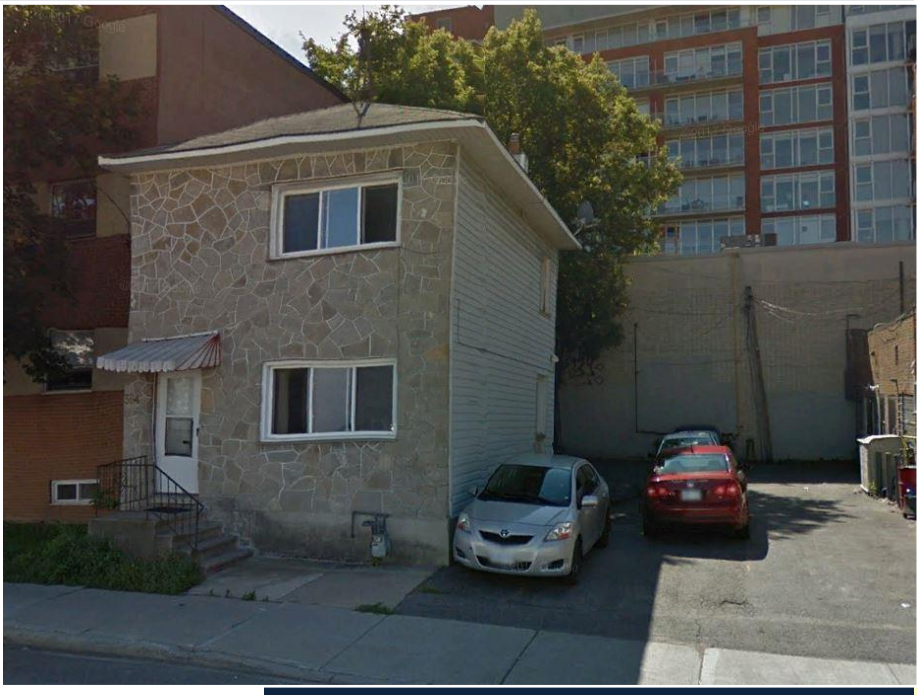
384 Frank Street Ottawa
Assessment of Adequacy of Public Services



Project # CW-03-17

Prepared for:

384 frank street inc

By:

Arch-Nova Design Inc.

February 2018

Table of Contents

1. Introduction

The subject property is located at 384 Frank Street, Ottawa. The proposed work comprises of a 9-storey+basement apartment building. For the purpose of this report the site is considered to run north-south. Frank Street is extending west-east between Bank Street and O'Connor Street.

Currently the property is used as a residential lot with a single house which will be demolished. The rest of the lot is a parking (asphalt surface) with a grown tree on the south east corner of the property. Adjacent property on east side is also residential. Two properties, on south an west side are commercial buildings.

The area is serviced by municipal water (203 mm) and combined sewer pipe line (375 mm). Gas line (35 mm) is located along the north side of the street. A hydro duct is located under the sidewalk in front of the property and at elevation between 69.0-70.0 m a.s.l.

384 Frank Street, Ottawa: Location

2. Public Services Capacity

This section of the report will analyze existing municipal services and the potential impact of the proposed building at 384 Frank Street on the existing service capacity.

2.1 Water Supply

Existing building is supplied from 203 mm pipe and calculate consumption is 0.2 l/sec for the peak period.

Fire hydrant is located across the street at distance of 22.65 m, which is sufficient for use of this hydrant by fire department and its vehicles and provide fire protection of the site.

[1]The following are boundary conditions, HGL, for hydraulic analysis at 384 Frank (zone 1W) assumed to be connected to the 203 mm on Frank St (see attached PDF for location).

Minimum HGL = 106.9 m

Maximum HGL = 115.7 m

Max Day (2.08 L/s) + Fire Flow (217 L/s) = 103.3 m, the estimated ground elevation is 70.8 m.

The consumption is expected to be **125.01 l/min (2.08 L/sec)** for peak period. The fire flow for residential spaces was estimated to be 13,000 l/min (217 l/sec)[2]. The City staff confirmed the required flow availability. With fire hydrant at distance of 22.65 m and available fire flow, the proposed building will be sufficiently protected from fire.

[1] City of Ottawa boundary condition information is based on current operation of the city water distribution system (also see Appendix A for complete correspondence information)
[2] OBC SectionA.3.2.5.7, Table 2.

