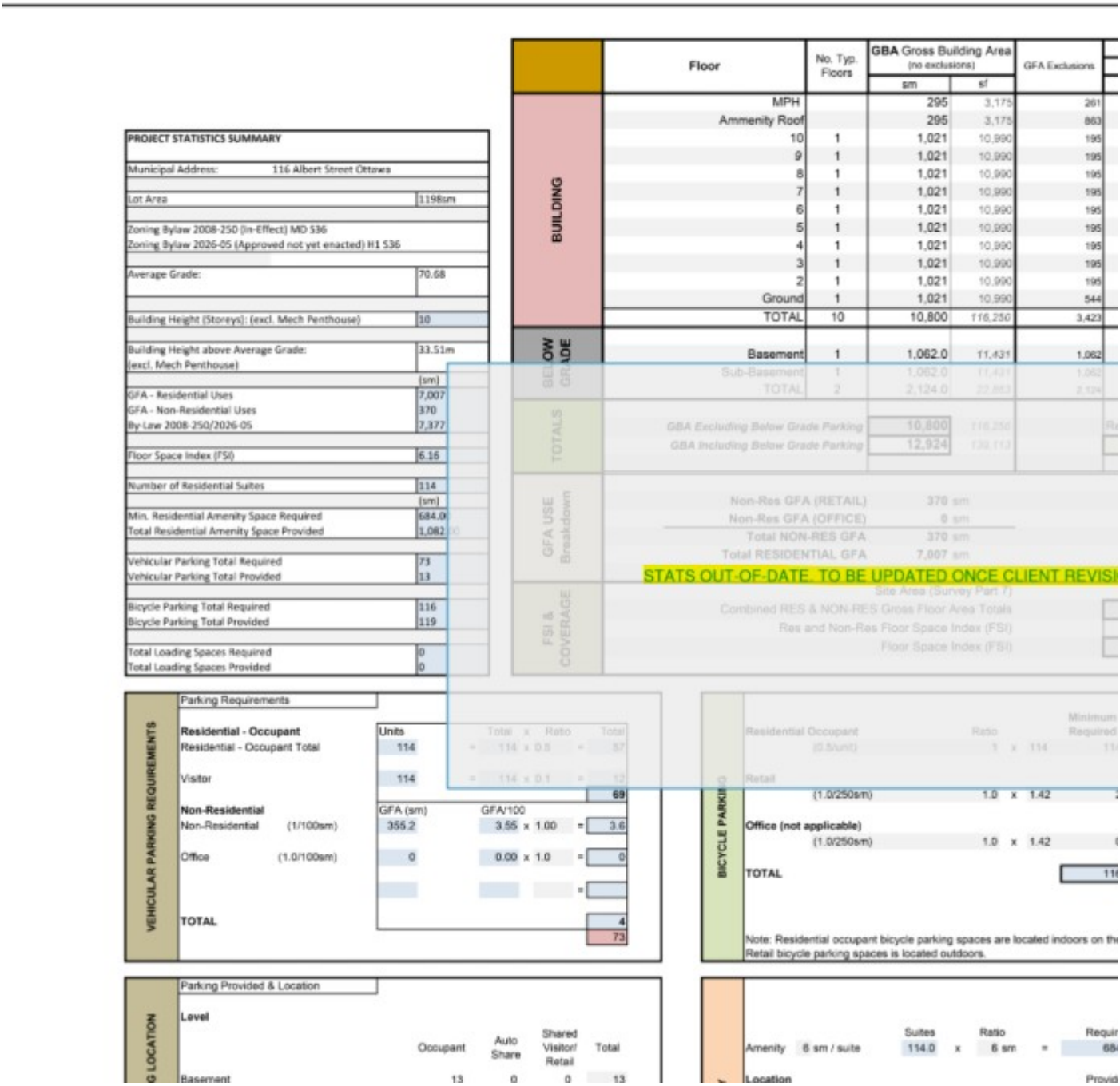
From: Johnston, Anthony <Anthony.Johnston@stantec.com>
Sent: Tuesday, August 11, 2026 1:07 PM
To: Ryan Pagliaro <rpagliaro@bdpquadrangle.com>; Lisa Spensieri <LSpensieri@bdpquadrangle.com>; Philip Thibert <pthibert@fuller.ca>; Ben Solomon <bsolomon@fuller.ca>
Cc: Johnson, Warren <Warren.Johnson@stantec.com>; Wang, Ziyi <Ziyi.Wang@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>
Subject: RE: 85 Albert Street & 116 Albert Street

You don't often get email from anthony.johnston@stantec.com. Learn why this is important

Hi Ryan,

I just noticed the stats are not up to date, would it be possible to provide unit counts for each unit type?

Thanks!



PROJECT STATISTICS SUMMARY

Municipal Address: 116 Albert Street Ottawa

Lot Area	1198sm
Zoning Bylaw 2008-250 (In-Effect) MD S36	
Zoning Bylaw 2026-05 (Approved not yet enacted) H1 S36	
Average Grade:	70.68
Building Height (Storeys): (excl. Mech Penthouse)	10
Building Height above Average Grade: (excl. Mech Penthouse)	33.51m
	(sm)
GFA - Residential Uses	7,007
GFA - Non-Residential Uses	370
By-Law 2008-250/2026-05	7,377
Floor Space Index (FSI)	6.16
Number of Residential Suites	114
	(sm)
Min. Residential Amenity Space Required	684.0
Total Residential Amenity Space Provided	1,082
Vehicular Parking Total Required	73
Vehicular Parking Total Provided	13
Bicycle Parking Total Required	116
Bicycle Parking Total Provided	119
Total Loading Spaces Required	0
Total Loading Spaces Provided	0

	Floor	No. Typ. Floors	GBA Gross Building Area (no exclusions) sm	sf	GFA Exclusions
BUILDING	MPH		295	3,175	261
	Ammenity Roof		295	3,175	863
	10	1	1,021	10,990	195
	9	1	1,021	10,990	195
	8	1	1,021	10,990	195
	7	1	1,021	10,990	195
	6	1	1,021	10,990	195
	5	1	1,021	10,990	195
	4	1	1,021	10,990	195
	3	1	1,021	10,990	195
	2	1	1,021	10,990	195
	Ground	1	1,021	10,990	544
	TOTAL	10	10,800	116,250	3,423
BELOW GRADE	Basement	1	1,062.0	11,431	1,062
	Sub-Basement	1	1,062.0	11,431	1,062
	TOTAL	2	2,124.0	22,863	2,124
TOTALS	GBA Excluding Below Grade Parking		10,800	116,250	
	GBA Including Below Grade Parking		12,924	139,113	
GFA USE Breakdown	Non-Res GFA (RETAIL)		370 sm		
	Non-Res GFA (OFFICE)		0 sm		
	Total NON-RES GFA		370 sm		
	Total RESIDENTIAL GFA		7,007 sm		

STATS OUT-OF-DATE. TO BE UPDATED ONCE CLIENT REVISI

FSI & COVERAGE
Site Area (Survey Part 7)
Combined RES & NON-RES Gross Floor Area Totals
Res and Non-Res Floor Space Index (FSI)
Floor Space Index (FSI)

VEHICULAR PARKING REQUIREMENTS — Parking Requirements

		Units	Total	x	Ratio		Total
Residential - Occupant							
Residential - Occupant Total		114	= 114	x	0.5	=	57
Visitor		114	= 114	x	0.1	=	12
							69
Non-Residential		GFA (sm)	GFA/100				
Non-Residential	(1/100sm)	355.2	3.55	x	1.00	=	3.6
Office	(1.0/100sm)	0	0.00	x	1.0	=	0
						=	
TOTAL							4
							73

BICYCLE PARKING

						Minimum Required
Residential Occupant	(0.5/unit)		1	x	114	11
Retail	(1.0/250sm)		1.0	x	1.42	
Office (not applicable)	(1.0/250sm)		1.0	x	1.42	
TOTAL						11

Note: Residential occupant bicycle parking spaces are located indoors on th
Retail bicycle parking spaces is located outdoors.

LOCATION — Parking Provided & Location

Level	Occupant	Auto Share	Shared Visitor/ Retail	Total
Basement	13	0	0	13

		Suites	Ratio	Requir
Amenity	6 sm / suite	114.0	x 6 sm	= 68
Location				Provid

From: Ryan Pagliaro <rpagliaro@bdpquadrangle.com>
Sent: Tuesday, August 11, 2026 9:04 AM
To: Johnston, Anthony <Anthony.Johnston@stantec.com>; Lisa Spensieri <LSpensieri@bdpquadrangle.com>; Philip Thibert <pthibert@fuller.ca>; Ben Solomon <bsolomon@fuller.ca>
Cc: Johnson, Warren <Warren.Johnson@stantec.com>; Wang, Ziyi <Ziyi.Wang@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>
Subject: Re: 85 Albert Street & 116 Albert Street

Hi Anthony,

Please see th 116 Albert site plan CAD and PDF attached.

Ryan Pagliaro
Architect

T +1 416-598-1240 ext. 275

BDP. Quadrangle

Built Original.

From: Johnston, Anthony <Anthony.Johnston@stantec.com>
Sent: Monday, August 10, 2026 11:21 AM
To: Lisa Spensieri <LSpensieri@bdpquadrangle.com>; Philip Thibert <pthibert@fuller.ca>; Ben Solomon <bsolomon@fuller.ca>
Cc: Johnson, Warren <Warren.Johnson@stantec.com>; Wang, Ziyi <Ziyi.Wang@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>; Ryan Pagliaro <rpagliaro@bdpquadrangle.com>
Subject: RE: 85 Albert Street & 116 Albert Street

Good Morning Lisa,

Can you please share your site plan in CAD & PDF ASAP?

It would also be helpful if you could forward the latest architectural drawing package.
Thanks!

From: Lisa Spensieri <LSpensieri@bdpquadrangle.com>
Sent: Wednesday, July 29, 2026 12:22 PM
To: Johnston, Anthony <Anthony.Johnston@stantec.com>; Philip Thibert <pthibert@fuller.ca>; Ben Solomon <bsolomon@fuller.ca>
Cc: Johnson, Warren <Warren.Johnson@stantec.com>; Wang, Ziyi <Ziyi.Wang@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>; Ryan Pagliaro <rpagliaro@bdpquadrangle.com>
Subject: Re: 85 Albert Street & 116 Albert Street

You don't often get email from lspensieri@bdpquadrangle.com. Learn why this is important

Thanks Anthony.

