

Date: March 9, 2023  
To: Allan Evans, Fire Protection Engineer  
From: Marc Rivet, MCIP, RPP  
CC: Kelly Livingstone, RPP, MCIP and Derek Kulyk, P. Eng.  
Subject: 3440 Frank Kenny Road, D07-12-22-0057 – OBC Fire Protection Measures HONI OC  
JLR No.: 31500-000.1

The City of Ottawa approved the Phase 1 Hydro One Networks Inc. (HONI) Operations Centre Site Plan approval on August 10, 2012 (D07-12-12-0051) and a Site Plan Agreement was registered on December 5, 2012. Ministry of Environment Environmental Compliance Approval was issued on December 6, 2012 under number 3750-92FKEH. Phase 1 of the HONI OC included a ModSpace office building (temporary for HONI's needs) and a general warehouse (to remain).

JLR had completed a Phase 2 Due Diligence Study on October 7, 2016 in order to examine the future Operations Centre (subject to the current Site Plan application). As part of Phase 1 and our work on Phase 2 Study, consultation was held with City of Ottawa Fire Prevention. City of Ottawa Fire Prevention had not required any underground fire water tanks as part of the interim facility (Phase 1) as they had a system in place to ensure adequate water supply for buildings less than 600 m<sup>2</sup> in the rural area (in conformity with OBC 3.2.5.7). As the future OC will be greater than 600 m<sup>2</sup>, JLR met with Mr. Duncan McNaughton, City of Ottawa Acting Division Chief, Fire Prevention Division, September 20, 2016, to discuss fire prevention requirements. JLR's mechanical engineers had prepared calculations based on Fire Underwriters Survey (FUS) and the Ontario Building Code (OBC). Mr. McNaughton confirmed that the Ontario Building Code was adequate to size underground fire water storage tanks (equivalent to 189,000 L) and a preliminary design was discussed with the Fire Prevention Division. The preliminary design had included two (2) 100,000 L underground fire water storage tanks adjacent to a lay by area for fire pumper truck access.

On March 10, 2022, Mr. Allan Evans, Fire Protection Engineer provided an email confirming they were in agreement with the use of OBC to calculate fire water storage tanks. Based on the building size at that time, the calculations identified a need for 275,000 L of water. On April 12, 2022, Mr. Evans confirmed that a reduction to 220,000 L was also acceptable (reduction was as a result of a slight reduction in building size and height) (see chain of emails attached).

As part of the latest submission, JLR's Mechanical Engineer, Mr. Kris Mierzekewski, P. Eng. calculated the size of the required fire protection water tanks based on the current building size (1,633 m<sup>2</sup>) and concluded that under OBC, fire protection water supply would need to be 183,110 L. (see attached JLR memo dated September 8, 2022).

On October 6, 2022, a meeting was held between JLR representatives, City of Ottawa Development Approvals Staff and Mr. Allan Evans, City's Fire Protection Engineer. Mr. Evans confirmed that in this situation the Fire Prevention Division had indicated support to the use of OBC to calculate size of underground fire protection water tanks.

Tank details and site plan are included to illustrate size and location of the fire water tanks and fire pumper truck access.

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:



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