Table 1 presents the City of Ottawa design criteria based on MOE Guidelines.

Design Parameter	Value
Residential Average Apartment	1.8 P/unit
Residential Average Daily Demand	350 L/d/P
Residential Maximum Daily Demand	2.5 x Average Daily *
Residential Maximum Hourly	2.2 x Maximum Daily *
Commercial Demand	2.5 L / m2 /d
Commercial Maximum Daily Demand	1.5 x Average Daily
Commercial Maximum Hourly	1.8 x Maximum Daily
Minimum Watermain Size	150mm diameter
Minimum Depth of Cover	2.4m from top of watermain to finished grade
During Peak Hourly Demand operating pressure must remain within	275kPa and 552kPa
During fire flow operating pressure must not drop below	140kPa
* Residential Max. Daily and Max. Hourly peaking factors per MOE Guidelines for Drinking-Water Systems Table 3-3 for 0 to 500 persons.	

Table 1: Water Supply Design Criteria

2.2 Sanitary Sewer

Sanitary sewer outflow for the current building is 0.06 l/sec. the lateral is connected to combined sewer 375 mm.

The estimated outflow for the new building is **0.59 l/sec** (peak flow+wet weather).

Existing municipal sewer 375 mm has a capacity of 12.29 l/sec for 0.546% slope and 20% full. For increase of 0.53 l/sec the increase will be only 0.5%. The capacity at 80% full is 137 l/sec.

Detailed calculation of pre and post development flow is presented in Appendix A.

Table 3: Wastewater Design Criteria

2.3 Site Stormwater Services

Current building and the rest of surface of the lot at 384 Frank Street are impervious and all stormwater runoff is under uncontrolled condition.

The proposed new building and area of the lot are proposed to be impervious. This means that there will be no change in the runoff volumes nor it will be a need to store water on site.

3. Conclusion and Recommendation

3.1 Water Supply

The water supply demand calculation is based on the fire flow requirement for residential buildings; it is 13,000 l/min (217 l/sec). The City provided information that required flow is available at 103.3 m of HGL. The building roof is at elevation of 99.35 m which leaves 20 psi of residual pressure at maximum HGL of 115.7 m however, for the higher consumption residual pressure may be less than 20 psi. For this reason it is recommended to have zoned pumping system in the building with floors form 5^{th} to 9^{th} floor to be supplied by a pressure booster pumping system. Design of this system is part of mechanical design.

3.2 Sanitary Sewer

The existing sanitary sewer 375 mm under 0.546% and 20% full is expected to provide a flow of 12.29 l/sec. Flow from the new building in rate of 0.58 l/sec for the peak wet weather flow will increase the pipe fulness for only 0.5%. The connection from the site will be by gravity (as presented on the plan).

3.3 Stormwater

Current and proposed watershed of the site are with the same factor of imperviousness. In addition, the current runoff is completely uncontrolled and it will be the same for the postdevelopment.

Currently all runoff is directed toward the street and catch basins. The proposed grading plan also directs all runoff toward the street. Therefore, it will be no increase of inflow from the site into the combined sewer pipe.

Based on the information provided by the City of Ottawa, the existing municipal services are adequate and will not be overloaded after the construction of the buildings at 384 Frank Street.

Prepared by:

Zoran Mrdja, P.Eng.

Professional Engineers Ontario

Authorized by Professional Engineers of Ontario to provide professional services to public

February 2018

Appendix A: Calculations

Water Supply Design Criteria

Design Parameter	Value
Residential Average Apartment	1.8 P/unit
Residential Average Daily Demand	350 L/d/P
Residential Maximum Daily Demand	9.5 x Average Daily *
Residential Maximum Hourly	1.5 x Maximum Daily *
Commercial Demand	2.5 L / m2 /d
Commercial Maximum Daily Demand	1.5 x Average Daily
Commercial Maximum Hourly	1.8 x Maximum Daily
Minimum Watermain Size	150mm diameter
Minimum Depth of Cover	2.4m from top of watermain to finished grade
must remain within	275kPa and 552kPa (40-80 psi; 28-56m)
During fire flow operating pressure must not drop below	140kPa (20 psi; 14 m)
* Residential Max. Daily and Max. Hourly peaking factors per MOE Guidelines for Drinking-Water Systems Table 3-3 for 0 to 500 persons.	