Looks like adding a new fire hydrant to the corner of Slater and Metcalfe is the only option.

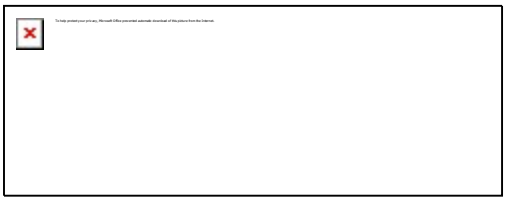
@Ben Solomon @Philip Thibert please advise if we should proceed with this direction.

I am signing off now, over to Ryan on our team.

Thanks,
Lisa

Lisa Spensieri
Senior Associate / Architect

T +1 416 598 1240



Vacation Notice: I will be away from July 29th - August 16th.

Out of office on Fridays.

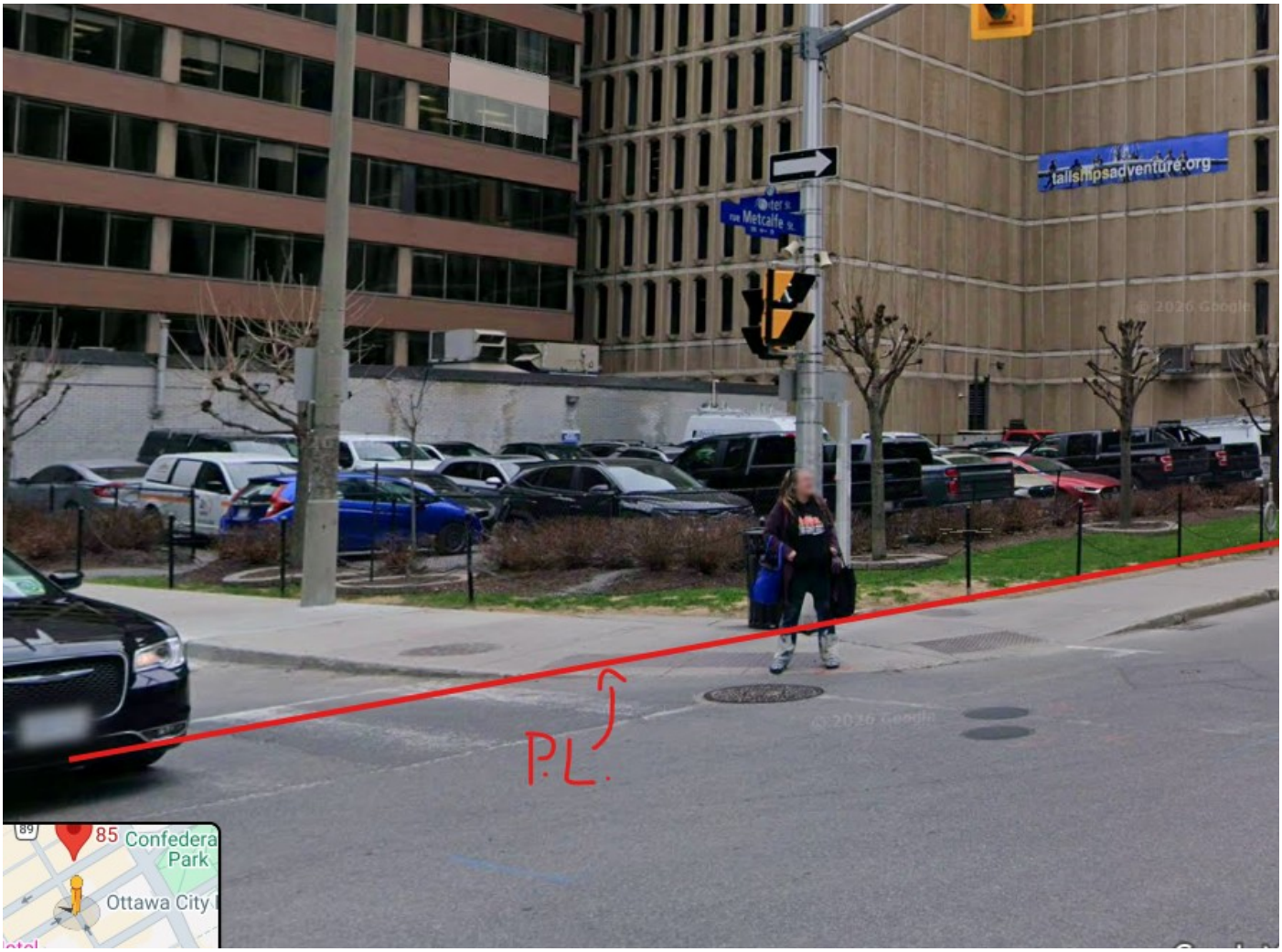
From: Johnston, Anthony <Anthony.Johnston@stantec.com>
Sent: July 29, 2026 11:49 AM
To: Lisa Spensieri <LSpensieri@bdpquadrangle.com>; Philip Thibert <pthibert@fuller.ca>
Cc: Johnson, Warren <Warren.Johnson@stantec.com>; Wang, Ziyi <Ziyi.Wang@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>; Ryan Pagliaro <rpagliaro@bdpquadrangle.com>; Ben Solomon <bsolomon@fuller.ca>
Subject: RE: 85 Albert Street & 116 Albert Street

Good Morning Lisa,

Typically, the watermain needs to be minimum 150mm Dia. to accommodate a fire hydrant, unfortunately, the existing watermain is 127mm dia. won't have sufficient pressure to support a new hydrant.
The 127mm dia. Watermain on Metcalf appears to have been added to service and construct buildings at 116 and 77 Albert.



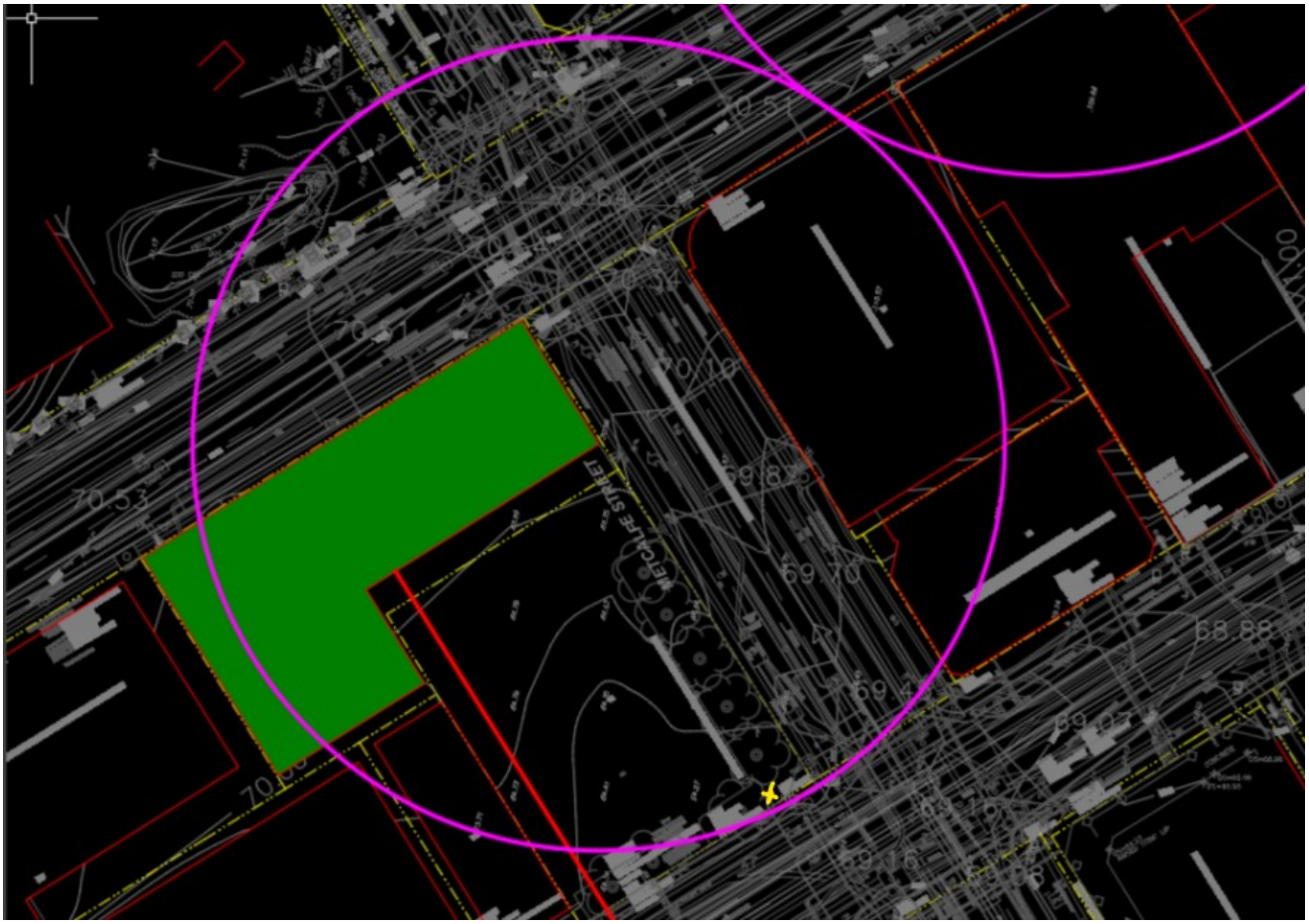
This is the approximate location of the property line, with the sidewalk so close I don't think we can fit a hydrant along Metcalfe St.



This overall map identifies the location of the nearby existing hydrants (red circles) to 116-85 Albert including the vacant lot at 88 Metcalfe.
The magenta circles are 45m radius from the existing Siamese connections.



I think the only option we have is to propose a new hydrant just outside the site triangle at the corner of Slater and Metcalfe.
This fire hydrant would tie into the existing 381mm dia. Watermain on Metcalfe Street.





Let me know how you wish to proceed, thanks!

