

85 Albert Street – Office to Residential Conversion

Adequacy of Services Report



Prepared for:
Intentional Capital

Prepared by:
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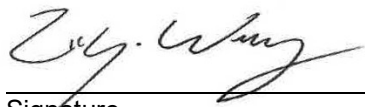


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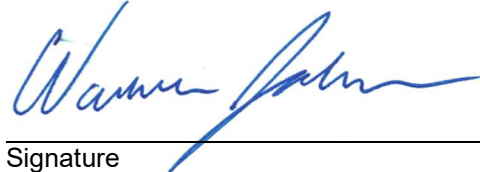
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Number: 100646440 **2026-08-04**
Limitations: Design analysis, drawings, and reports for municipal and private water distribution systems, gravity storm and sanitary sewers, stormwater management, roadways, grading and erosion control.
Association of Professional Engineers of Ontario

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Table of Contents

1	Introduction.....	1
1.1	Objective.....	2
2	Background.....	3
3	Water Servicing	4
3.1	Background	4
3.2	Water Demands.....	4
3.2.1	Domestic Water Demand	4
3.2.2	Fire Flow Demand	4
3.2.3	Boundary Conditions	5
3.2.4	Servicing Pressures.....	5
3.2.5	Fire Flow Pressures.....	6
3.2.6	Fire Hydrant Coverage	6
3.2.7	Proposed Water Service.....	6
4	Wastewater Servicing	7
4.1	Background	7
4.2	Design Criteria.....	7
4.3	Wastewater Generation and Servicing Design	8
4.4	Proposed Sanitary Servicing	8
5	Stormwater Management.....	9
5.1	Existing System	9
6	Conclusion	10

List of Tables

Table 1.1: Preliminary Attributes of Proposed Buildings.....	2
Table 3.1: Estimated Water Demands	4
Table 3.2: Boundary Conditions (200 mm Boyd Upsize).....	5
Table 3.3: FFE and Normal Operating Pressures.....	5
Table 4.1: Estimated Total Wastewater Peak Flow	8

List of Figures

Figure 1.1: Key Plan of Site	1
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List of Appendices

Appendix A Background

- A.1 Site Plan
- A.2 Background Drawings
- A.3 Pre-consultation with City of Ottawa

Appendix B Water Calculation

- B.1 Boundary Conditions
- B.2 Domestic Demand Calculation Sheet
- B.3 FUS Calculation Sheet
- B.4 Hydraulic Analysis
- B.5 Fire Hydrant Coverage Table and Analysis
- B.6 FUS Conditions Correspondence

Appendix C Sanitary Calculation

- C.1 Sanitary Calculation Sheet
- C.2 Capacity Confirmation
- C.3 Sanitary Service Lateral CCTV Report

Appendix D Storm Service Lateral CCTV Report

Appendix E Drawings



1 Introduction

Stantec Consulting Ltd. has been commissioned by Intentional Capital to prepare the following Servicing and Stormwater Management Brief 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 85 Albert Street in the City of Ottawa, Ontario.

The site is approximately 0.095 ha in area and currently occupied by an existing 16-storey office building with 4 levels of underground parking, located in the downtown core, bounded by Albert Street to the south, adjacent to 55 Metcalfe Avenue to the West and North and 75 Albert Street to the East. The site is currently zoned as H1S45 - 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.

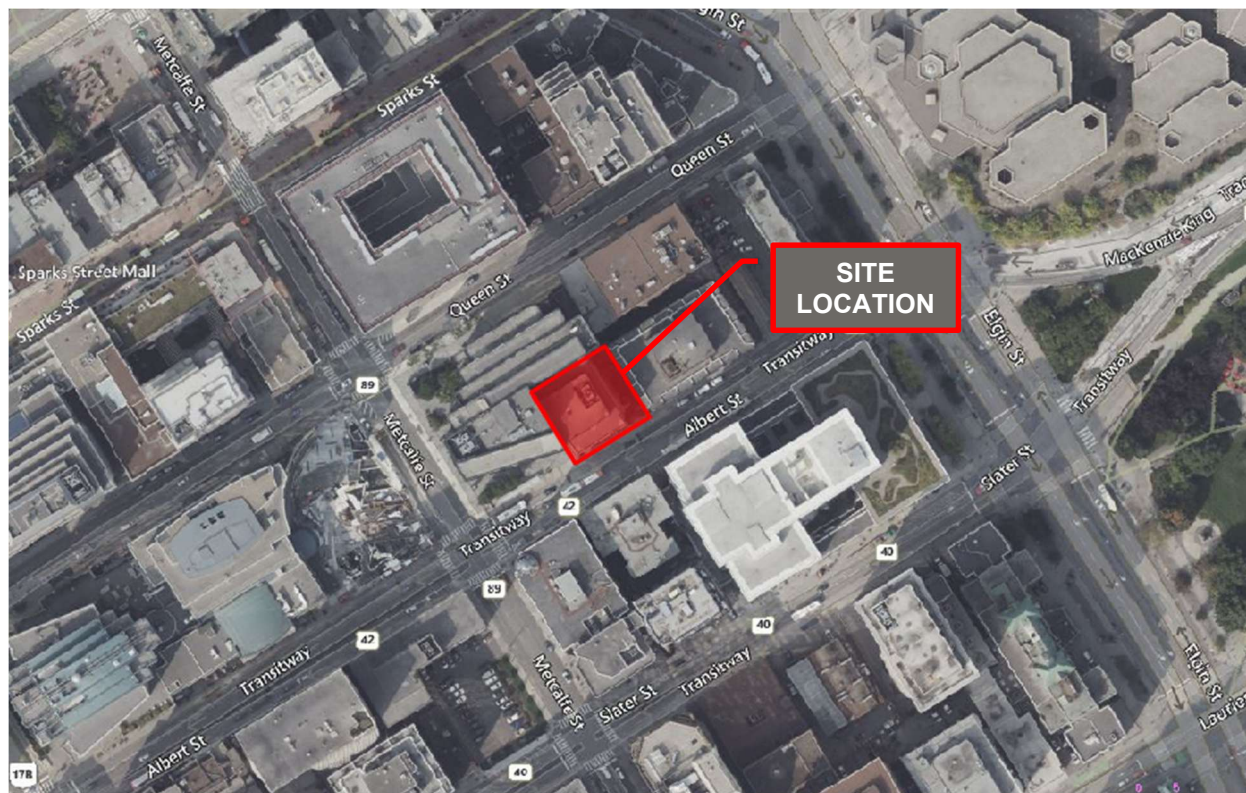


Figure 1.1: Key Plan of Site

Linebox Studio has provided a site plan dated July 24, 2026 (see **Appendix A.1**) that has defined the proposed redevelopment of the existing office building at 85 Albert Street to convert it into a 16-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	85 Albert Street
Number of Above Ground Storeys	16
Underground Parking Levels	4
Gross Parcel Area for Amenity (m ²)	697
Residential Apartment Units	107
Residential Apartment Unit Types	
Studio	14
One-bedroom	14
One-bedroom (Barrier Free)	14
Urban One-bedroom	23
Two-bedroom	14
Urban Two-bedroom	9
Urban Two-bedroom (Barrier Free)	14
Urban Three-bedroom	5

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

1.1 Objective

The objective of this servicing and stormwater management brief 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 85 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, Linebox Studio, July 24, 2026
- Site topographic survey and background as-built drawings, City of Ottawa (see **Appendix A.2**)



3 Water Servicing

3.1 Background

The existing municipal watermain along the boundaries of the site includes the 203 mm diameter DI watermain in Albert 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 203mm watermain on Albert 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 184 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)
85 Albert Street Domestic Water Demand	184	0.07	0.6	1.5	3.3

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 7, 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 3,000 L/min (50 L/s). Detailed fire flow calculations per the FUS methodology are provided in **Appendix B.3**.

3.2.3 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 proposed connections serviced from the existing 203mm watermain (Connection #1) on Albert Street, provided by the City of Ottawa on July 22, 2026, attached in **Appendix B.1**.

Table 3.2: Boundary Conditions (200 mm Boyd Upsize)

Connection	Albert Street
Min. HGL (m)	107.9
Max. HGL (m)	114.9
Max. Day + FF (50 L/s) (m)	107.7

3.2.4 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 as per the topographic survey attached in **Appendix A.2**, 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 topographic survey, the onsite pressures at ground level are expected to range from 358 kPa to 426 kPa (51.9 psi to 61.8 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)
85 Albert Street	71.4	51.9	61.8



3.2.5 Fire Flow Pressures

The boundary condition HGL elevations show that the water distribution system can provide the required fire flows for the site (50 L/s) while maintaining a residual pressure greater than 138 kPa (20 psi). Based on the ground floor elevation from the topographic survey and the head of pressure provided by City of Ottawa staff, the current water distribution network can provide a minimum 355.9 kPa (51.6 psi) residual pressure at the ground floor of the building with the estimated fire flow, detailed 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.

3.2.6 Fire Hydrant Coverage

There are two existing hydrants in the proximity of the proposed development site, as shown on **Figure 3.1** in **Appendix E**. The buildings will be sprinklered, and an existing fire department connection (FDC) is provided at the southeast corner of the building. 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.