Wastewater Design Criteria

Design Parameter	Value
Residential Average Apartment	1.8 P/unit
Average Daily Demand	350 L/d/per
Peaking Factor	Harmon's Peaking Factor. Max 4.0, Min 2.0
Commercial Space	5L/m2/day
Infiltration and Inflow Allowance	0.28L/s/ha
Sanitary sewers are to be sized employing the Manning's Equation	$Q = (1/n)AR^{2/3}S^{1/2}$
Minimum Sewer Size	200mm diameter
Minimum Manning's 'n'	0.013
Minimum Depth of Cover	2.5m from crown of sewer to grade
Minimum Full Flowing Velocity	0.6m/s
Maximum Full Flowing Velocity	3.0m/s
Extracted from Sections 4 and 6 of the City of Ottawa Sewer Design Guidelines, November 2004.	

384 Frank Street, Ottawa
Current

Domestic Demand

Type of Housing	Per / Unit	Units	Pop
Single Family	3.4	1	3
Semi-detached	2.7		0
Townhouse	2.7		0
Apartment			0
Bachelor	1.4		0
1 Bedroom	1.4	0	0
2 Bedroom	2.1	0	0
3 Bedroom	3.1	0	0
4 Bedroom	4.2	0	0

	Pop	Avg. Daily		Max Day		Peak Hour	
		m^3/d	L/min	m^3/d	L/min	m^3/d	L/min
Total Domestic Demand	3	1.19	0.83	11.31	7.85	16.96	11.78

Institutional / Commercial / Industrial Demand

				Avg. Daily		Max Day		Peak Hour	
Property Type	**Unit Rate**		**Units**	m^3/d	L/min	m^3/d	L/min	m^3/d	L/min
Commercial floor space	2.5	$L/m^2/d$	0	0.00	0.00	0.00	0.00	0.00	0.00
Office	75.0	$L/9.3m^2/d$	0	0.00	0.00	0.00	0.00	0.00	0.00
Restaurant*	125.0	L/seat/d							
Industrial -Light	35,000.0	L/gross ha/d							
Industrial -Heavy	55,000.0	L/gross ha/d							
Total I/C/I Demand				0.00	0.00	0.00	0.00	0.00	0.00

Total Demand	1.19	0.83	11.31	7.85	16.96	11.78

* Estimated number of seats at 1seat per $9.3m^2$

384 Frank Street, Ottawa
Current

Sanitary Sewer Post Development Outflow

Site Area	**0.02 ha**
Extraneous Flow Allowances	
Infiltration / Inflow	**0.0056 L/s**

Domestic Contributions

Unit Type	Unit Rate	Units	**Pop**
Single Family	3.4	1	3.4
Semi-detached and duplex	2.7		0
Duplex	2.3		0
Townhouse	2.7		0
Apartment			
Bachelor	1.4		0
1 Bedroom	1.4		0
2 Bedroom	2.1	0	0
3 Bedroom	3.1	0	0
4 Bedroom	4.2	0	0
Total Population			**3.4**
Average Domestic Flow			**0.01 L/s**
Peaking Factor			**4.00**
Peak Domestic Flow			**0.06 L/s**

Institutional / Commercial / Industrial Contributions

Property Type	**Unit Rate**	**No. of Units**	**Avg Wastewater (L/s)**
Commercial floor space	5 L/m2/d	0	0
Hospitals	900 L/bed/d		
School	70 L/student/d		
Industrial - Light	35,000 L/gross ha/d		
Industrial - Heavy	55,000 L/gross ha/d		
Average I/C/I Flow			**0**
Peak Institutional / Commercial Flow			
Peak Industrial Flow**			
Peak I/C/I Flow			

Total Estimated Average Dry Weather Flow Rate	**0.01**
Total Estimated Peak Dry Weather Flow Rate	**0.06**
Total Estimated Peak Wet Weather Flow Rate	**0.06**

384 Frank Street, Ottawa
New Development

Domestic Demand

Type of Housing	Per / Unit	Units	Pop
Single Family	3.4		0
Semi-detached	2.7		0
Townhouse	2.7		0
Apartment			0
Bachelor	1.4		0
1 Bedroom	1.4	0	0
2 Bedroom	2.1	17	36
3 Bedroom	3.1	0	0
4 Bedroom	4.2	0	0

	Pop	Avg. Daily		Max Day		Peak Hour	
		m^3/d	L/min	m^3/d	L/min	m^3/d	L/min
Total Domestic Demand	36	12.50	8.68	118.70	82.43	178.05	123.65