From: Lisa Spensieri <LSpensieri@bdpquadrangle.com>
Sent: Tuesday, July 28, 2026 4:18 PM

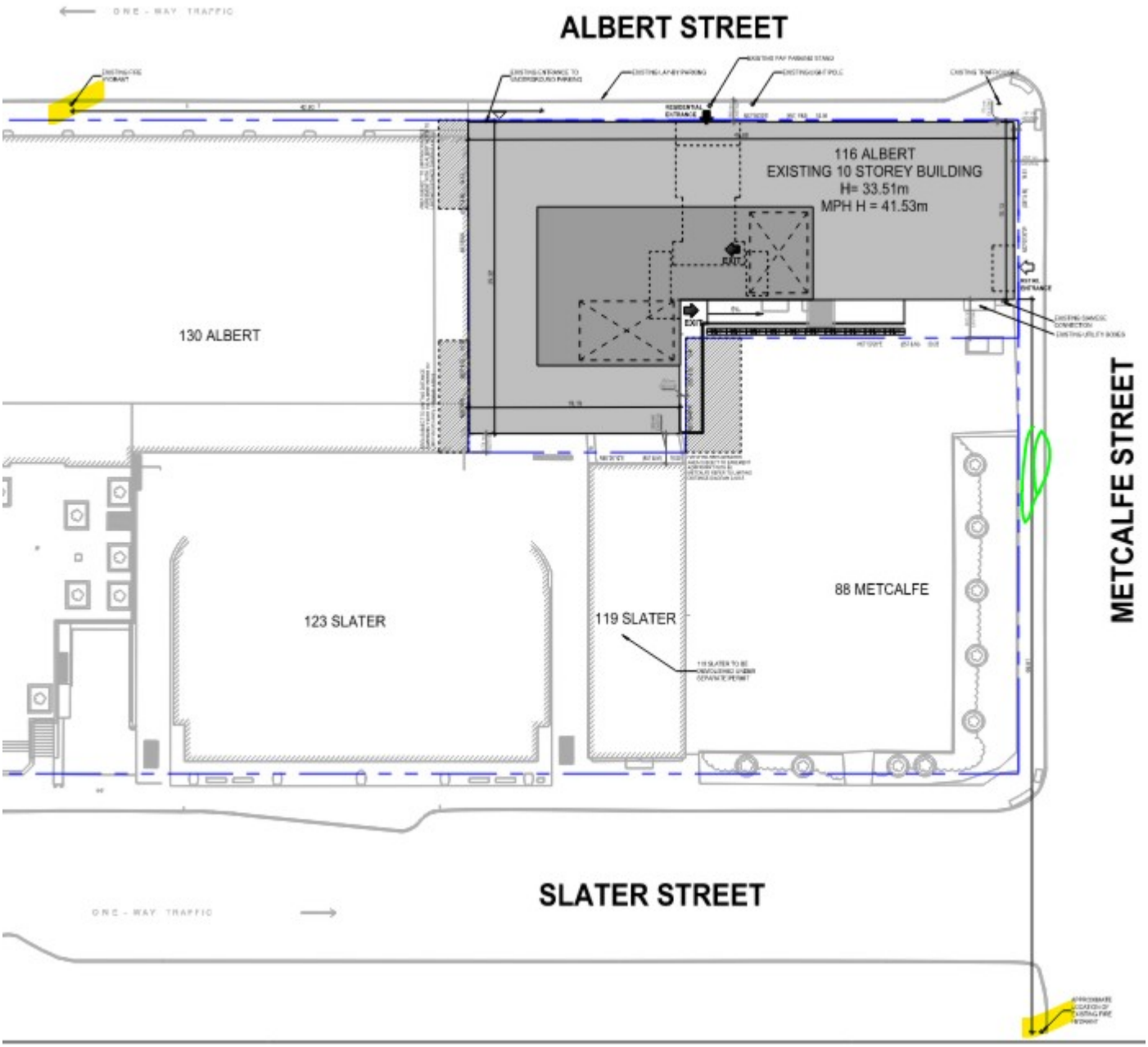
To: Philip Thibert <pthibert@fuller.ca>
Cc: Johnson, Warren <Warren.Johnson@stantec.com>; Wang, Ziyi <Ziyi.Wang@stantec.com>; Johnston, Anthony <Anthony.Johnston@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>; Ryan Pagliaro <rpagliaro@bdpquadrangle.com>; Ben Solomon <bsolomon@fuller.ca>
Subject: Re: 85 Albert Street & 116 Albert Street

Some people who received this message don't often get email from lspensieri@bdpquadrangle.com. Learn why this is important

Hi all,

Following up on my question regarding the fire department connection. This is the last item to finalize our submission drawings.

Would a new fire hydrant on Metcalfe also be future proofing for the 88 Metcalfe site?



Lisa Spensieri
Senior Associate / Architect

T +1 416 598 1240



Vacation Notice: I will be away from July 29th - August 16th.

Out of office on Fridays.

From: Lisa Spensieri <LSpensieri@bdpquadrangle.com>
Sent: July 22, 2026 7:59 AM
To: Philip Thibert <pthibert@fuller.ca>
Cc: warren.johnson <Warren.Johnson@stantec.com>; Wang, Ziyi <Ziyi.Wang@stantec.com>; Johnston, Anthony <Anthony.Johnston@stantec.com>; kris.kilborn <kris.kilborn@stantec.com>
Subject: Re: 85 Albert Street & 116 Albert Street

Good morning,

Please see attached site plan with notes relating to the fire separations as requested. We included text in pink from our standard letter we provide for our City of Toronto projects.

We would also like to confirm with Stantec on how to proceed with regards to the fire department connection at 116 Albert. The two existing fire hydrants exceed the maximum distance to the siamese connection. The existing siamese connection is at the south west corner of 116 Albert. There is an existing fire hydrant in front of 130 Albert, relocating the siamese connection close to the granite pier beside the overhead door would be +/-43m. The existing facade is very close to the property line and may not be feasible to introduce a siamese connection here. The other option would be to introduce a new fire hydrant and keep the existing siamese connection. Please advise.

Thanks,
Lisa

Lisa Spensieri
Senior Associate / Architect

T +1 416 598 1240



Vacation Notice: I will be away from July 29th - August 16th.

Out of office on Fridays.

From: Philip Thibert <pthibert@fuller.ca>
Sent: July 15, 2026 2:38 PM
To: Lisa Spensieri <lspensieri@bdpquadrangle.com>
Cc: warren.johnson <Warren.Johnson@stantec.com>; Wang, Ziyi <Ziyi.Wang@stantec.com>; Johnston, Anthony <Anthony.Johnston@stantec.com>; kris.kilborn <kris.kilborn@stantec.com>
Subject: RE: 85 Albert Street & 116 Albert Street

Hello Lisa,

The Stantec team has a few questions below.

Philip Thibert

Director of Real Property
Fuller Group of Companies

2700 Queensview Drive | Ottawa Ontario | K2B 8H6
Office: 613-820-6000 | Cell: 416-728-8932

www.fuller.ca | www.metcalfe.ca

From: Johnston, Anthony <Anthony.Johnston@stantec.com>
Sent: July 15, 2026 12:17 PM
To: Philip Thibert <pthibert@fuller.ca>; kris.kilborn <kris.kilborn@stantec.com>
Cc: warren.johnson <Warren.Johnson@stantec.com>; Wang, Ziyi <Ziyi.Wang@stantec.com>
Subject: RE: 85 Albert Street & 116 Albert Street

External Email - Confirm Sender and Beware of Links and Attachments.

Good Morning Phil,

Apologies, I was away for Monday and Tuesday returning this morning.

CCTV request was sent out last week to x3 companies for both 85 and 116 Albert Street.

Hoping to have prices this week for you to review and the crews can be out shortly afterwards.

Do you have a proposed site plan and/or architecture plans for 116 Albert Street that are different than the existing plans that where shared?

Would it be possible to have Linebox mark-up the 116 Albert Streer site plan and note fire separation ratings/locations similar to the attached mark-up for 85 Albert Street?…for now we are using the same assumptions that were made but it would be good to get a confirmation from your architect.

We also need proposed residential unit counts for 116 Albert Street.

Request for boundary condition for 116 to be sent out this week, request for boundary condition for 85 was sent out last Wednesday, we've already received a response from the city PM, we will need to update our calcs based the most recent unit counts, working on getting this updated today and sent back to the city today for 85 Albert Street.

From: Philip Thibert <pthibert@fuller.ca>
Sent: Tuesday, July 14, 2026 5:14 PM
To: Johnston, Anthony <Anthony.Johnston@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>
Cc: Johnson, Warren <Warren.Johnson@stantec.com>; Wang, Ziyi <Ziyi.Wang@stantec.com>
Subject: RE: 85 Albert Street & 116 Albert Street

Hello Stantec team,

Following up to make sure the request for boundary conditions and CCTV request was submitted for 116 Albert.

Do you have everything you need for both properties? We are still hoping to make the July 27th submission deadline. Let me know how I can help in any way.