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 (3,000 L/min) can be achieved with the existing hydrants and the proposed new hydrants. See **Appendix B.5** for fire hydrant coverage table calculations and NFPA Table 18.5.4.3.

3.2.7 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 m³/day, therefore one additional water service connection has been proposed at the location of the existing 152mm water service lateral on Albert Street to form a dual connection. The two connections are to be separated by an isolation valve to prevent a vulnerable service area. Material, size, and elevation should be confirmed by the mechanical engineering consultant to ensure compatibility with the existing building internal plumbing system. The location of the existing and proposed water service connections are shown in **Figure 3.1** in **Appendix E**.



4 Wastewater Servicing

4.1 Background

The existing office building is serviced by the existing 375mm diameter concrete sanitary sewer in Albert Street via an existing 200mm diameter sanitary service lateral connection from the mechanical room at the southwest corner of the first basement floor. The approximate location of the existing service connection is shown on the **Figure 3.1**.

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)
	Population	Peak Factor	Peak Flow (L/s)			
85 Albert Street	184	3.53	2.1	0.03	0.03	2.2

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 375 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 200 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 200mm PVC sanitary service lateral has been investigated by CCTV inspection and no defects or obstructions were observed. Since the existing serviced 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 preliminary sanitary servicing is shown on **Figure 3.1** in **Appendix E**.



5 Stormwater Management

5.1 Existing System

The existing office building has a 300mm diameter storm service connected to the existing 600mm storm sewer in Albert Street.

The existing overall site drainage across the entire site will land on the building roof and the garage entrance ramp, which are impervious surfaces, and be redirected into the municipal sewer system within Albert Street. The building roof is covered by asphalt and gravel as rigid insulation on top of a concrete slab with a sloped roof drain system to collect the rainfall into the building internal plumbing system. A trench drain was installed at the driveway ramp to prevent runoff into the underground garage and redirect it to the building internal plumbing system. The rainfall collected by the building internal plumbing system from the roof and trench drain is directly discharged into the municipal sewer in Albert Street.

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 300 mm diameter cast iron 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 152mm 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 203mm diameter watermain in Albert Street supplies potable water, and the water distribution system within Albert Street, including the fire hydrants, can accommodate the required fire flow for the development per FUS requirements with sufficient pressure.

The existing 375mm diameter sanitary sewer in Albert Street has sufficient capacity to provide service for this development; a CCTV inspection has confirmed that the existing 200mm 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. 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. 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

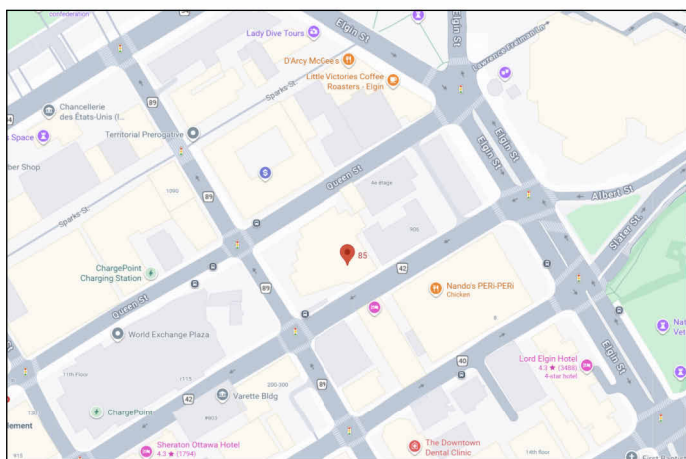


A.1 Site Plan



85 ALBERT ST

ARCHITECTURAL DRAWING PACKAGE



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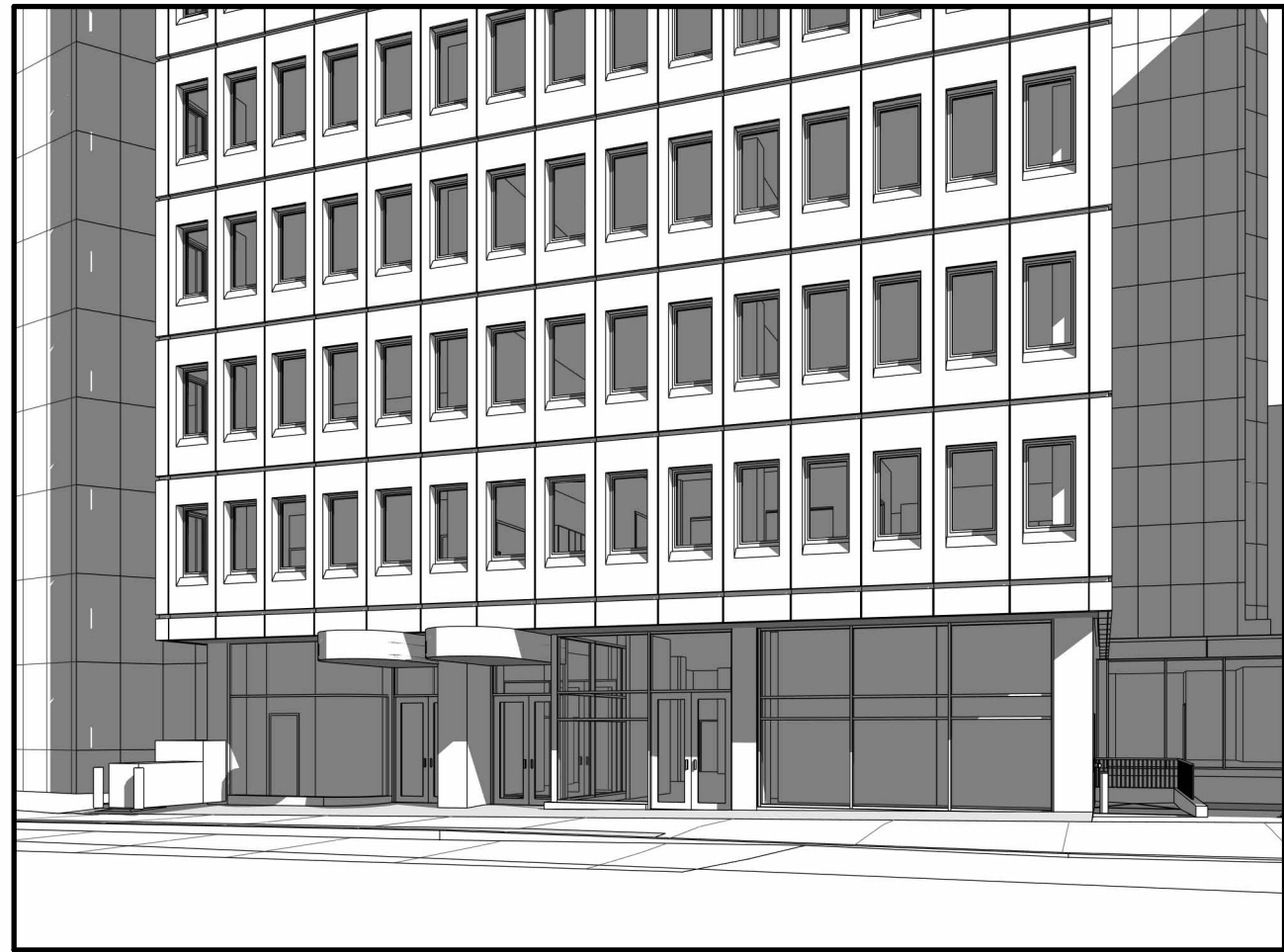
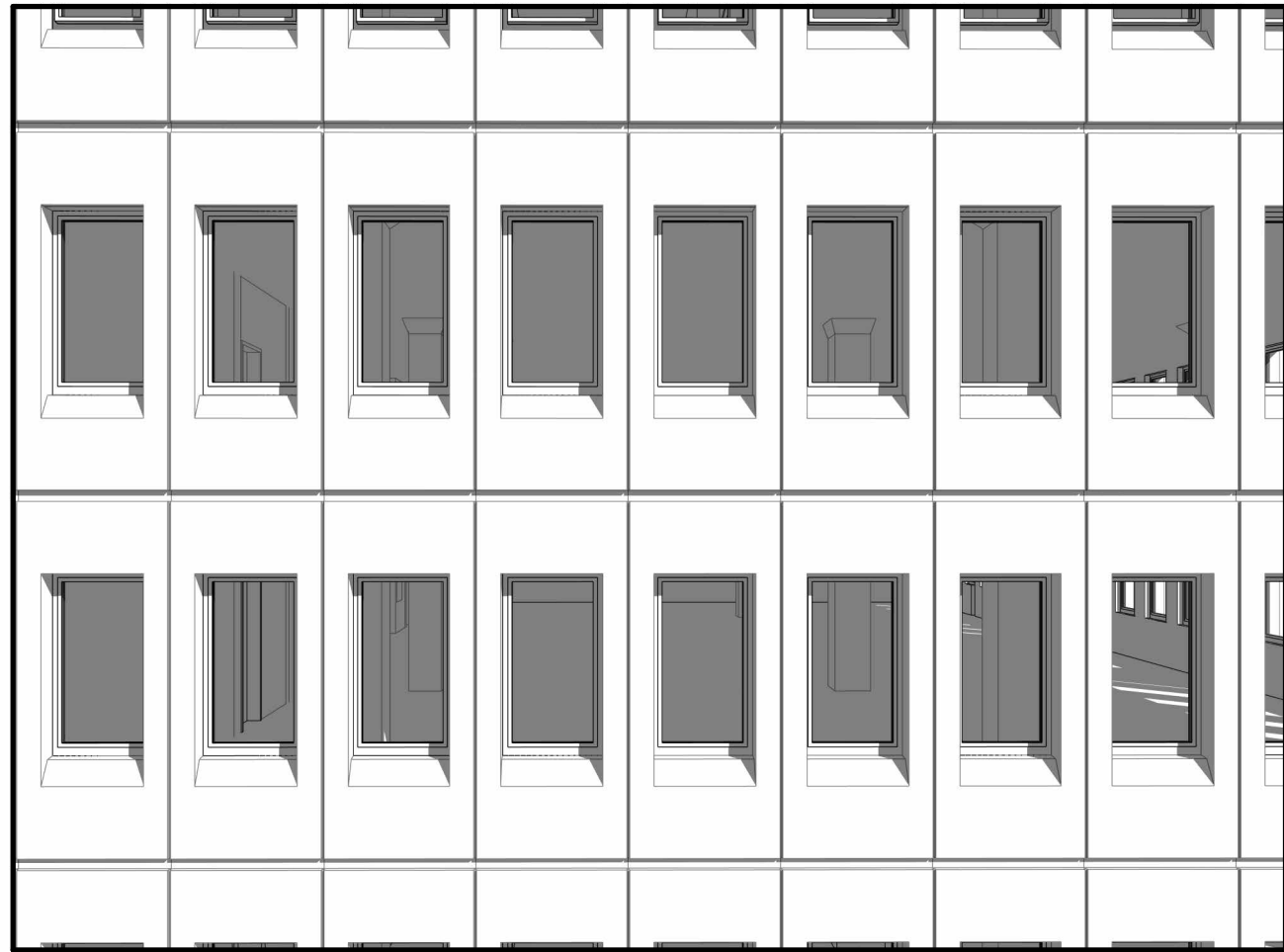
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Architect & Point of Contact: Jonathan Loschmann