Institutional / Commercial / Industrial Demand

				Avg. Daily		Max Day		Peak Hour	
Property Type	**Unit Rate**		**Units**	m^3/d	L/min	m^3/d	L/min	m^3/d	L/min
Commercial floor space	2.5	$L/m^2/d$	0	0.00	0.00	0.00	0.00	0.00	0.00
Office	75.0	$L/9.3m^2/d$	90	0.73	0.50	1.09	0.76	1.96	1.36
Restaurant*	125.0	L/seat/d							
Industrial -Light	35,000.0	L/gross ha/d							
Industrial -Heavy	55,000.0	L/gross ha/d							
Total I/C/I Demand				0.73	0.50	1.09	0.76	1.96	1.36

Total Demand	13.22	9.18	119.79	83.19	180.01	125.01

* Estimated number of seats at 1seat per $9.3m^2$

Water Demand and Boundary Conditions

Proposed Conditions

Design Parameter	Anticipated Demand[1] (L/min)	Boundary Condition[2] (kPa)
Average Daily Demand	9.18	115.7
Max Day + Fire Flow	14,083.19	103.3
Peak Hour	125.01	106.9

[1)] Water demand calculation per Water Supply Guidelines. See Appendix B for detailed calculations.

[2)] Boundary conditions supplied by the City of Ottawa. See Appendix B for correspondence with the City.

384 Frank Street, Ottawa
New Development

Sanitary Sewer Post Development Outflow

Site Area	**0.02 ha**
Extraneous Flow Allowances	
Infiltration / Inflow	**0.0056 L/s**

Domestic Contributions

Unit Type	Unit Rate	Units	**Pop**
Single Family	3.4		0
Semi-detached and duplex	2.7		0
Duplex	2.3		0
Townhouse	2.7		0
Apartment			
Bachelor	1.4		0
1 Bedroom	1.4		0
2 Bedroom	2.1	17	35.7
3 Bedroom	3.1	0	0
4 Bedroom	4.2	0	0
Total Population			**35.7**
Average Domestic Flow			**0.14 L/s**
Peaking Factor			**4.00**
Peak Domestic Flow			**0.58 L/s**

Institutional / Commercial / Industrial Contributions

Property Type	**Unit Rate**	**No. of Units**	**Avg Wastewater (L/s)**
Commercial floor space	5 L/m2/d	90	0.0052
Hospitals	900 L/bed/d		
School	70 L/student/d		
Industrial - Light	35,000 L/gross ha/d		
Industrial - Heavy	55,000 L/gross ha/d		
Average I/C/I Flow			**0.0052**
Peak Institutional / Commercial Flow			
Peak Industrial Flow**			
Peak I/C/I Flow			**0.0052**

Total Estimated Average Dry Weather Flow Rate	**0.15**
Total Estimated Peak Dry Weather Flow Rate	**0.58**
Total Estimated Peak Wet Weather Flow Rate	**0.59**

Free Online Manning Pipe Flow Calculator

>> Nationalism not welcome here. <<

Manning Formula Uniform Pipe Flow at Given Slope and Depth

Can you help me translate, program, or host these calculators? (../contact.php) [Hide this request]

Check out our newest spreadsheet update: Download Spreadsheet (spreadsheet/Manning-Pipe-Flow.xlsx) Open Google Sheets version (spreadsheet/Manning-Pipe-Flow.php) View All Spreadsheets (http://www.hawsedc.com/engcalcs/SpreadsheetLibrary.php)
--CAUTION: If you have downloaded the spreadsheet prior to September 24, you may have received incorrect results!--

384 Frank Street Ottawa

375 mm Combined Sewer - current

Set units: m | mm | ft | in

Pipe diameter, d_0	375 mm
Manning roughness, n ? (http://www.engineeringtoolbox.com/mannings-roughness-d_799.html)	.012
Pressure slope (possibly ? (../pressureslope.php) equal to pipe slope), S_0	0.546 % rise/run
Percent of (or ratio to) full depth (100% or 1 if flowing full)	20 %

Results

Flow, Q	12.2907	l/s
Velocity, v	0.7816	m/s
Velocity head, h_v	0.0311	m
Flow area	0.0157	m^2
Wetted perimeter	0.3477	m
Hydraulic radius	0.0452	m
Top width, T	0.3000	m
Froude number, F	1.09	
Shear stress (tractive force), tau	4.0156	N/m^2