Philip Thibert

Director of Real Property
Fuller Group of Companies

2700 Queensview Drive | Ottawa Ontario | K2B 8H6
Office: 613-820-6000 | Cell: 416-728-8932

www.fuller.ca | www.metcalfe.ca
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Appendix C Sanitary Calculation

C.1 Sanitary Calculation Sheet

Stantec

SUBDIVISION: **116 Albert Street**

REVISION DATE: 8/31/2026
REVISION NO.: 1
DESIGNED BY: ZW
REVISED BY:
CHECKED BY: AJ

SANITARY SEWER DESIGN SHEET

(City of Ottawa)

FILE NUMBER: 160402297

DESIGN PARAMETERS

MAX PEAK FACTOR (RES.)=	4.0	AVG. DAILY FLOW / PERSON	280 l/p/day	MINIMUM VELOCITY	0.60 m/s
MIN PEAK FACTOR (RES.)=	2.0	COMMERCIAL	28,000 l/ha/day	MAXIMUM VELOCITY	3.00 m/s
PEAKING FACTOR (INDUSTRIAL):	2.4	INDUSTRIAL (HEAVY)	55,000 l/ha/day	MANNINGS n	0.013
PEAKING FACTOR (ICI >20%):	1.5	INDUSTRIAL (LIGHT)	35,000 l/ha/day	BEDDING CLASS	B
PERSONS / 1 BEDROOM & STUDIO	1.4	INSTITUTIONAL	28,000 l/ha/day	MINIMUM COVER	2.50 m
PERSONS / 2 BEDROOM	2.1	INFILTRATION	0.33 l/s/Ha	HARMON CORRECTION FACTOR	0.8
PERSONS / 3 BEDROOM	3.1				

LOCATION			RESIDENTIAL AREA AND POPULATION									COMMERCIAL		INDUSTRIAL (L)		INDUSTRIAL (H)		INSTITUTIONAL		GREEN / UNUSED		C+I+I	INFILTRATION			TOTAL	PIPE									
AREA ID	FROM	TO	AREA	UNITS			POP.	CUMULATIVE		PEAK	PEAK	AREA	ACCU.	AREA	ACCU.	AREA	ACCU.	AREA	ACCU.	AREA	ACCU.	PEAK	TOTAL	ACCU.	INFILT.	FLOW	LENGTH	DIA	MATERIAL	CLASS	SLOPE	CAP.	CAP. V	VEL.	VEL.
NUMBER	M.H.	M.H.		1 BED & STUDIO	2 BED	3 BED		AREA	POP.	FACT.	FLOW		AREA		AREA		AREA		AREA		AREA	FLOW	AREA	AREA	FLOW							(FULL)	PEAK FLOW	(FULL)	(ACT.)
			(ha)					(ha)			(l/s)	(ha)	(ha)	(ha)	(ha)	(ha)	(ha)	(ha)	(ha)	(ha)	(ha)	(l/s)	(ha)	(ha)	(l/s)	(l/s)	(m)	(mm)			(%)	(l/s)	(%)	(m/s)	(m/s)
116 Albert Street	BLDG B	EXISTING	0.120	93	18	3	177	0.120	177	3.533	2.0	0.085	0.085	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.042	0.120	0.120	0.04	2.1	11.4	200	PVC	SDR 35	1.00	33.4	**6.3%**	1.05	0.49

1. Unit counts taken from Site Plan provided by BDP. Quadrangle Architect Limited (2026-08-28)
2. Studio apartments assumed to have ppu of 1.4; one-bedroom units assumed to have ppu of 1.4; two-bedroom units assumed to have ppu of 2.1; and three-bedroom units assumed to have ppu of 3.1 per Table 4.1 Per Unit Population of City of Ottawa Sewer Design Guidelines (December 2025)

C.2 Capacity Confirmation

From:	Hughes, Brett
To:	Wang, Ziyi
Cc:	Johnston, Anthony; Johnson, Warren; Kilborn, Kris; Wu, John
Subject:	RE: Boundary Condition Request - 116 Albert Street - 160402297
Date:	Monday, July 27, 2026 1:49:52 PM
Attachments:	image002.gif image007.png image008.png image009.png image010.png image011.png image012.png

---

Ziyi,
Asset Management has confirmed they do not have any capacity concerns with the estimated 2.1 L/s sanitary flows.

Regards,
Brett Hughes
Project Manager, Infrastructure Approvals
Development Review Central
Planning, Development & Building Services (PDBS)
110 Laurier Ave West | 4th Floor | Ottawa, ON | K1P 1J1
City of Ottawa | Ville d'Ottawa
613.580.2424 ext./poste 76665

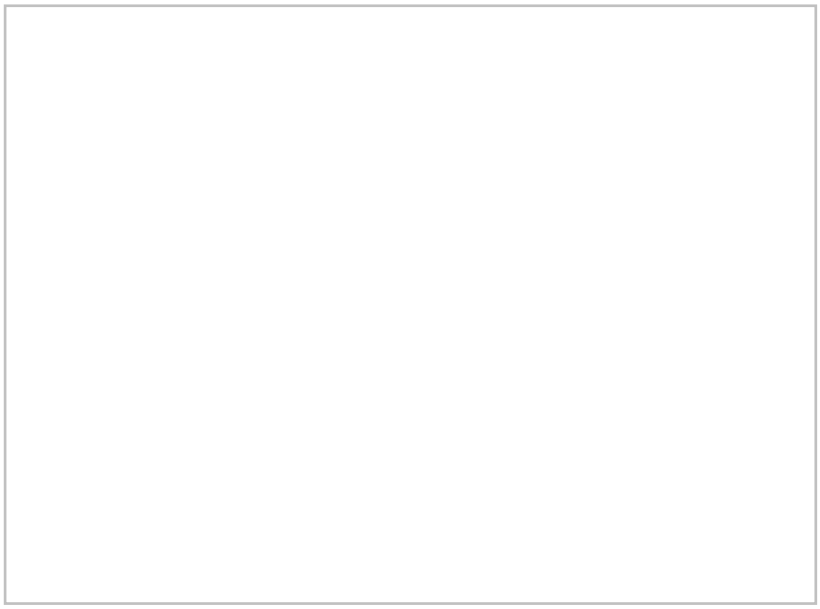
From: Wang, Ziyi <Ziyi.Wang@stantec.com>
Sent: July 17, 2026 12:08 PM
To: Hughes, Brett <brett.hughes@ottawa.ca>
Cc: Johnston, Anthony <Anthony.Johnston@stantec.com>; Johnson, Warren <Warren.Johnson@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>; Wu, John <John.Wu@ottawa.ca>
Subject: RE: Boundary Condition Request - 116 Albert Street - 160402297

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Hi Brett,

Thanks so much for the quick response! My team and I are also working on another development at 116 Albert Street. It is a similar project as the 85 Albert Street which is to redevelop the existing office building into a residential development. The site is bounded by Albert Street to the north, Metcalfe Street to the east and adjacent to 130 Albert Street to the West and 119 Slater Street to the south. Please find the key plan showing the site location:



We would also like to request the boundary conditions for this site. Similar to 85 Albert Street, it is under preliminary design stage, so we would like to request the boundary condition with the assumption under three development options, which would require different fire flow. Could you please help us with the boundary condition request under the following water demand?

- Domestic Demands
  Average Day Demand = 0.6L/s (36.6L/min)
  Max Day Demand = 1.5 L/s (89.3 L/min)
  Peak Hour Demand = 3.3 L/s (195.3L/min)

- The Estimated Fire flow
  4,000 L/min
  8,000 L/min
  11,000 L/min

The estimated sanitary flow generated from this site would be 2.1L/s, the existing sanitary connection is on Albert Street. Could you please also help us to confirm the available downstream capacity for the sanitary sewer on the street? I have attached the domestic demand and fire flow calculation sheet for this site. Please let me know if you have any questions or need anything else. Any help is greatly appreciated!

Best regards,

Ziyi Wang, B.Eng
Engineering Graduate



From: Hughes, Brett <brett.hughes@ottawa.ca>
Sent: Wednesday, July 15, 2026 4:08 PM
To: Wang, Ziyi <Ziyi.Wang@stantec.com>
Cc: Johnston, Anthony <Anthony.Johnston@stantec.com>; Johnson, Warren <Warren.Johnson@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>; Wu, John <John.Wu@ottawa.ca>
Subject: RE: Boundary Condition Request - 85 Albert Street - 160402297

Thank you Ziyi,
I sent the boundary conditions confirmation request to water services. I will forward you the results as soon as we receive them.

Regards,
Brett Hughes
Project Manager, Infrastructure Approvals
Development Review Central
Planning, Development & Building Services (PDBS)

110 Laurier Ave West | 4th Floor | Ottawa, ON | K1P 1J1
City of Ottawa | Ville d'Ottawa
613.580.2424 ext./poste 76665

From: Wang, Ziyi <Ziyi.Wang@stantec.com>
Sent: July 14, 2026 12:00 PM
To: Hughes, Brett <brett.hughes@ottawa.ca>
Cc: Johnston, Anthony <Anthony.Johnston@stantec.com>; Johnson, Warren <Warren.Johnson@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>; Wu, John <John.Wu@ottawa.ca>
Subject: RE: Boundary Condition Request - 85 Albert Street - 160402297

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Hi Brette,

Please find attached the domestic water demand and fire flow calculation sheets.

Best regards,

Ziyi Wang, B.Eng
Engineering Graduate

From: Hughes, Brett <brett.hughes@ottawa.ca>
Sent: Thursday, July 9, 2026 5:13 PM
To: Wang, Ziyi <Ziyi.Wang@stantec.com>
Cc: Johnston, Anthony <Anthony.Johnston@stantec.com>; Johnson, Warren <Warren.Johnson@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>; Wu, John <John.Wu@ottawa.ca>
Subject: RE: Boundary Condition Request - 85 Albert Street - 160402297

Ziyi,
Are you able to also provide the Fire and Domestic water demand calculations?

Regards,
Brett Hughes
Project Manager, Infrastructure Approvals
Development Review Central
Planning, Development & Building Services (PDBS)
110 Laurier Ave West | 4th Floor | Ottawa, ON | K1P 1J1
City of Ottawa | Ville d'Ottawa
613.580.2424 ext./poste 76665

From: Wang, Ziyi <Ziyi.Wang@stantec.com>
Sent: July 08, 2026 11:10 AM
To: Hughes, Brett <brett.hughes@ottawa.ca>
Cc: Johnston, Anthony <Anthony.Johnston@stantec.com>; Johnson, Warren <Warren.Johnson@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>
Subject: Boundary Condition Request - 85 Albert Street - 160402297

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vous connaissez l'expéditeur.

Good morning Brett,

Our team at Stantec is working on a proposed redevelopment at 85 Albert Street which is currently occupied by a high-rise office building, and the proposed development is to convert it into a residential apartment building. From GeoOttawa, the subject site is part of the larger property also known as 73 Albert Street. The site is bounded by Albert Street to the south, adjacent to 55 Albert Street to the West and North and 75 Albert Street to the East.