ARCHITECTURAL DRAWING LIST

DWG NO.	DRAWING TITLE	CURRENT REV.	DATE
A0-000	COVER SHEET	2026-07-24	
A0-801	SITE PLAN	2026-07-24	
A2-097	4TH BSMT - FLOOR PLAN	2026-07-24	
A2-098	3RD BSMT - FLOOR PLAN	2026-07-24	
A2-099	2ND BSMT - FLOOR PLAN	2026-07-24	
A2-100	1ST BSMT - FLOOR PLAN	2026-07-24	
A2-101	LEVEL 01 - FLOOR PLAN	2026-07-24	
A2-102	LEVEL 02 - 06 (TYPICAL) - FLOOR PLAN	2026-07-24	
A2-107	LEVEL 07 - 15 (TYPICAL) - FLOOR PLAN	2026-07-24	
A2-116	LEVEL 16 - ROOFTOP (AMENITY)	2026-07-24	
A4-100	SOUTH (ALBERT ST) ELEVATION	2026-07-24	
A4-101	EAST ELEVATION	2026-07-24	
A4-102	NORTH ELEVATION	2026-07-24	
A4-103	WEST ELEVATION	2026-07-24	
A4-110	ENLARGED ELEVATIONS	2026-07-24	



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3. SITE PLAN APPLICATION	2026-07-24
2. DRAFT SPA REVIEW	2026-06-24
1. ISSUED FOR REVIEW AND CLASS-D BUDGET	2026-06-17

no revisions date

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architect | architecte



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- DO NOT SCALE THE DRAWINGS.
- NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

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drawing title | titre du dessin

COVER SHEET

project number | numero du projet 2515

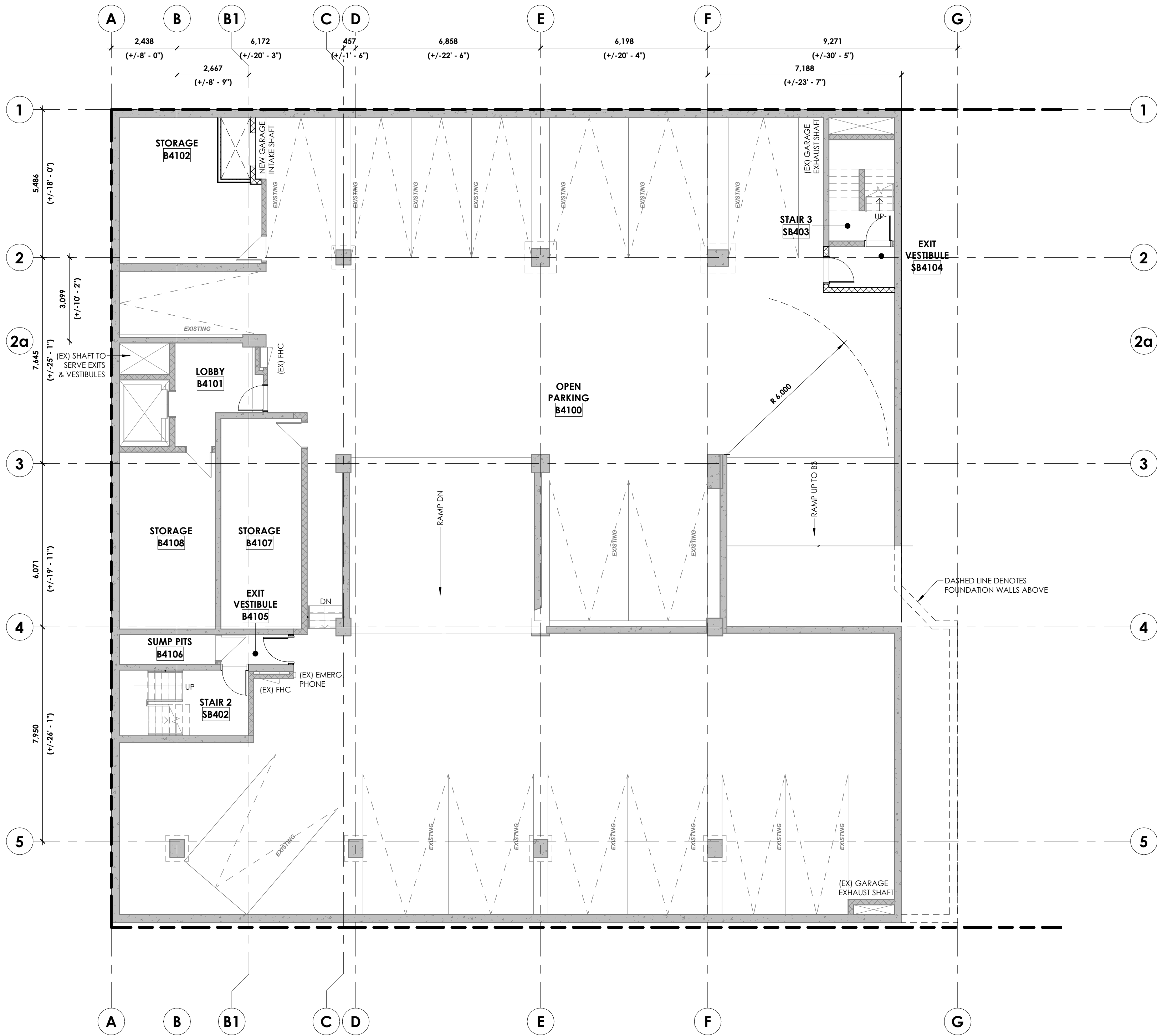
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date | date 06/02/26

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FLOOR PLAN LEGEND

- WALL - EXISTING TO REMAIN
- WALL - NEW CONSTRUCTION
- DOOR - EXISTING TO REMAIN
- DOOR - NEW CONSTRUCTION



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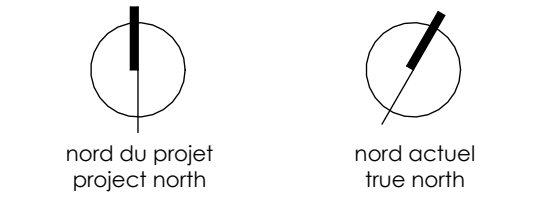
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4TH BSMT - FLOOR PLAN