Free Online Manning Pipe Flow Calculator

>> Nationalism not welcome here. <<

Manning Formula Uniform Pipe Flow at Given Slope and Depth

Can you help me translate, program, or host these calculators? (../contact.php) [Hide this request]

Check out our newest spreadsheet update: Download Spreadsheet (spreadsheet/Manning-Pipe-Flow.xlsx) Open Google Sheets version (spreadsheet/Manning-Pipe-Flow.php) View All Spreadsheets (http://www.hawsedc.com/engcalcs/SpreadsheetLibrary.php)
--CAUTION: If you have downloaded the spreadsheet prior to September 24, you may have received incorrect results!--

384 Frank Street Ottawa

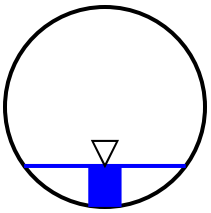
375 mm Combined Sewer - proposed

Set units: m | mm | ft | in

Pipe diameter, d_0	375 mm
Manning roughness, n ? (http://www.engineeringtoolbox.com/mannings-roughness-d_799.html)	.012
Pressure slope (possibly ? (../pressureslope.php) equal to pipe slope), S_0	0.546 % rise/run
Percent of (or ratio to) full depth (100% or 1 if flowing full)	20.5 %

Results

Flow, Q	12.9203	l/s
Velocity, v	0.7931	m/s
Velocity head, h_v	0.0321	m
Flow area	0.0163	m^2
Wetted perimeter	0.3524	m
Hydraulic radius	0.0462	m
Top width, T	0.3028	m
Froude number, F	1.09	
Shear stress (tractive force), tau	4.1159	N/m^2



Please give us your valued words of suggestion or praise. Did this free calculator exceed your expectations in every way? (../contact.php) [Hide this request]

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Pressure Drop Online-Calculator

Calculation output

Flow medium:	Water 10 °C / liquid
Volume flow::	2.08 l/s
Weight density:	998.206 kg/m³
Dynamic Viscosity:	1001.61 10-6 kg/ms
Element of pipe:	circular
Dimensions of element:	Diameter of pipe D: 50 mm
	Length of pipe L: 40 m
Velocity of flow:	1.06 m/s
Reynolds number:	52787
Velocity of flow 2:	-
Reynolds number 2:	-
Flow:	turbulent
Absolute roughness:	0.0016 mm
Pipe friction number:	0.02
Resistance coefficient:	16.61
Resist.coeff.branching pipe:	-
Press.drop branch.pipe:	-
Pressure drop:	93.02 mbar
	0.09 bar

Note: The pressure drop was calculated by the online calculator of www.pressure-drop.com. We can not warrant the correctness of this software. The software is produced carefully. But no computer software is without bugs. Therefore the calculations are your own risk.

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Appendix B: Correspondence

zoran@archnova

From: Wu, John <John.Wu@ottawa.ca>
Sent: December 8, 2017 9:20 AM
To: zoran@archnova
Subject: RE: 384 Frank Street, Ottawa: boundary conditions
Attachments: 384 Frank December 2017.pdf

Here is the result:

******The following information may be passed on to the consultant, but do NOT forward this e-mail directly.******

The following are boundary conditions, HGL, for hydraulic analysis at 384 Frank (zone 1W) assumed to be connected to the 203 mm on Frank St (see attached PDF for location).

Minimum HGL = 106.9 m

Maximum HGL = 115.7 m

Max Day (2.08 L/s) + Fire Flow (217 L/s) = 103.3 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.

Thanks.

John

From: zoran@archnova [mailto:zoran@archnova.ca]
Sent: Tuesday, December 05, 2017 8:07 PM
To: Wu, John <John.Wu@ottawa.ca>
Subject: RE: 384 Frank Street, Ottawa: boundary conditions

Hello John,

It is from City of Ottawa Guideline, which refers to MOE guideline and Table 3.3 for services for less than 500 persons. The table I sent to you is that one (Please see notes in tables). The only thing is that I used the factor of 9.5 for up to 30 persons and in reality we have 36 persons. This means that factor of 4.9 should be used however, 36 is closer to 30 person cut than to 100 and more possible that the factor is higher than 4.9.
If you still prefer 4.9 I will prepare it that way,

Cheers,

ZM

From: Wu, John [mailto:John.Wu@ottawa.ca]
Sent: December 5, 2017 9:28 AM
To: zoran@archnova <zoran@archnova.ca>
Subject: RE: 384 Frank Street, Ottawa: boundary conditions

Hi, Zoran:

In the Ottawa water design guidelines 2010, page49.
4.2.8
State it clearly.
I do not know where your reference is from. You have to use Ottawa's water design guideline.