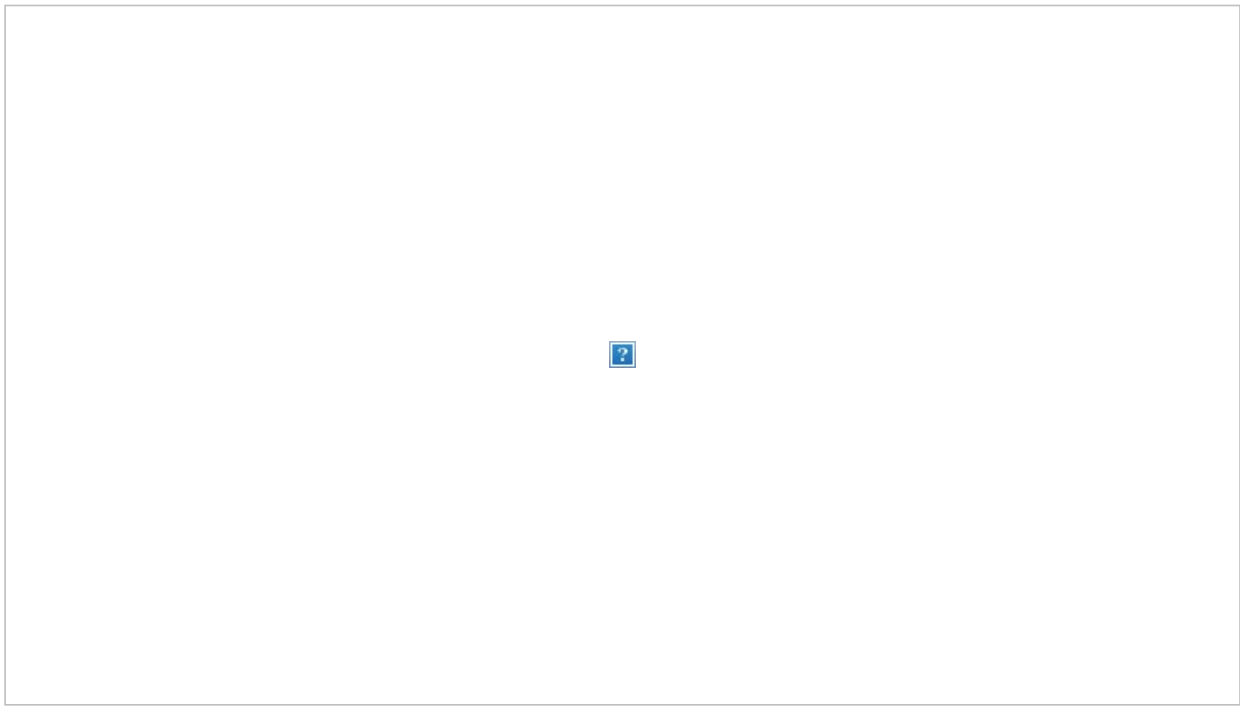
We would like to request the boundary condition for this development based on the following water and fire flow conditions:

- Domestic Demands
  - Average Day Demand = 0.6L/s (37.6 L/min)
  - Max Day Demand = 1.5 L/s (92.6 L/min)
  - Peak Hour Demand = 3.4 L/s (202.9 L/min

Since this development is under its preliminary design stage, we would like to request the boundary conditions under three scenarios for the different development options:

- The Estimated Fire flow
  - 3,000 L/min
  - 7,000 L/min
  - 10,000 L/min

The key plan for the request is below, which shows the site location in red and the approximate boundary with two potential connection points on Albert Street:



An estimated sanitary flow of about 2.2L/s could be generated from this site with the current conceptual plan and unit count. Could you please help us with this boundary condition request and confirm the available capacity for the nearby sanitary sewer in the street? Any help would be greatly appreciated!

Please let me know if you have any questions or need anything else.

Best regards,

Ziyi Wang, B.Eng
Engineering Graduate

Direct: (613) 784-2305
ziyi.wang@stantec.com





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C.3 Sanitary Service Lateral CCTV Report

CCTV INSPECTION REPORT

Report ID
5323-9017

Sewer Type
Sanitary

Completion Date
August 6 / 2026

Total Distance
19.60M

Integrity. Quality. Community. Since 1948

613-521-3000 613-526-5909 taggartconstruction.com

3187 Albion Road South, Ottawa, Ontario, Canada, K1V 8Y3

Table of contents

Page

1. Index of Pipes (Custom) 2
2. Structural rating 3
3. O&M rating 4
4. Pipe summary and condition details 5
5. Vision Report© Legend 9

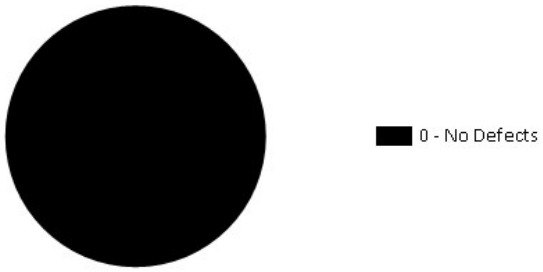
1. Index of Pipes (Custom)

2 items

Start/End	Direction	Road	Inspection Date	Inspected Length	Total Length
BUILDING --> MAIN	D - Downstream	116 ALBERT STREET	04/08/2026, 4:17 PM	8.2	8.2
BUILDING --> MAIN	D - Downstream	116 ALBERT STREET	24/07/2026, 10:52 AM	11.4	11.4
				Total: 19.6	Total: 19.6

2. Structural rating

Structural rating of the pipes



Most important structural observations (Grades 3, 4 and 5)

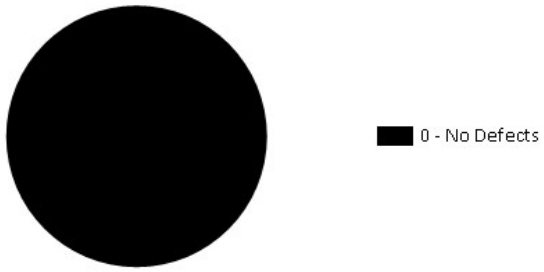
2 items

0 - No Defects (2 of 2 items)

Score	Quick	Index	Pipe	Start/End	Direction	Road	Page
0	0000	0	BUILDING MAIN.	BUILDING --> MAIN	Direction of flow	116 ALBERT STREET	7
0	0000	0	BUILDING MAIN.	BUILDING --> MAIN	Direction of flow	116 ALBERT STREET	5

3. O&M rating

Operation and maintenance rating of the pipes



Most important operation & maintenance observations (Grades 3, 4 and 5)

2 items

0 - No Defects (2 of 2 items)

Score	Quick	Index	Structural	Pipe	Start/End	Direction	Road	Page
0	0000	0	0	BUILDING MAIN.	BUILDING --> MAIN	Direction of flow	116 ALBERT STREET	7
0	0000	0	0	BUILDING MAIN.	BUILDING --> MAIN	Direction of flow	116 ALBERT STREET	5

4. Pipe summary and condition details

Pipe identification

Pipe:	BUILDING MAIN.
Direction of flow:	BUILDING --> MAIN

Pipe location

Road:	116 ALBERT STREET		
Crossroad:		UPSTREAM	DOWNSTREAM
Drainage Area:		**Easting (X):**	**Easting (X):**
City:	OTTAWA ON	**Northing (Y):**	**Northing (Y):**
Location:	Main Highway - Urban	**Elevation (Z):**	**Elevation (Z):**
Owner:		**GPS Accuracy:**	
Road segment:		**Coordinate System:**	
		Vertical Datum:	

Pipe characteristics

Sewer Use:	Sanitary	**Inspected length:**	11.400
Height:	150	**Total length:**	11.4
Width:		**Rim/Inv.:**	
Shape:	Circular	**Grade/Inv.:**	
Material:	Polyvinyl Chloride	**Rim/Grade:**	
Lining:		**Rim/Inv.:**	
Joint length:	4	**Grade/Inv.:**	
Year laid:		**Rim/Grade:**	
Year renewed:		**Sewer category:**	

Additional details

Date:	24/07/2026, 10:52 AM	**Location details:**	
Project Number:		**Surveyed by:**	RYAN LANCE
Customer:	5323-STANTEC-ALBERT STREET	**Certificate #:**	P0035571-012022
PO number:		**Pre-Cleaning:**	Not Known
Work order:		**Date cleaned:**	
Purpose:		**Unit of measurement:**	Metric
Weather:	Dry	**Media label:**	
Flow control:	Lift Station	**Sheet #:**	

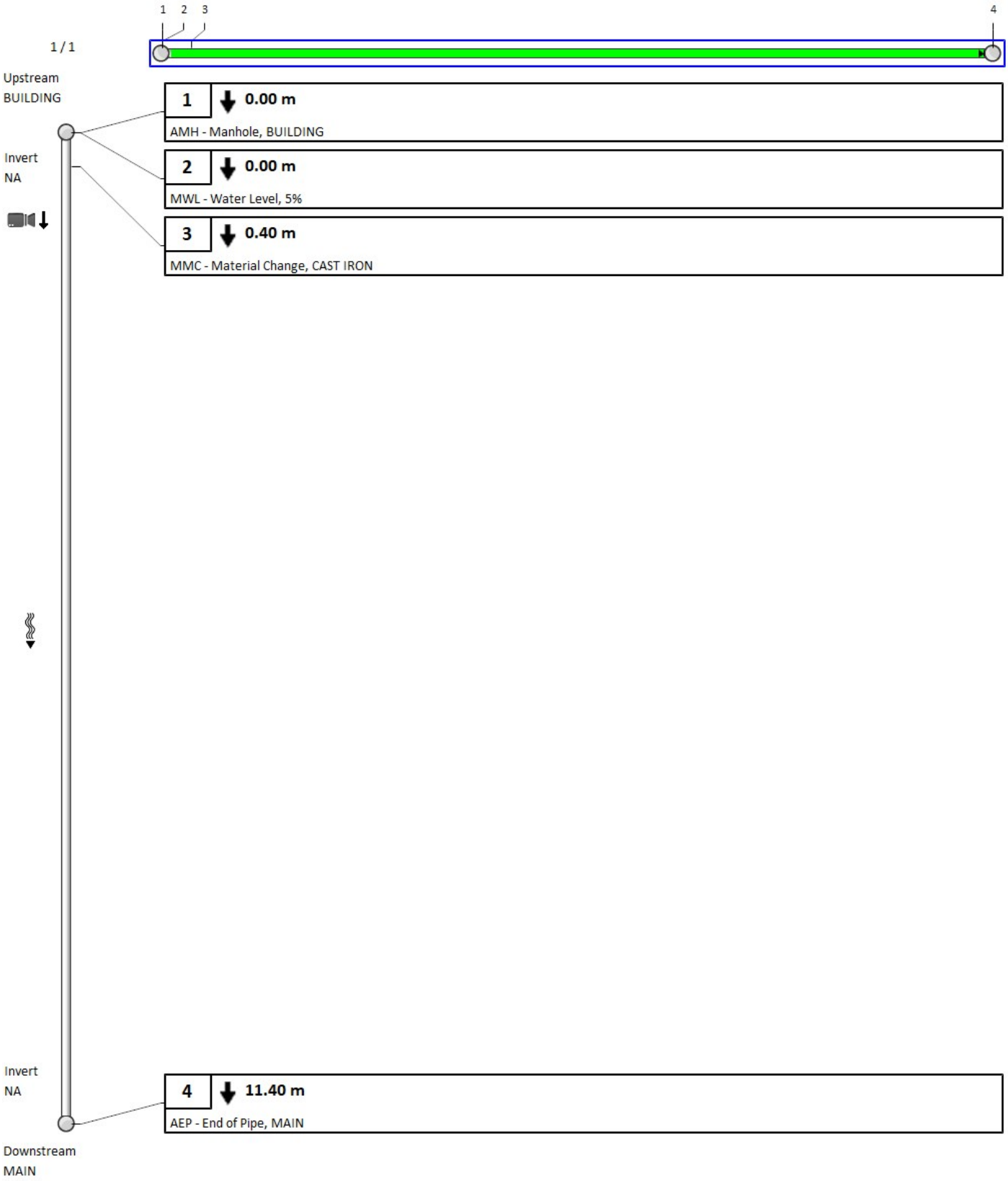
Structural rating		O&M rating		Overall rating	
Peak:	0	**Peak:**	0	**Peak:**	0
Quick rating:	0000	**Quick rating:**	0000	**Quick rating:**	0000
Score:	0	**Score:**	0	**Score:**	0
Index:	0.000	**Index:**	0.000	**Index:**	0.000