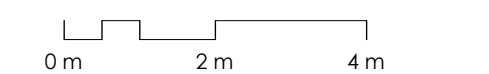
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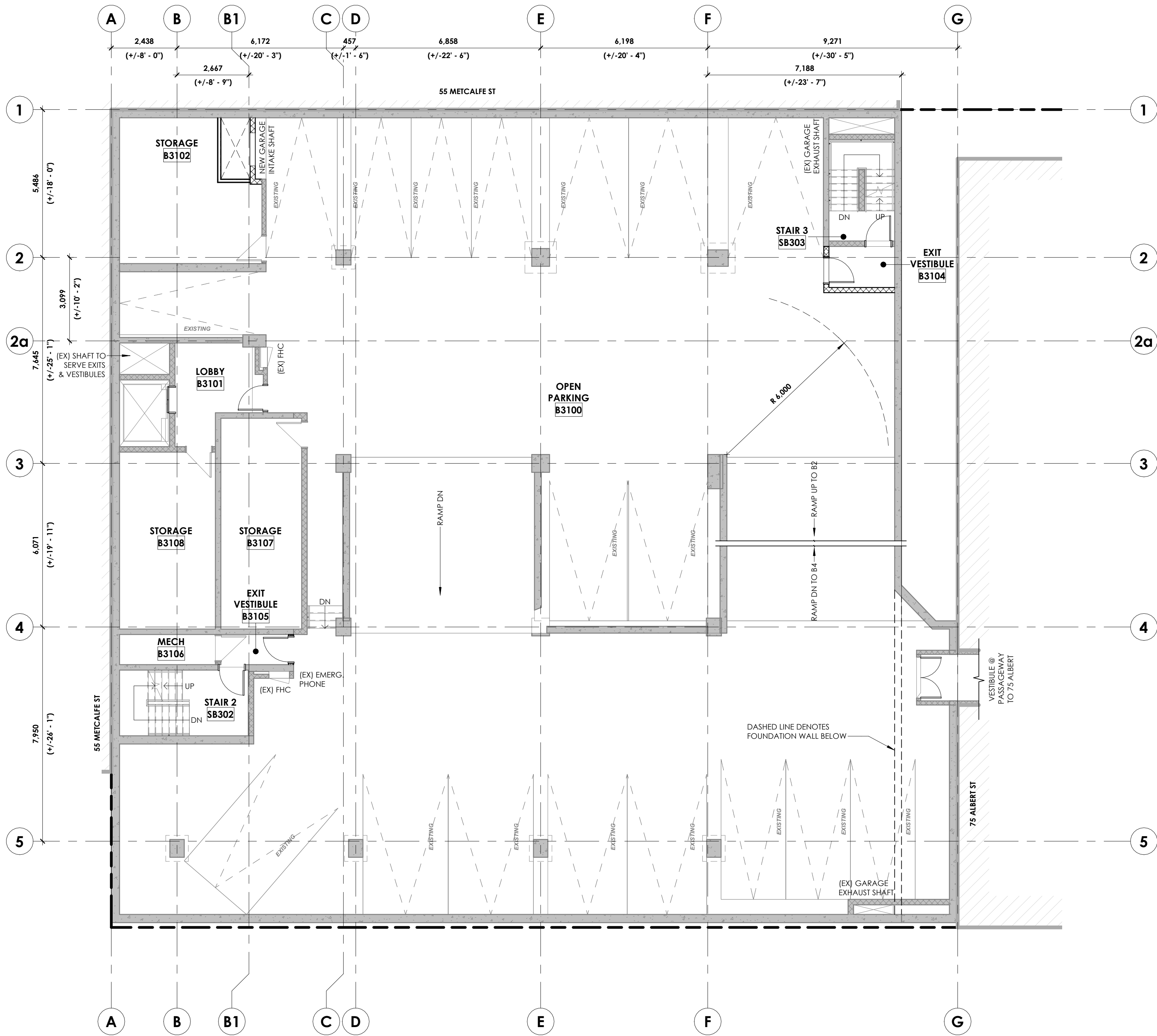
checked | vérifié AR / JAP

date | date 06/02/26

scale | échelle 1 : 100



A2-097



FLOOR PLAN LEGEND

- WALL - EXISTING TO REMAIN
- WALL - NEW CONSTRUCTION
- DOOR - EXISTING TO REMAIN
- DOOR - NEW CONSTRUCTION



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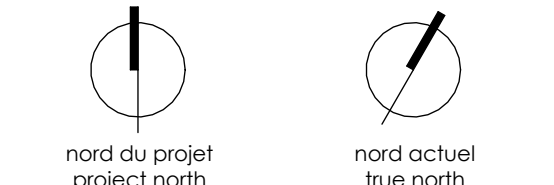
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3RD BSMT - FLOOR PLAN

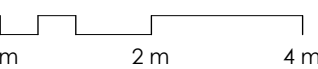
project number | numero du projet 2515

drawn | dessiné PC / JH / JAP / FM

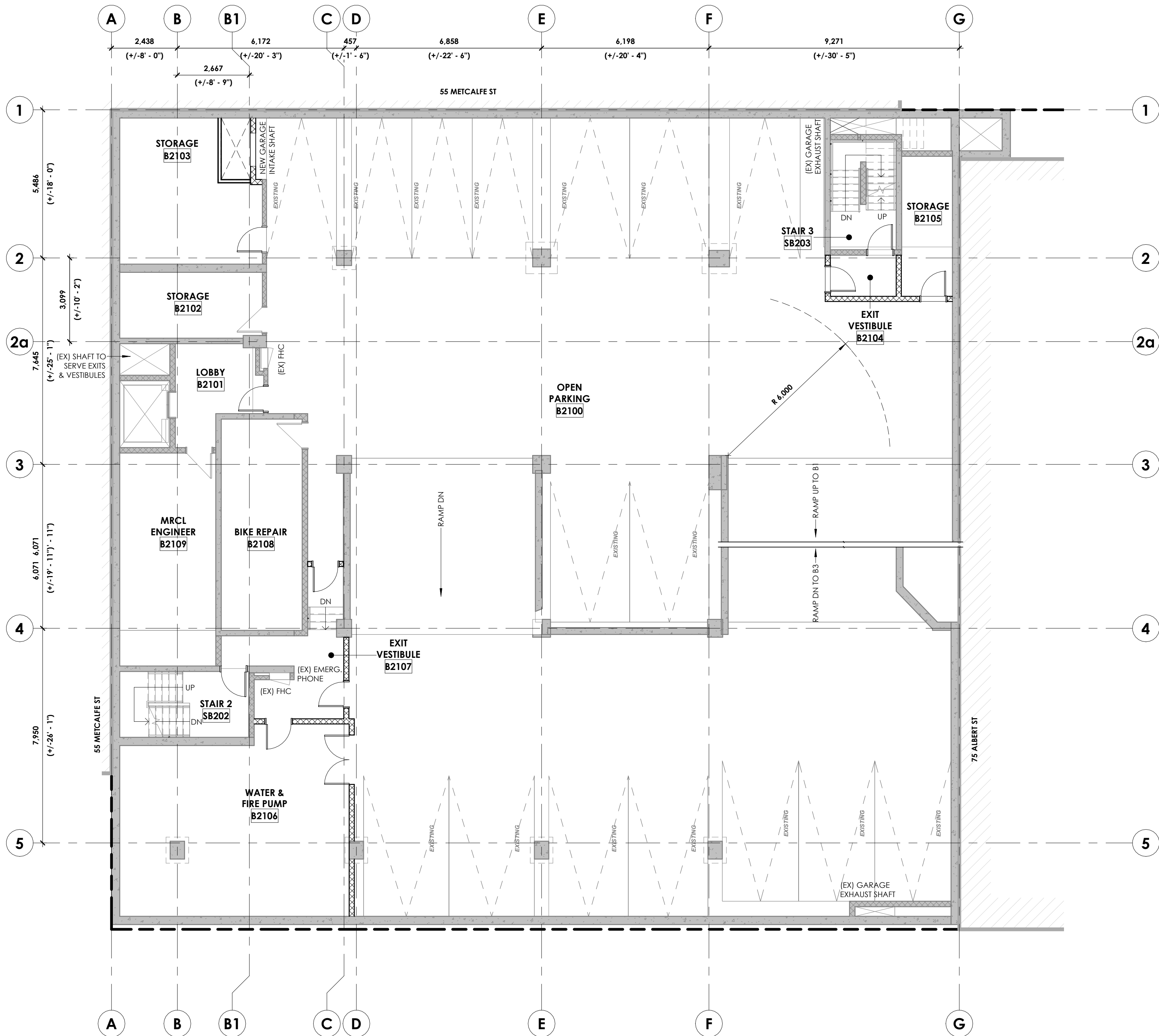
checked | vérifié AR / JAP

date | date 06/02/26

scale | échelle 1 : 100



A2-098



FLOOR PLAN LEGEND

- WALL - EXISTING TO REMAIN
- WALL - NEW CONSTRUCTION
- DOOR - EXISTING TO REMAIN
- DOOR - NEW CONSTRUCTION



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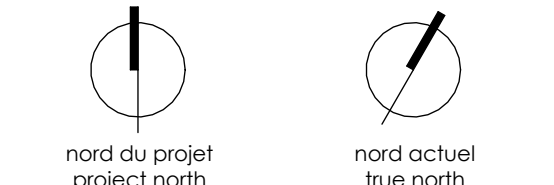
MEP engineers | ingénieur MEP



civil engineers | ingénieur civil

siteform

landscape architect | architecte paysagiste



- 3. SITE PLAN APPLICATION 2026-07-24
- 2. DRAFT SPA REVIEW 2026-06-24
- 1. ISSUED FOR REVIEW AND CLASS-D BUDGET 2026-06-17

no revisions date

stamp | timbre



architect | architecte



general notes | note générale

- 1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
- 2. DO NOT SCALE THE DRAWINGS.
- 3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

85 ALBERT STREET

PROPOSED OFFICE TO RESIDENTIAL CONVERSION
85 ALBERT ST | OTTAWA, ON | K1P 6A4

drawing title | titre du dessin

2ND BSMT - FLOOR PLAN

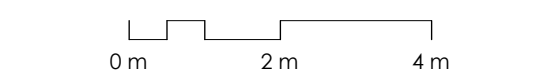
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drawn | dessiné PC / JH / JAP / FM