John

From: zoran@archnova [mailto:zoran@archnova.ca]
Sent: Monday, December 04, 2017 6:13 PM
To: Wu, John <John.Wu@ottawa.ca>
Subject: RE: 384 Frank Street, Ottawa: boundary conditions

Hello John,

I have used the following table:

Table 3-3: Peaking Factors for Drinking-Water Systems Serving Fewer than 500 People

DWELLING UNITS	EQUIVALENT	NIGHT MINIMUM	MAXIMUM DAY	PEAK HOUR
10	30	0.1	9.5	14.3
50	150	0.1	4.9	7.4
100	300	0.2	3.6	5.4
150	450	0.3	3.0	4.5
167	500	0.4	2.9	4.3

The occupancy of proposed building is between 30 and 50 persons so I used factors for 30 persons. If you have different factors used for this particular area, please advise and I will adjust my calculation. For now we are on the safe side.

Regards,

Zoran

From: Wu, John [mailto:John.Wu@ottawa.ca]
Sent: December 4, 2017 10:03 AM
To: zoran@archnova <zoran@archnova.ca>
Subject: RE: 384 Frank Street, Ottawa: boundary conditions

Hi, Zoran:

I already send the request.
Please check where you got the maxday factor 9.5 for water Ottawa design guideline is not that high.
Please read that section.

Thanks.

John

From: zoran@archnova [mailto:zoran@archnova.ca]
Sent: Saturday, December 02, 2017 7:33 PM
To: Wu, John <John.Wu@ottawa.ca>
Subject: 384 Frank Street, Ottawa: boundary conditions

Hello John,

Please could you provide the boundary conditions for the location of 384 Frank Street, Ottawa. The owner is planning to construct a new apartment building at this location. Attached are the water and sewer calculations, FUS and OBC fire flow calculation and the site plan for proposed development.

Type of development: apartment building (basement + 9 stories)

Average daily demand: 0.15 l/s

Maximum daily demand: 1.39 l/s.

Maximum hourly daily demand: 2.08 l/s.
Fire flow: 217 l/sec

Regards,

Zoran Mrdja, P.Eng., FEC
Arch-Nova Design Inc.
613-818-3884

'

'
'

This e-mail originates from the City of Ottawa e-mail system. Any distribution, use or copying of this e-mail or the information it contains by other than the intended recipient(s) is unauthorized. Thank you.

Le présent courriel a été expédié par le système de courriels de la Ville d'Ottawa. Toute distribution, utilisation ou reproduction du courriel ou des renseignements qui s'y trouvent par une personne autre que son destinataire prévu est interdite. Je vous remercie de votre collaboration.