Additional information

Other information

Information 1:		**Information 6:**	
Information 2:		**Information 7:**	
Information 3:		**Information 8:**	
Information 4:		**Information 9:**	
Information 5:		**Information 10:**	

4. Pipe summary and condition details



4. Pipe summary and condition details

Pipe identification

Pipe: BUILDING MAIN.
Direction of flow: BUILDING --> MAIN

Pipe location

Road: 116 ALBERT STREET
Crossroad:
Drainage Area:
City: OTTAWA ON
Location: Main Highway - Urban
Owner:
Road segment:

UPSTREAM	DOWNSTREAM
Easting (X):	**Easting (X):**
Northing (Y):	**Northing (Y):**
Elevation (Z):	**Elevation (Z):**

GPS Accuracy:
Coordinate System:
Vertical Datum:

Pipe characteristics

Sewer Use: Sanitary
Height: 150
Width:
Shape: Circular
Material: Polyvinyl Chloride
Lining:
Joint length: 4
Year laid:
Year renewed:

Inspected length: 8.200
Total length: 8.2
Rim/Inv.:
Grade/Inv.:
Rim/Grade:
Rim/Inv.:
Grade/Inv.:
Rim/Grade:
Sewer category:

Additional details

Date: 04/08/2026, 4:17 PM
Project Number:
Customer: 5323-9017-ALBERT STREET
PO number:
Work order:
Purpose:
Weather: Dry
Flow control: Lift Station

Location details:
Surveyed by: RYAN LANCE
Certificate #: P0035571-012022
Pre-Cleaning: No Pre-Cleaning
Date cleaned:
Unit of measurement: Metric
Media label:
Sheet #:

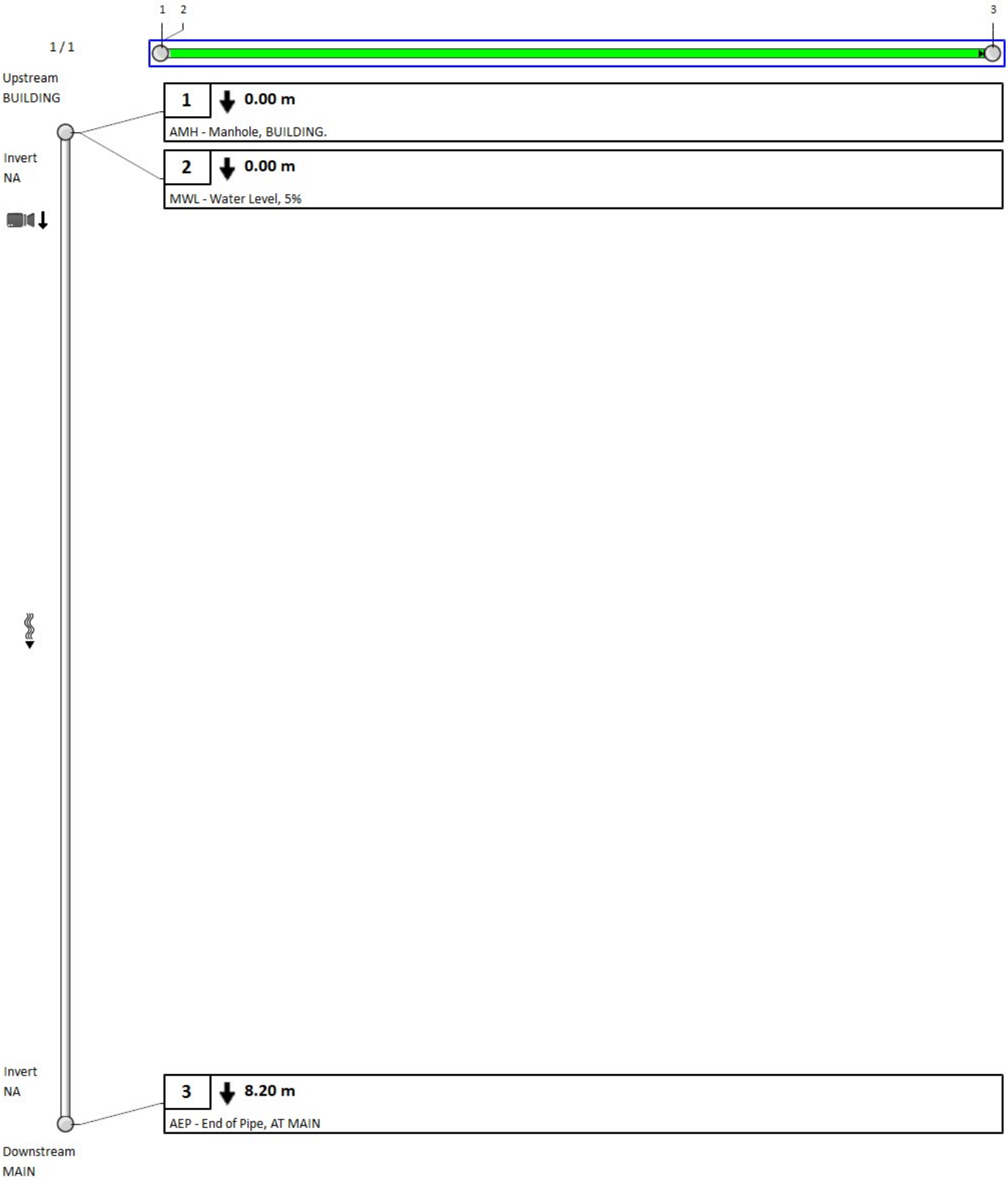
Structural rating		O&M rating		Overall rating	
Peak:	0	**Peak:**	0	**Peak:**	0
Quick rating:	0000	**Quick rating:**	0000	**Quick rating:**	0000
Score:	0	**Score:**	0	**Score:**	0
Index:	0.000	**Index:**	0.000	**Index:**	0.000

Additional information

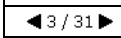
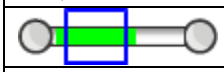
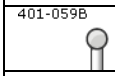
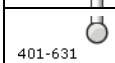
Other information

Information 1:
Information 2:
Information 3:
Information 4:
Information 5:
Information 6:
Information 7:
Information 8:
Information 9:
Information 10:

4. Pipe summary and condition details



Vision Report© Legend

	The numbers sequentially identify each observation. They allow you to find complete descriptions and related photos throughout the pages. Note that when the pipe contains too many observations, the Vision© report hides the least important observations to optimize the display*.
60	A number with neither a square nor circle indicates a general observation.
	A circled number indicates a structural anomaly. The color of the circle indicates the severity of the anomaly on a scale of 1 to 5, 5 being the most severe: green=1, blue=2, magenta=3, orange=4 and red=5.
	A number in a square indicates an operation and maintenance anomaly. The color of the square indicates the severity of the anomaly on a scale of 1 to 5, 5 being the most severe: green=1, blue=2, magenta=3, orange=4 and red=5.
	Indicates the current page number of the inspection report.
	The blue square indicates a section of the pipe; this section is covered in detail on the current page of the report.
	The green line indicates the inspected part of the pipe. The remaining white line indicates the uninspected part of the pipe.
	Indicates the hold points on the camera during an inspection.
	Indicates the hold points on the camera during the reverse inspection.
	Indicates that a reverse inspection was carried out, however the camera did not reach the initial inspection hold point. (the hold point of the initial inspection)
	Indicates that a reverse inspection was carried out and that it has joined (has arrived at) the initial inspection hold point.
	Identifies the start manhole number. Note that this manhole is not necessarily the upstream manhole of the pipe.
	Identifies the end manhole number. Note that this manhole is not necessarily the downstream manhole of the pipe.
	A downward arrow indicates that the inspection was carried out in the direction of the current, whereas an upward arrow indicates an inspection against the current. Note that the manhole located on the upper left of the page is always the start manhole, but not necessarily the upstream manhole of the pipe.
	This camera followed by a downward arrow is located on the upper left of the vertical pipe; it indicates that an inspection was done from this manhole.
	When the second camera appears on the bottom left page it means that a reverse inspection was carried out. Information about the reverse inspection is included in the report, thereby combining both inspections.
Invert 3.40	The measurement shown under the word <Invert> indicates the measurements between the frame and the pipe captured during the inspection. This measurement is available at the top left for the start manhole and the bottom left for the end manhole. If the invert was not measured during the inspection, an <NA> mark will be displayed.
	The downward bold arrow to the right of the observation number indicates that this observation was captured during the initial inspection.
	The blank arrow pointing upwards and located to the right of the observation number indicates that this observation was taken during the reverse inspection period, thereby confirming that this report combined both inspections.
18.40 m	Located to the right of the observation number is a number identifying the observation distance in relation to the start of the pipe.
SRV - Armature visible	A full description of the observation code according to the protocol used.