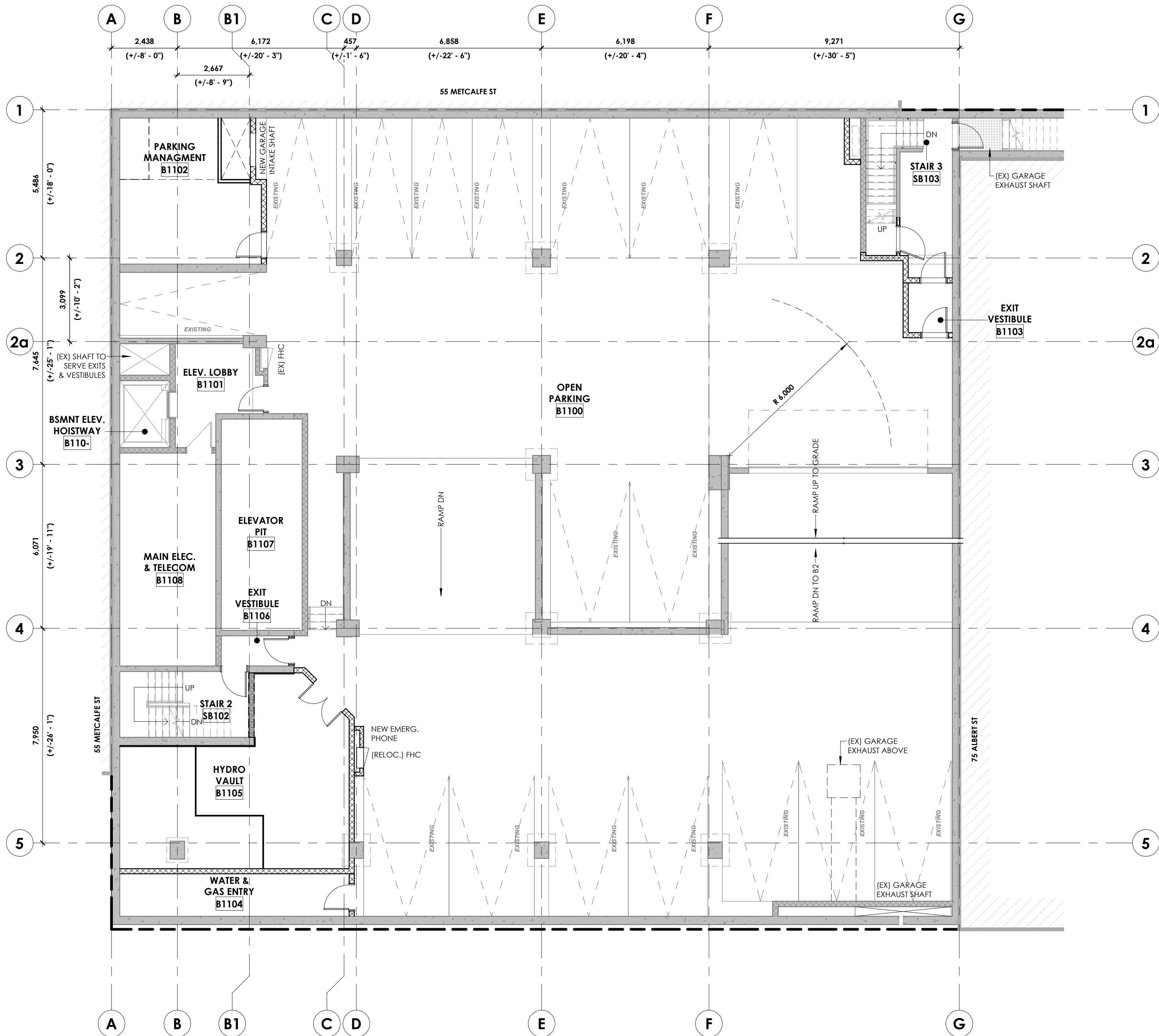
checked | vérifié AR / JAP

date | date 06/02/26

scale | échelle 1 : 100



A2-099



FLOOR PLAN LEGEND

- WALL - EXISTING TO REMAIN
- WALL - NEW CONSTRUCTION
- DOOR - EXISTING TO REMAIN
- DOOR - NEW CONSTRUCTION



structural engineers | ingénieur structure



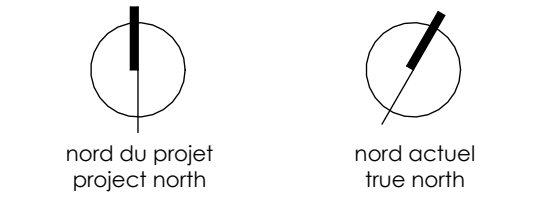
MEP engineers | ingénieur MEP



civil engineers | ingénieur civil



landscape architect | architecte paysagiste



- 3. SITE PLAN APPLICATION 2026-07-24
- 2. DRAFT SPA REVIEW 2026-06-24
- 1. ISSUED FOR REVIEW AND CLASS-D BUDGET 2026-06-17

no revisions date

stamp | timbre



architect | architecte



general notes | note générale

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project title

85 ALBERT STREET

PROPOSED OFFICE TO RESIDENTIAL CONVERSION
85 ALBERT ST | OTTAWA, ON | K1P 6A4

drawing title | titre du dessin

1ST BSMT - FLOOR PLAN

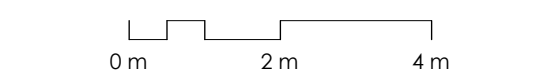
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drawn | dessiné PC / JH / JAP / FM

checked | vérifié AR / JAP

date | date 06/02/26

scale | échelle 1 : 100



A2-100

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FLOOR PLAN LEGEND

- WALL - EXISTING TO REMAIN
WALL - NEW CONSTRUCTION
DOOR - EXISTING TO REMAIN
DOOR - NEW CONSTRUCTION

VEHICLE PARKING PROVIDED	
TYPE	COUNT
EXISTING PARKING	68
TOTAL	68

BICYCLE PARKING PROVIDED	
TYPE	COUNT
HORIZONTAL	56
INCLUSIVE	14
SHORT TERM	8
VERTICAL	56
TOTAL	134

RESIDENTIAL SUITE TYPES	
UNIT TYPE	COUNT
1 BEDROOM	14
1 BEDROOM (BF)	14
2 BEDROOM	14
STUDIO	14
URBAN 1 BEDROOM	23
URBAN 2 BEDROOM	9
URBAN 2 BEDROOM (BF)	14
URBAN 3 BEDROOM	5
TOTAL	107

15% OF UNITS TO BE BARRIER FREE [OBC 3.8.2.1 (5)]
5% OF UNITS TO BE 3 BEDROOM OR HAVE A MIN. GFA OF 80 m²
[CITY OF OTTAWA ZBL 2026-50 708(1)]

INDOOR AMENITY L.1 (GFA - ZBL 2026-50)	
LEVEL 01	316.84 m²



structural engineers | ingénieur structure



MEP engineers | ingénieur MEP



civil engineers | ingénieur civil



landscape architect | architecte paysagiste



3. SITE PLAN APPLICATION 2026-07-24
2. DRAFT SPA REVIEW 2026-06-24
1. ISSUED FOR REVIEW AND CLASS-D BUDGET 2026-06-17

no revisions date

stamp | timbre



architect | architecte



general notes | note générale

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project title

85 ALBERT STREET

PROPOSED OFFICE TO RESIDENTIAL CONVERSION
85 ALBERT ST | OTTAWA, ON | K1P 6A4

drawing title | titre du dessin

LEVEL 01 - FLOOR PLAN

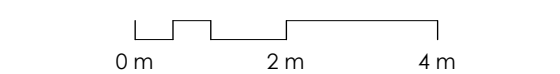
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drawn | dessiné PC / JH / JAP / FM

