



February 13, 2020

To: Theresa Thomas, MCIP, RPP, Project Planner
Novatech Engineers, Planners, & Landscape Architects

RE: SITE PLAN CONTROL APPROVAL APPLICATION
FILE NUMBER: D07-12-19-141
CONSULTANT FILE NUMBER: 119051
PROPOSED RESIDENTIAL DEVELOPMENT
58 FLORENCE STREET, OTTAWA, ONTARIO

54 FLORENCE STREET - BASEMENT HEIGHT VERIFICATION

Dear Madam:

This letter reports the results of a site visit completed on February 4, 2020 to the residence located at 54 Florence Street, Ottawa, Ontario. The purpose of the site visit was to measure, if possible, the height of the existing basement foundation walls supporting the dwelling at 54 Florence Street relative to the existing ground surface between 54 and 58 Florence Street for a proposed residential development to be located at 54 Florence Street.

At the time of the site visit, the owner of the property at 54 Florence Street, Mr. Paul Couvrette, indicated the following: the dwelling is a heritage house and is divided into three portions. The first portion consists of the original dwelling with a rubble basement foundation. The second portion consists of an addition with a poured concrete foundation and the third portion is an addition which consists of a slab on grade (no basement) foundation. The original dwelling was constructed in about 1906, the second addition was constructed in about 1928 and the final addition in about 2000.

Based on the results of the site visit the following was measured:

Original Rubble Foundation(1906)

- Exposed Rubble Foundation above grade: 0.9 metres (3 feet)
- Interior Foundation Wall Height to Basement Slab below grade: 1.57 metres (5'2")
Total Wall Height to Basement Slab: 2.47 metres (+/- 8'2")

First Addition Poured Concrete Foundation (1928)

- Exposed Concrete Foundation above grade: 1.07 metres (42")
- Interior Foundation Wall Height to Basement Slab below grade 1.45 metres (57")
Total Wall Height to Basement Slab: 2.52 metres

Second Addition - Slab on Grade Foundation (2000) - no basement





PROPOSED FOUNDATION

Based on a site plan provided for the proposed building to be constructed at 58 Florence Street, it is proposed to construct the building at a distance of 2.2 metres away from the shared property line between 54 and 58 Florence Street. The building at 54 Florence Street is indicated to be in close proximity to the property line, in particular, the slab on grade addition is shown to be almost at the shared property line. The existing grades for the existing buildings at 54 and 58 Florence Street are indicated to be 71.48 to 71.50 metres. The proposed underside of footing level (USF) for the proposed dwelling is 69.92 metres or 1.56 metres below the existing ground surface.

In general construction practice, about a 1.0 metre off-set is excavated in order to provide suitable workspace to form a foundation. It is considered that the zone of lateral support for a foundation will extend down and out from the edge of the footing at a slope of 1 horizontal to 1 vertical. Kollaard Associates considers that the zone of lateral support for the original rubble foundation and the first addition will not be compromised. However, based on the above noted conditions, by excavating 1.0 metres towards the neighbouring dwelling at 54 Florence Street, without specific engineering guidance there is a potential to compromise the existing slab on grade foundation.

Engineering guidance could include shoring requirements or excavation procedure and timing specifications.

We trust this letter provides sufficient information for your purposes. If you have any questions concerning this letter please do not hesitate to contact our office.

Yours truly,

KOLLAARD ASSOCIATES INC.

Dean Tataryn, B.E.S., EP.



Steve deWit, P.Eng.