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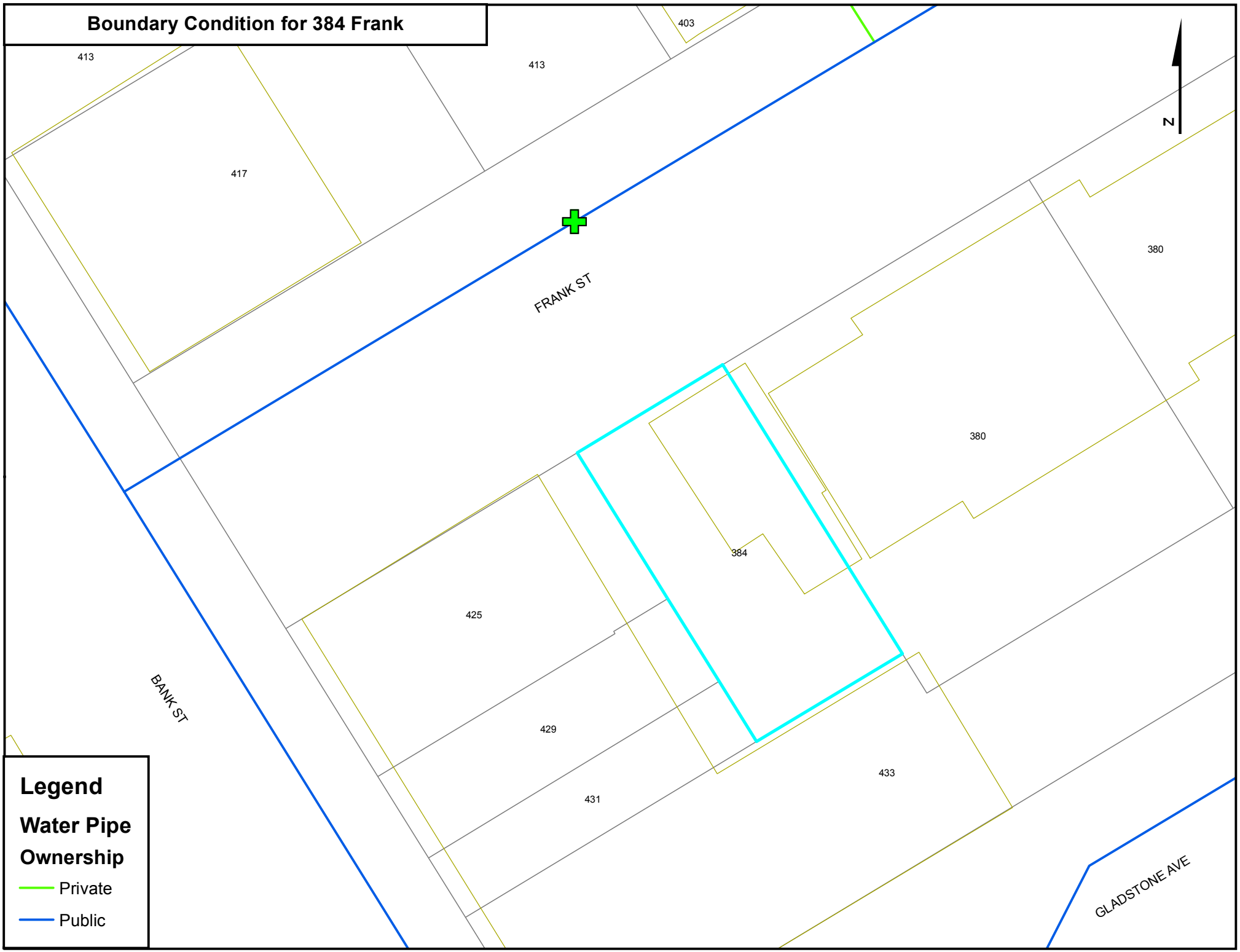
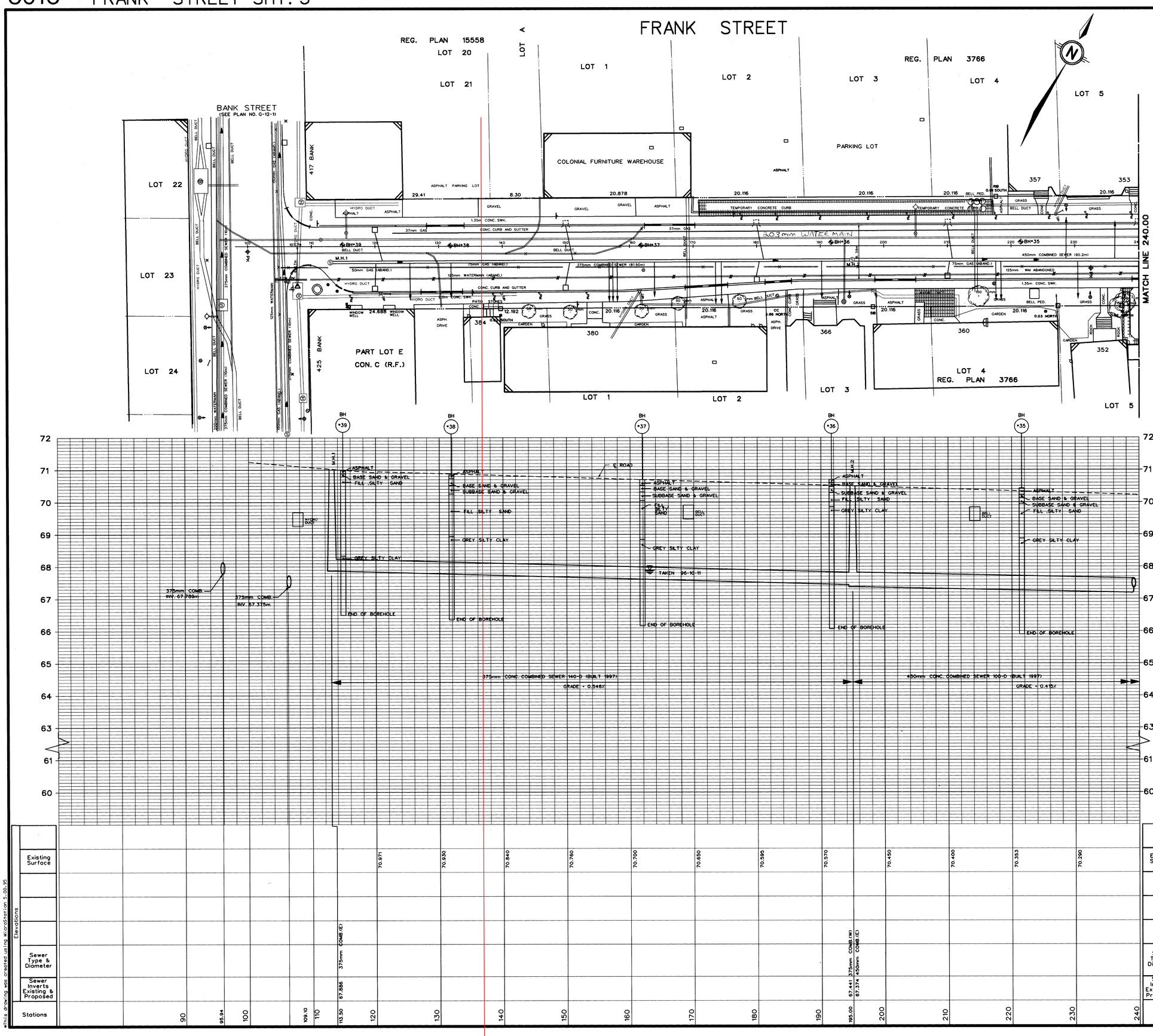