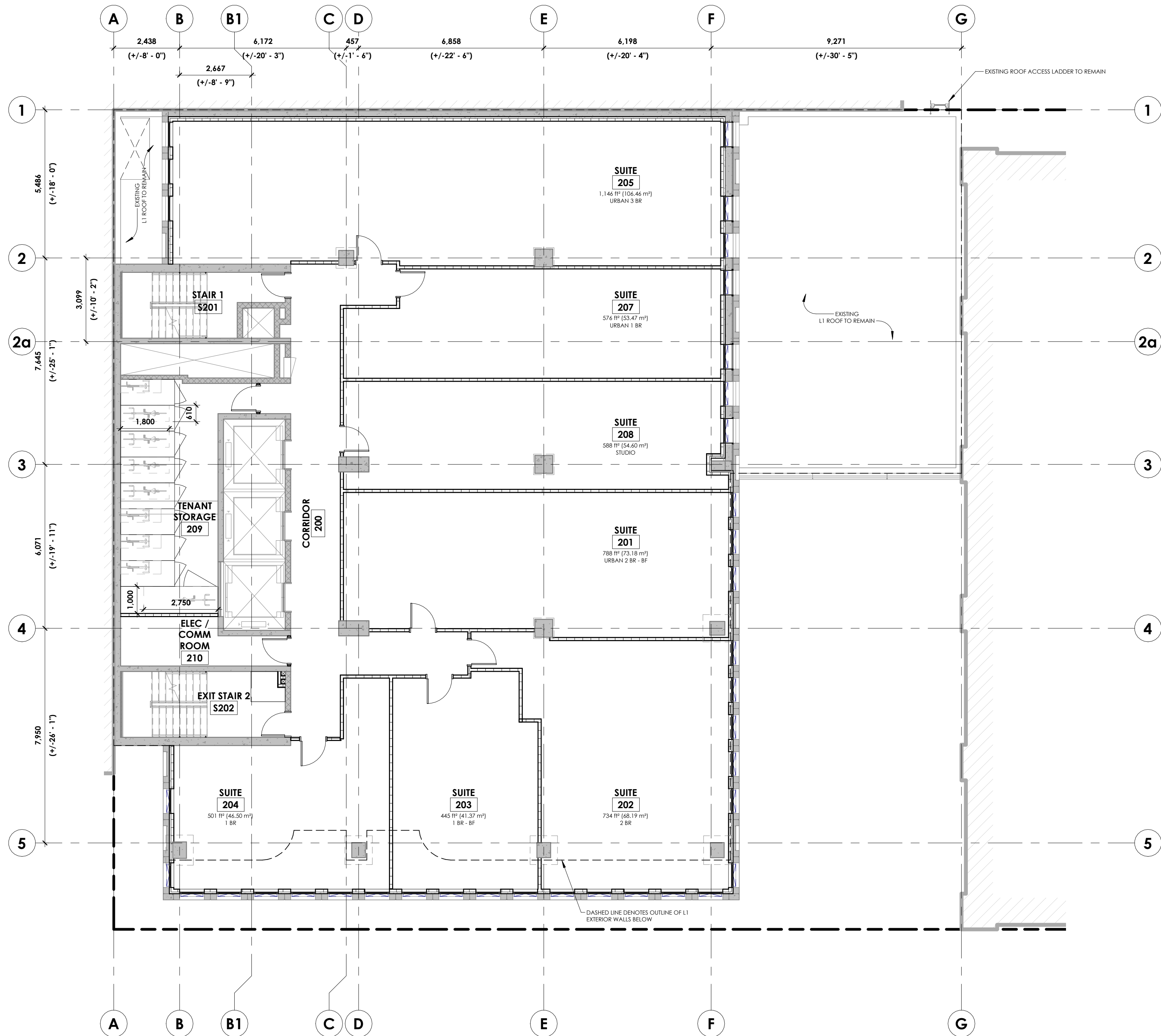
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date | date 06/02/26

scale | échelle 1:100



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FLOOR PLAN LEGEND

- WALL - EXISTING TO REMAIN
- WALL - NEW CONSTRUCTION
- DOOR - EXISTING TO REMAIN
- DOOR - NEW CONSTRUCTION

VEHICLE PARKING PROVIDED	
TYPE	COUNT
EXISTING PARKING	68
TOTAL	68

BICYCLE PARKING PROVIDED	
TYPE	COUNT
HORIZONTAL	56
INCLUSIVE	14
SHORT TERM	8
VERTICAL	56
TOTAL	134

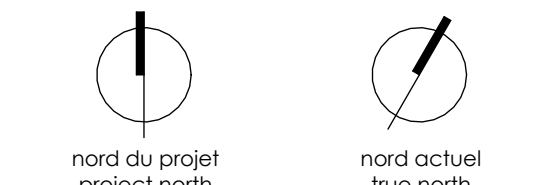
RESIDENTIAL SUITE TYPES	
UNIT TYPE	COUNT
1 BEDROOM	14
1 BEDROOM (BF)	14
2 BEDROOM	14
STUDIO	14
URBAN 1 BEDROOM	23
URBAN 2 BEDROOM	9
URBAN 2 BEDROOM (BF)	14
URBAN 3 BEDROOM	5
TOTAL	107

15% OF UNITS TO BE BARRIER FREE [OBC 3.8.2.1 (5)]
5% OF UNITS TO BE 3 BEDROOM OR HAVE A MIN. GFA OF 80 m²
[CITY OF OTTAWA ZBL 2026-S0 708(1)]



siteform

landscape architect | architecte paysagiste



- 3. SITE PLAN APPLICATION 2026-07-24
- 2. DRAFT SPA REVIEW 2026-06-24
- 1. ISSUED FOR REVIEW AND CLASS-D BUDGET 2026-06-17

no revisions date

stamp | timbre



- general notes | note générale
- 1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
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project title

85 ALBERT STREET
PROPOSED OFFICE TO RESIDENTIAL CONVERSION
85 ALBERT ST | OTTAWA, ON | K1P 6A4

drawing title | titre du dessin

LEVEL 02 - 06 (TYPICAL) - FLOOR PLAN

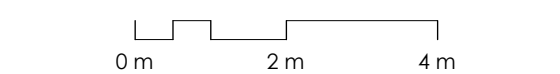
project number | numero du projet 2515

drawn | dessiné PC / JH / JAP / FM

checked | vérifié AR / JAP

date | date 06/02/26

scale | échelle 1 : 100





FLOOR PLAN LEGEND

- WALL - EXISTING TO REMAIN
- WALL - NEW CONSTRUCTION
- DOOR - EXISTING TO REMAIN
- DOOR - NEW CONSTRUCTION

VEHICLE PARKING PROVIDED	
TYPE	COUNT
EXISTING PARKING	68
TOTAL	68

BICYCLE PARKING PROVIDED	
TYPE	COUNT
HORIZONTAL	56
INCLUSIVE	14
SHORT TERM	8
VERTICAL	56
TOTAL	134

RESIDENTIAL SUITE TYPES	
UNIT TYPE	COUNT
1 BEDROOM	14
1 BEDROOM (BF)	14
2 BEDROOM	14
STUDIO	14
URBAN 1 BEDROOM	23
URBAN 2 BEDROOM	9
URBAN 2 BEDROOM (BF)	14
URBAN 3 BEDROOM	5
TOTAL	107

15% OF UNITS TO BE BARRIER FREE [OBC 3.8.2.1 (5)]
5% OF UNITS TO BE 3 BEDROOM OR HAVE A MIN. GFA OF 80 m²
[CITY OF OTTAWA ZBL 2026-S0 708(1)]



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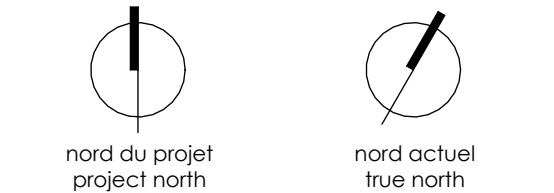
MEP engineers | ingénieur MEP



civil engineers | ingénieur civil



landscape architect | architecte paysagiste



- 3. SITE PLAN APPLICATION 2026-07-24
- 2. DRAFT SPA REVIEW 2026-06-24
- 1. ISSUED FOR REVIEW AND CLASS-D BUDGET 2026-06-17

no revisions date

stamp | timbre



architect | architecte



general notes | note générale

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- 2. DO NOT SCALE THE DRAWINGS.
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project title