*Any hidden observations are readily accessible from the database as well as in other CTSpec report templates.

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Appendix D Storm Service Lateral CCTV Report

CCTV INSPECTION REPORT

Report ID
5323-9017

Sewer Type
Sanitary

Completion Date
August 6 / 2026

Total Distance
19.60M

Integrity. Quality. Community. Since 1948

613-521-3000 613-526-5909 taggartconstruction.com

3187 Albion Road South, Ottawa, Ontario, Canada, K1V 8Y3

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2. Structural rating 3
3. O&M rating 4
4. Pipe summary and condition details 5
5. Vision Report© Legend 7

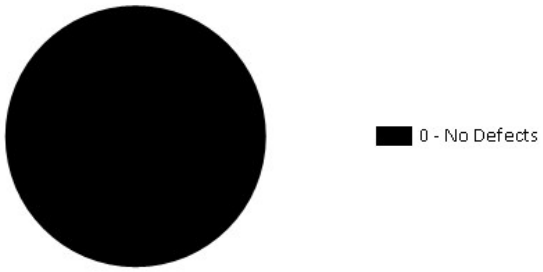
1. Index of Pipes (Custom)

1 item

Start/End	Direction	Road	Inspection Date	Inspected Length	Total Length
BUILDING. --> MAIN.	D - Downstream	85 ALBERT STREET	24/07/2026, 10:58 AM	9.8	9.8
				Total: 9.8	Total: 9.8

2. Structural rating

Structural rating of the pipes



Most important structural observations (Grades 3, 4 and 5)

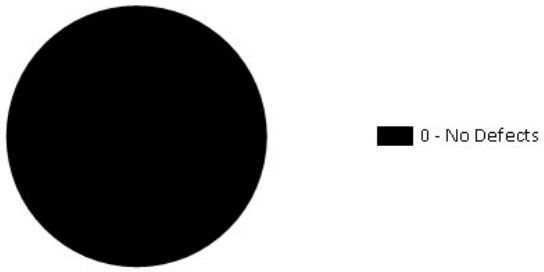
1 item

0 - No Defects (1 of 1 items)

Score	Quick	Index	Pipe	Start/End	Direction	Road	Page
0	0000	0	BUILDING. MAIN.	BUILDING. --> MAIN.	Direction of flow	85 ALBERT STREET	5

3. O&M rating

Operation and maintenance rating of the pipes



Most important operation & maintenance observations (Grades 3, 4 and 5)

1 item

0 - No Defects (1 of 1 items)

Score	Quick	Index	Structural	Pipe	Start/End	Direction	Road	Page
0	0000	0	0	BUILDING. MAIN.	BUILDING. --> MAIN.	Direction of flow	85 ALBERT STREET	5

4. Pipe summary and condition details

Pipe identification

Pipe:	BUILDING. MAIN.
Direction of flow:	BUILDING. --> MAIN.

Pipe location

			UPSTREAM	DOWNSTREAM
Road:	85 ALBERT STREET	**Easting (X):**		
Crossroad:		**Northing (Y):**		
Drainage Area:		**Elevation (Z):**		
City:	OTTAWA ON			
Location:	Main Highway - Urban	**GPS Accuracy:**		
Owner:		**Coordinate System:**		
Road segment:		**Vertical Datum:**		

Pipe characteristics

Sewer Use:	Stormwater	**Inspected length:**	9.800
Height:	300	**Total length:**	9.8
Width:		**Rim/Inv.:**	
Shape:	Circular	**Grade/Inv.:**	
Material:	Cast Iron	**Rim/Grade:**	
Lining:		**Rim/Inv.:**	
Joint length:		**Grade/Inv.:**	
Year laid:		**Rim/Grade:**	
Year renewed:		**Sewer category:**	

Additional details

Date:	24/07/2026, 10:58 AM	**Location details:**	
Project Number:		**Surveyed by:**	RYAN LANCE
Customer:	5323-STANTEC-ALBERT STREET	**Certificate #:**	P0035571-012022
PO number:		**Pre-Cleaning:**	Jetting
Work order:		**Date cleaned:**	
Purpose:		**Unit of measurement:**	Metric
Weather:	Dry	**Media label:**	
Flow control:	Not Controlled	**Sheet #:**	

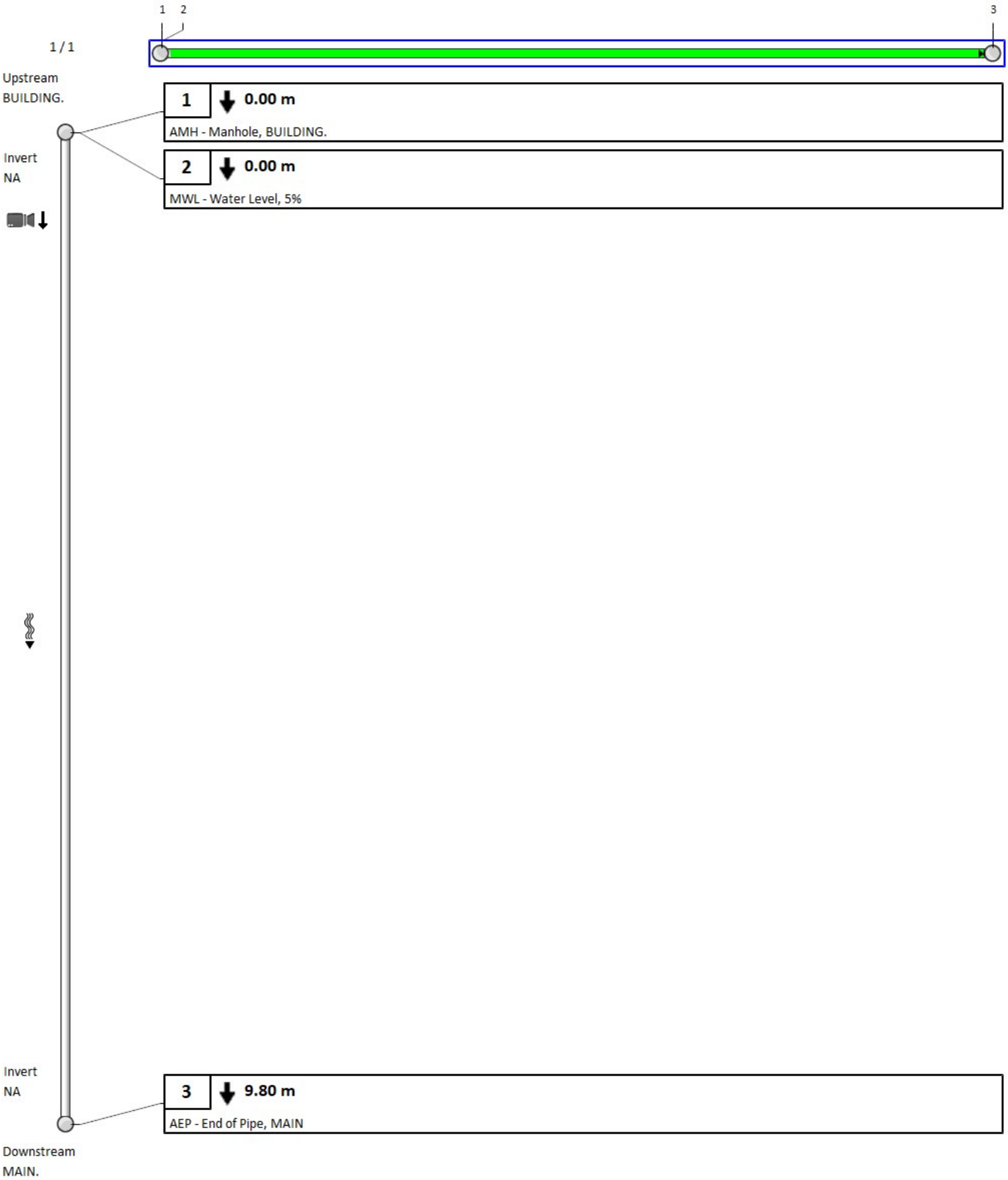
Structural rating		O&M rating		Overall rating	
Peak:	0	**Peak:**	0	**Peak:**	0
Quick rating:	0000	**Quick rating:**	0000	**Quick rating:**	0000
Score:	0	**Score:**	0	**Score:**	0
Index:	0.000	**Index:**	0.000	**Index:**	0.000

Additional information

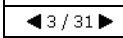
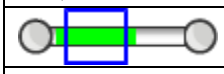
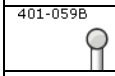
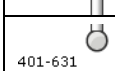
Other information

Information 1:		**Information 6:**	
Information 2:		**Information 7:**	
Information 3:		**Information 8:**	
Information 4:		**Information 9:**	
Information 5:		**Information 10:**	