Boundary Condition for 384 Frank
403
413
413
417
FRANK ST
380
380
384
425
429
431
433
BANK ST
GLADSTONE AVE
N
Legend
Water Pipe
Ownership
Private
Public

3015 FRANK STREET SHT. 3



*This drawing was created using Microstation 5.00.95

Revisions:

No.	Date	Description	Drawn By	Approved By

Design:

Designed By: MR. Z. RANA	Date: MARCH/97	Checked By:	Date:
Survey Detail By: MR.K. ROGERS, MR.R. LESTER	Date: JULY/96	Field Checked By:	Date:
Drafting By: MR. G.J. SWITZER	Date: APR./97	Checked By:	Date:

Chief Design & Const. Eng.
H. V. Pascoe, P.Eng.

Final Measurements:

Construction Type: SEWER,ROAD WATER,SWK	Inspector: G.SWITZER D. BROWN
Work Commenced: JULY 97	Project Manager: Z. RANA
Work Completed: JULY 97	Field Book #: NONE
Contractor: TAGART	Date: JAN./98
Drafting Revisions: G.J. SWITZER	Date: JAN./98 ; Checked By: Z. RANA

Notes:

- While illustrations and utilities shown are taken from the best available information, they cannot be guaranteed.
- The contractor is requested to check with all utility companies before digging.
- Soil information shown is not guaranteed and contractors are advised to collect additional soils information as deemed necessary
- The actual rock line was recorded during construction of the existing ——— sewer.
- Soil information taken from : JACQUES WHITFORD DEC./96
- Reference bench mark : MON. No.3618 ELEV. 70.385m INDEX No. 204
- Date of television inspection : TAMARACK 2-90-137, SANITEC 2-94-148,
- This plan supercedes (in whole or in part) plan #D-21

As Built Notes:

- Boreholes prior to construction.
- See typical cross sections for road structure material depths

City of Ville d' **Ottawa**

Department Of Engineering And Works
Engineering Branch
Design And Construction Division
111 SUSSEX DRIVE, SUSSEX PAVILION, 7TH FLOOR, OTTAWA, ONTARIO. K1N 5A1

E.M. Robinson, Commissioner	W.R. Cole, P.Eng., Branch Director

FRANK STREET

Contract No: ~~97C~~3015	Survey Books: 3015	Scales: (See note) HOR. 1:250 VERT. 1:50	Plan No: 3015 Sheet 3 of 12

Filename: 3015s1.dgn
Reference: 3015b.dgn
3015w.dgn