85 ALBERT STREET

PROPOSED OFFICE TO RESIDENTIAL CONVERSION
85 ALBERT ST | OTTAWA, ON | K1P 6A4

drawing title | titre du dessin

LEVEL 07 - 15 (TYPICAL) - FLOOR PLAN

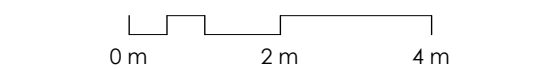
project number | numero du projet 2515

drawn | dessiné PC / JH / JAP / FM

checked | vérifié AR / JAP

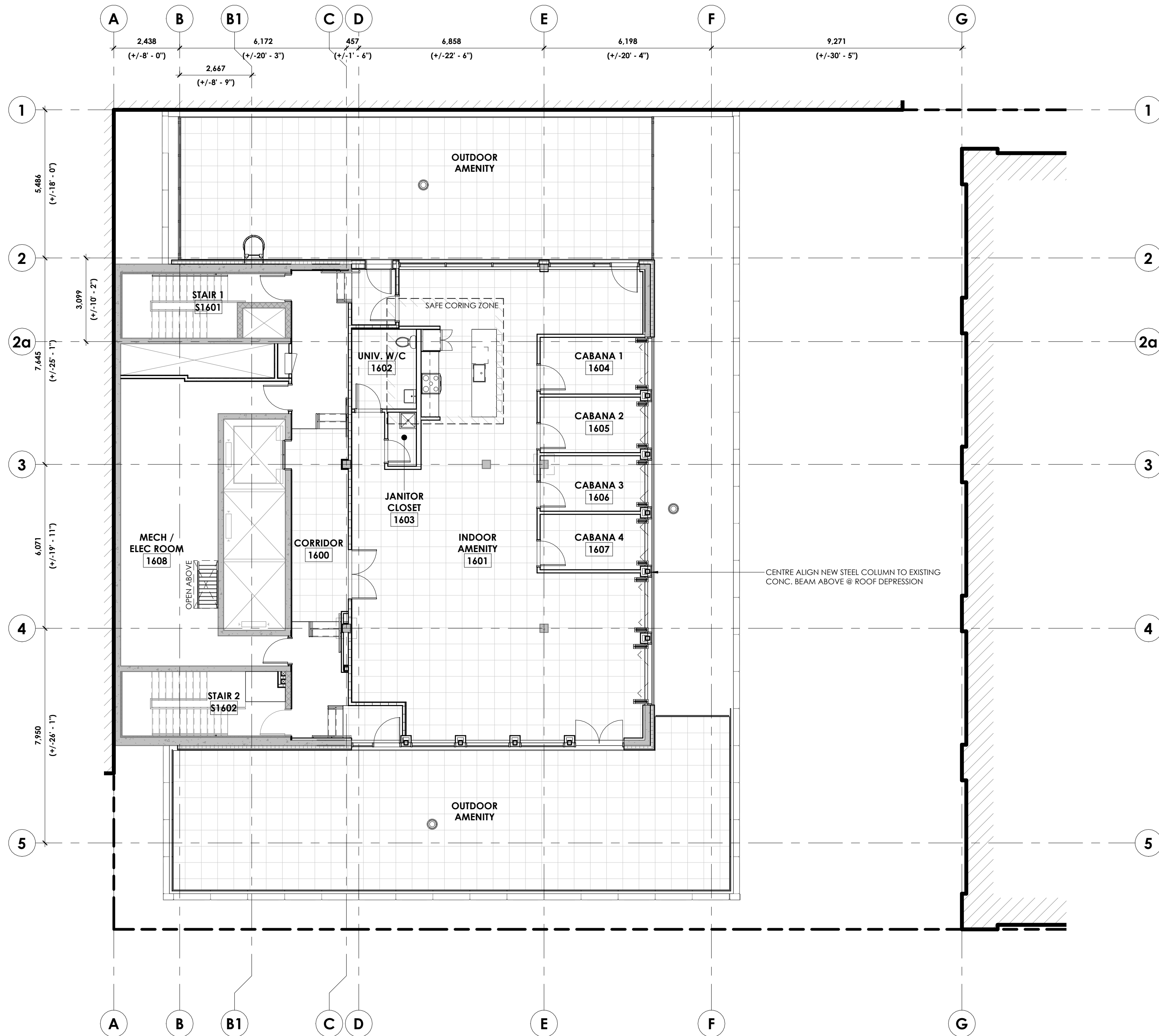
date | date 06/02/26

scale | échelle 1 : 100



A2-107

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FLOOR PLAN LEGEND

- WALL - EXISTING TO REMAIN
- WALL - NEW CONSTRUCTION
- DOOR - EXISTING TO REMAIN
- DOOR - NEW CONSTRUCTION

VEHICLE PARKING PROVIDED	
TYPE	COUNT
EXISTING PARKING	68
TOTAL	68

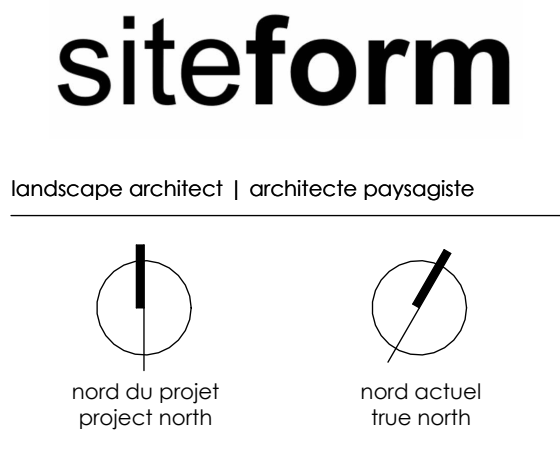
BICYCLE PARKING PROVIDED	
TYPE	COUNT
HORIZONTAL	56
INCLUSIVE	14
SHORT TERM	8
VERTICAL	56
TOTAL	134

RESIDENTIAL SUITE TYPES	
UNIT TYPE	COUNT
1 BEDROOM	14
1 BEDROOM (BF)	14
2 BEDROOM	14
STUDIO	14
URBAN 1 BEDROOM	23
URBAN 2 BEDROOM	9
URBAN 2 BEDROOM (BF)	14
URBAN 3 BEDROOM	5
TOTAL	107

15% OF UNITS TO BE BARRIER FREE [OBC 3.8.2.1 (5)]
5% OF UNITS TO BE 3 BEDROOM OR HAVE A MIN. GFA OF 80 m²
[CITY OF OTTAWA ZBL 2026-50 708(1)]

INDOOR AMENITY L.16 (GFA - ZBL 2026-50)	
LEVEL 16	170.65 m²

OUTDOOR AMENITY L.16 (GFA - ZBL 2026-50)	
LEVEL 16	209.49 m²



3. SITE PLAN APPLICATION	2026-07-24
2. DRAFT SPA REVIEW	2026-06-24
1. ISSUED FOR REVIEW AND CLASS-D BUDGET	2026-06-17
no revisions	date
stamp timbre	



- general notes | note générale
- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
 - DO NOT SCALE THE DRAWINGS.
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project title

85 ALBERT STREET

PROPOSED OFFICE TO RESIDENTIAL CONVERSION
85 ALBERT ST | OTTAWA, ON | K1P 6A4

drawing title | titre du dessin

LEVEL 16 - ROOFTOP (AMENITY)

project number | numero du projet **2515**

drawn | dessiné **PC / JH / JAP / FM**

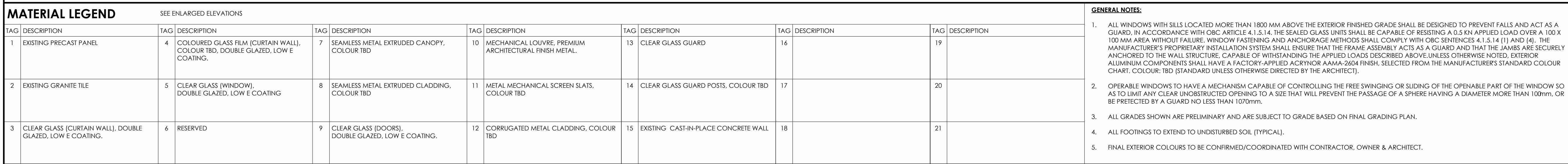
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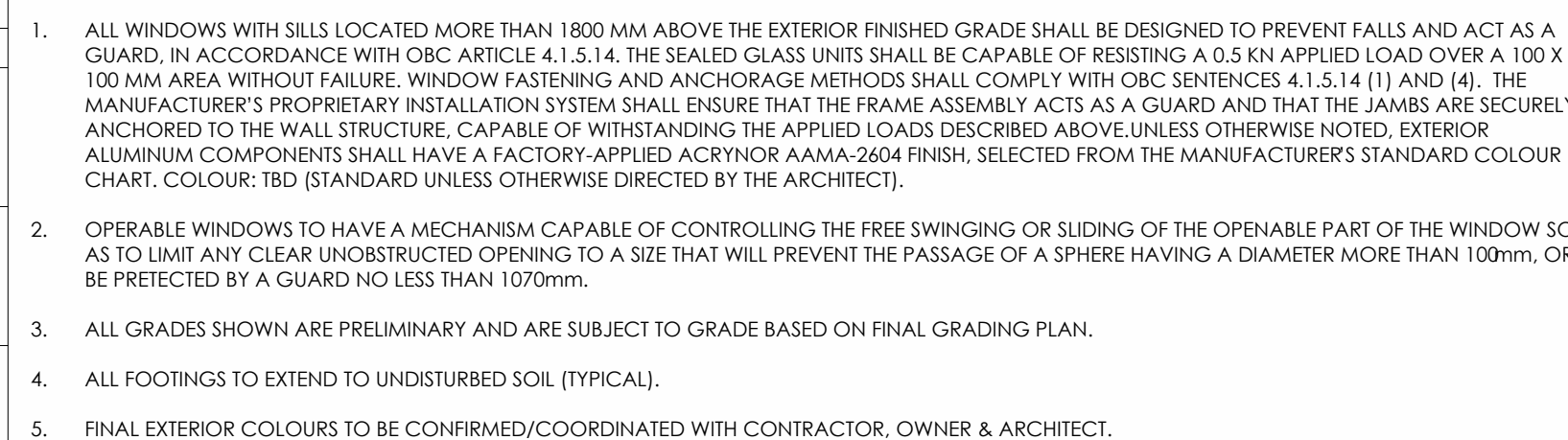
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A2-116