4. Pipe summary and condition details



Vision Report© Legend

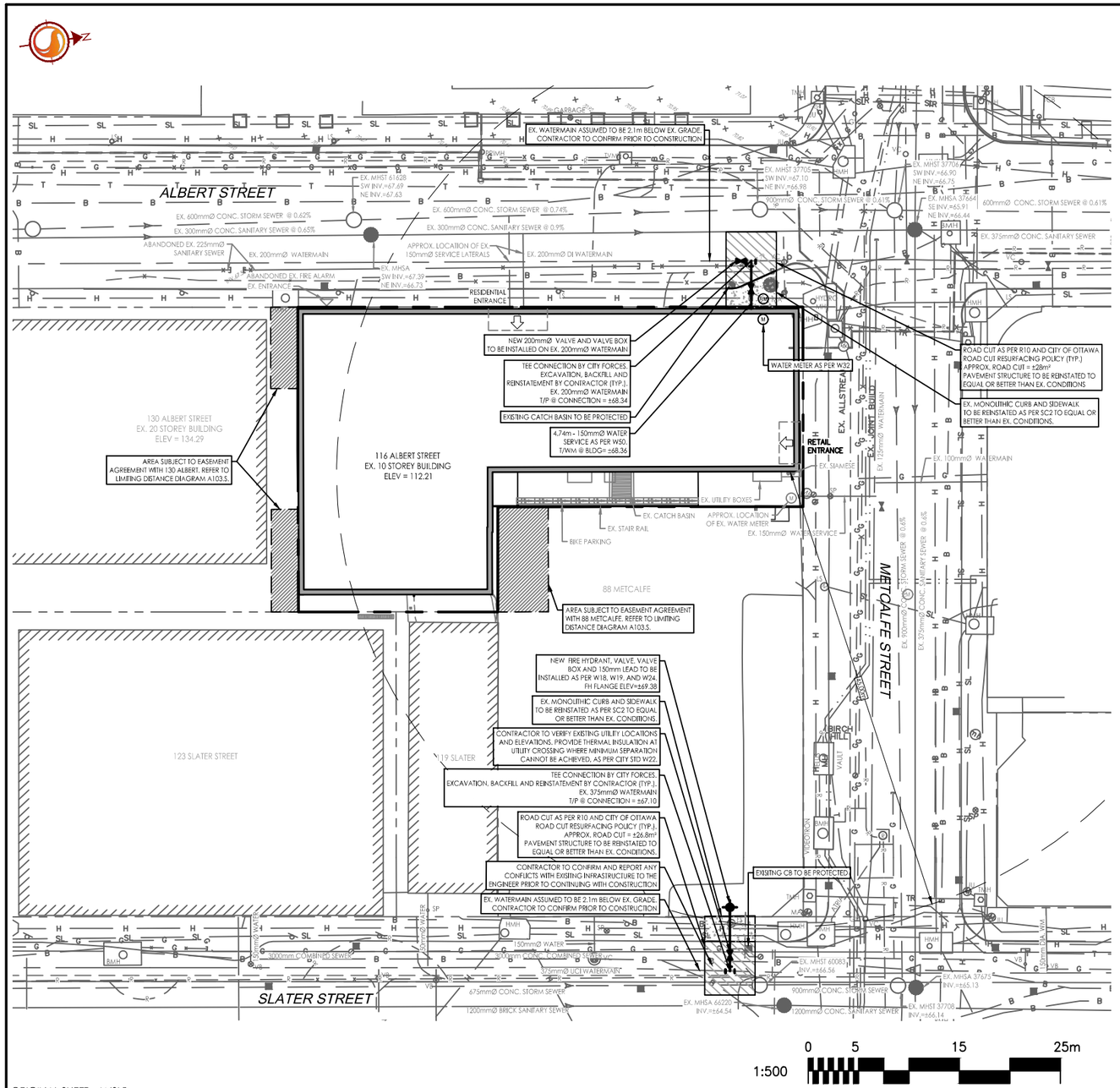
	The numbers sequentially identify each observation. They allow you to find complete descriptions and related photos throughout the pages. Note that when the pipe contains too many observations, the Vision© report hides the least important observations to optimize the display*.
60	A number with neither a square nor circle indicates a general observation.
	A circled number indicates a structural anomaly. The color of the circle indicates the severity of the anomaly on a scale of 1 to 5, 5 being the most severe: green=1, blue=2, magenta=3, orange=4 and red=5.
	A number in a square indicates an operation and maintenance anomaly. The color of the square indicates the severity of the anomaly on a scale of 1 to 5, 5 being the most severe: green=1, blue=2, magenta=3, orange=4 and red=5.
	Indicates the current page number of the inspection report.
	The blue square indicates a section of the pipe; this section is covered in detail on the current page of the report.
	The green line indicates the inspected part of the pipe. The remaining white line indicates the uninspected part of the pipe.
	Indicates the hold points on the camera during an inspection.
	Indicates the hold points on the camera during the reverse inspection.
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Appendix E Drawings



ORIGINAL SHEET - ANSI B

WATER SUPPLY SERVICING

1. THE CONTRACTOR SHALL CONSTRUCT WATERMAIN, WATER SERVICES, CONNECTIONS & APPURTENANCES AS PER CITY OF OTTAWA SPECIFICATIONS & SHALL CO-ORDINATE AND PAY ALL RELATED COSTS INCLUDING THE COST OF CONNECTION, INSPECTION & DISINFECTION BY CITY PERSONNEL.
2. WATERMAIN PIPE MATERIAL SHALL BE PVC CL.150 DR18. DEFLECTION OF WATERMAIN PIPE IS NOT TO EXCEED 1/2 OF THAT SPECIFIED BY THE MANUFACTURER. PVC WATERMAINS TO BE INSTALLED WITH TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W36.
3. FIRE HYDRANTS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W18 AND W19.
4. WATER VALVES TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W24.
5. WATERMAIN TRENCH SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. W17 UNLESS OTHERWISE SPECIFIED.
6. SERVICE CONNECTIONS SHALL BE INSTALLED A MINIMUM OF 2400mm FROM ANY CATCHBASIN, MANHOLE, OR OBJECT THAT MAY CONTRIBUTE TO FREEZING. THERMAL INSULATION SHALL BE INSTALLED ON ALL PROPOSED CB'S ON THE W/M STREET SIDE WHERE 2400mm SEPARATION CANNOT BE ACHIEVED.(AS PER CITY OF OTTAWA W22 & W23).
7. CATHODIC PROTECTION TO BE SUPPLIED ON METALLIC FITTINGS AS PER CITY OF OTTAWA W40 AND W42.
8. THRUST BLOCKS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARDS W25.3 AND W25.4.
9. WATERMAIN TO HAVE MIN. 2.4m COVER. WHERE WATERMAIN COVER IS LESS THAN 2.4m, INSULATION TO BE SUPPLIED IN ACCORDANCE WITH CITY STANDARD W22.
10. WATERMAIN CROSSINGS ABOVE AND BELOW SEWERS TO BE INSTALLED AS PER CITY OF OTTAWA STANDARD W25 AND W25.2.
11. FINAL METER AND REMOTE METER LOCATIONS TO BE CONFIRMED BY MECHANICAL CONSULTANT.
12. FINAL BUILDING SERVICE SIZES TO BE REVIEWED AND CONFIRMED BY MECHANICAL CONSULTANT.

GENERAL NOTES AND SPECIFICATIONS

1. ALL MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH OPS AND CITY OF OTTAWA STANDARD SPECIFICATIONS AND DRAWINGS AND OPSD SUPPLEMENT. ONTARIO PROVINCIAL STANDARDS WILL APPLY WHERE NO CITY STANDARDS ARE AVAILABLE.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND BEAR COST OF SAME INCLUDING WATER PERMIT AND ASSOCIATED COSTS.
3. THE LOCATION AND ELEVATION OF SEWERS, WATERMAIN AND UTILITIES IS APPROXIMATE ONLY AND THE EXACT LOCATION AND ELEVATIONS SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED PRIOR TO EXCAVATION.
4. THE CONTRACTOR SHALL PROVE THE LOCATION AND ELEVATION OF SEWERS, WATERMAINS AND UTILITIES AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION AND THE IMPLEMENTATION OF ANY NECESSARY PROCEDURES CALLED FOR IN THE APPROPRIATE STANDARD AND REGULATIONS. ANY DISCREPANCY WITH THE INFORMATION SHOWN ON THESE PLANS SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REINSTATEMENT.
5. ALL DISTURBED AREAS SHALL BE REINSTATED TO EQUAL OR BETTER CONDITION TO THE SATISFACTION OF THE ENGINEER & THE CITY. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD R10, OPSD 509.010 AND OPSS 310.
6. CONTRACTOR TO CONFIRM TIE-IN ELEVATIONS TO EXISTING INFRASTRUCTURE PRIOR TO INITIATING CONSTRUCTION AND INFORM THE ENGINEER OF ANY DISCREPANCY FROM THE AS-BUILT INFORMATION REFERENCED ON THE DRAWINGS
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATION FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
8. THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENTATION CONTROL PLAN THAT WILL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE PROTECTION FOR RECEIVING STORM SEWERS OR DRAINAGE DURING CONSTRUCTION ACTIVITIES. THIS PLAN SHALL INCLUDE BUT NOT BE LIMITED TO CATCH BASINS INSERTS, STRAW BALE CHECK DAMS AND SEDIMENT CONTROLS AROUND ALL DISTURBED AREAS. DEWATERING SHALL BE PUMPED INTO SEDIMENT TRAPS.
9. TOPOGRAPHIC SURVEY SUPPLIED BY STANTEC GEOMATICS, DATED: APRIL 2026
10. EXISTING SEWER AND UTILITY INFORMATION OBTAINED FROM GEO OTTAWA WEB PAGE, CITY UCC FILE CP000317-base.dwg. AND B36g-1, 6483p&p02, J34b-7.pdf.
11. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED. DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO ENGINEER.
12. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL BY THE CONTRACT ADMINISTRATOR AND DIRECTOR OF ENGINEERING HAS BEEN OBTAINED.
13. HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE TO BE NOTIFIED IF DEEPLY BURIED ARCHEOLOGICAL REMAINS ARE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES.

Legend

- EX. SIGN
- EX. GAS MAIN VALVE (GVO)
- EX. LIGHT STANDARD (LS)
- EX. ROGERS CONDUITS (R)
- EX. TELUS CONDUITS (T)
- EX. BELL CONDUITS (B)
- EX. STREETLIGHT CONDUITS (SL)
- EX. HYDRO CONDUITS (H)
- EX. GAS MAIN (G)
- EX. TRAFFIC CONDUITS (TR)
- EX. WATERMAIN
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX.CATCH BASIN
- EX. VALVE CHAMBER
- EX. VALVE BOX
- EX. FIRE HYDRANT
- EX. DEPRESSED CURB
- ABANDONED UTILITY
- UNKNOWN MANHOLE (MH)
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER (W)
- PROPOSED REMOTE WATER METER (RW)
- MONOLITHIC CURB AND SIDEWALK REINSTATEMENT AS PER CITY DETAIL SC2 & SC23
- ASPHALT REINSTATEMENT AS PER CITY DETAIL R10

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www.stantec.com

2026/08/31
160402297-DB-116

Client/Project
SEMPER PARATUS MANAGEMENT INC.
ADEQUACY OF SERVICES REPORT
116 Albert Street, Ottawa ON

Figure No.
3.1

Title
EXISITNG SERVICING PLAN

\\ca0218-ppfss01\work_group\01-604\active\160402297\design\drawing\160402297-DB-116.dwg
2026/08/31 3:18 PM By: Johnston, Anthony

With every community, we redefine what's possible.

Stantec is a global leader in sustainable engineering, architecture, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.

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