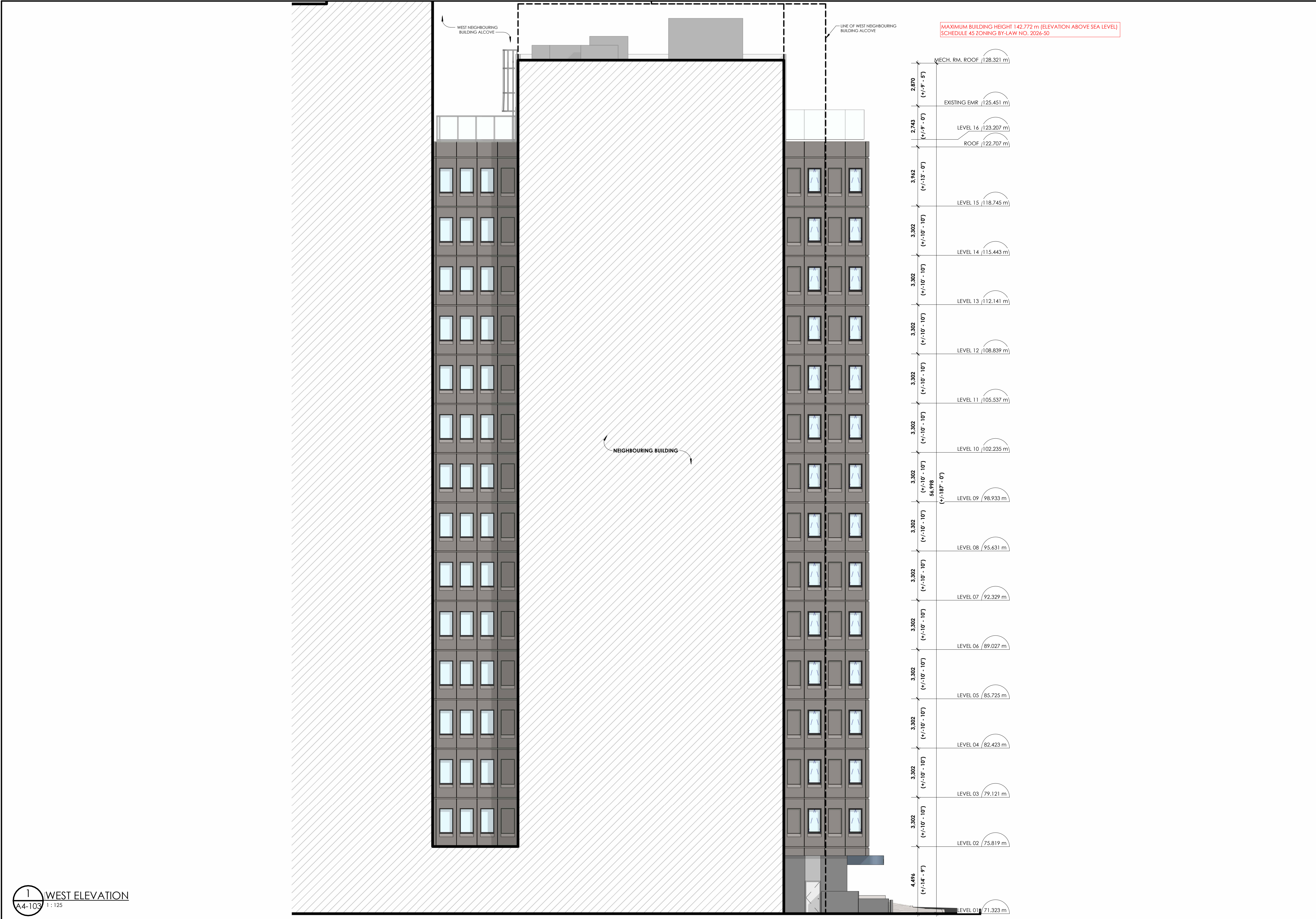




GENERAL NOTES:

1. ALL WINDOWS WITH SILLS LOCATED MORE THAN 1800 MM ABOVE THE EXTERIOR FINISHED GRADE SHALL BE DESIGNED TO PREVENT FALLS AND ACT AS A GUARD. IN ACCORDANCE WITH OBC ARTICLE 4.1.5.14, THE SEALED GLASS UNITS SHALL BE CAPABLE OF RESISTING A 0.5 KN APPLIED LOAD OVER A 100 X 100 MM AREA WITHOUT FAILURE. WINDOW FASTENING AND ANCHORAGE METHODS SHALL COMPLY WITH OBC SENTENCES 4.1.5.14 (1) AND (4). THE MANUFACTURER'S PROPELLY INSTALLATION SYSTEM SHALL ENSURE THAT THE FRAME ASSEMBLY ACTS AS A GUARD AND THAT THE JAMBS ARE SECURELY ANCHORED TO THE WALL STRUCTURE. CAPABLE OF WITHSTANDING THE APPLIED LOADS DESCRIBED ABOVE UNLESS OTHERWISE NOTED. EXTERIOR ALUMINUM COMPONENTS SHALL HAVE A FACTORY-APPLIED ACRYLIC OR AAMA-2604 FINISH, SELECTED FROM THE MANUFACTURER'S STANDARD COLOUR CHART. COLOUR: TBD (STANDARD UNLESS OTHERWISE DIRECTED BY THE ARCHITECT).
2. OPERABLE WINDOWS TO HAVE A MECHANISM CAPABLE OF CONTROLLING THE FREE SWINGING OR SLIDING OF THE OPENABLE PART OF THE WINDOW SO AS TO LIMIT ANY CLEAR UNOCCUPIED OPENING TO A SIZE THAT WILL PREVENT THE PASSAGE OF A SPHERE HAVING A DIAMETER MORE THAN 100mm, OR BE PRECECTED BY A GUARD NO LESS THAN 1070mm.
3. ALL GRADES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO GRADE BASED ON FINAL GRADING PLAN.
4. ALL FOOTINGS TO EXTEND TO UNDISTURBED SOIL [TYPICAL].
5. FINAL EXTERIOR COLOURS TO BE CONFIRMED/COORDINATED WITH CONTRACTOR, OWNER & ARCHITECT.

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MATERIAL LEGEND						SEE ENLARGED ELEVATIONS					
TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION
1	EXISTING PRECAST PANEL	4	COLOURED GLASS FILM (CURTAIN WALL), COLOUR TBD, DOUBLE GLAZED, LOW E COATING.	7	SEAMLESS METAL EXTRUDED CANOPY, COLOUR TBD	10	MECHANICAL LOUVRE, PREMIUM ARCHITECTURAL FINISH METAL.	13	CLEAR GLASS GUARD	16	DESCRIPTION
2	EXISTING GRANITE TILE	5	CLEAR GLASS (WINDOW), DOUBLE GLAZED, LOW E COATING	8	SEAMLESS METAL EXTRUDED CLADDING, COLOUR TBD	11	METAL MECHANICAL SCREEN SLATS, COLOUR TBD	14	CLEAR GLASS GUARD POSTS, COLOUR TBD	17	DESCRIPTION
3	CLEAR GLASS (CURTAIN WALL), DOUBLE GLAZED, LOW E COATING.	6	RESERVED	9	CLEAR GLASS (DOORS), DOUBLE GLAZED, LOW E COATING.	12	CORRUGATED METAL CLADDING, COLOUR TBD	15	EXISTING CAST-IN-PLACE CONCRETE WALL	18	DESCRIPTION

- GENERAL NOTES:**
- ALL WINDOWS WITH SILLS LOCATED MORE THAN 1800 MM ABOVE THE EXTERIOR FINISHED GRADE SHALL BE DESIGNED TO PREVENT FALLS AND ACT AS A GUARD, IN ACCORDANCE WITH OBC ARTICLE 4.1.5.14. THE SEALED GLASS UNITS SHALL BE CAPABLE OF RESISTING A 0.5 KN APPLIED LOAD OVER A 100 X 100 MM AREA WITHOUT FAILURE. WINDOW FASTENING AND ANCHORAGE METHODS SHALL COMPLY WITH OBC SENTENCES 4.1.5.14 (1) AND (4). THE MANUFACTURER'S PROPRIETARY INSTALLATION SYSTEM SHALL ENSURE THAT THE FRAME ASSEMBLY ACTS AS A GUARD AND THAT THE JAMBS ARE SECURELY ANCHORED TO THE WALL STRUCTURE, CAPABLE OF WITHSTANDING THE APPLIED LOADS DESCRIBED ABOVE UNLESS OTHERWISE NOTED. EXTERIOR ALUMINUM COMPONENTS SHALL HAVE A FACTORY-APPLIED ACRYNOR AAMA-2604 FINISH, SELECTED FROM THE MANUFACTURER'S STANDARD COLOUR CHART. COLOUR: TBD (STANDARD UNLESS OTHERWISE DIRECTED BY THE ARCHITECT).
 - OPERABLE WINDOWS TO HAVE A MECHANISM CAPABLE OF CONTROLLING THE FREE SWINGING OR SLIDING OF THE OPENABLE PART OF THE WINDOW SO AS TO LIMIT ANY CLEAR UNOBSTRUCTED OPENING TO A SIZE THAT WILL PREVENT THE PASSAGE OF A SPHERE HAVING A DIAMETER MORE THAN 103mm, OR BE PRETECTED BY A GUARD NO LESS THAN 1070mm.
 - ALL GRADES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO GRADE BASED ON FINAL GRADING PLAN.
 - ALL FOOTINGS TO EXTEND TO UNDISTURBED SOIL (TYPICAL).
 - FINAL EXTERIOR COLOURS TO BE CONFIRMED/COORDINATED WITH CONTRACTOR, OWNER & ARCHITECT.



structural engineers | ingénieur structure



MEP engineers | ingénieur MEP



civil engineers | ingénieur civil



landscape architect | architecte paysagiste

1	DRAFT SPA REVIEW	2026-06-24
2	ISSUED FOR REVIEW AND CLASS-D BUDGET	2026-06-17
3	SITE PLAN APPLICATION	2026-07-24

no	revisions	date
stamp	timbre	



- general notes | note générale
- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
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project title

85 ALBERT STREET

PROPOSED OFFICE TO RESIDENTIAL CONVERSION
85 ALBERT ST | OTTAWA, ON | K1P 6A4

drawing title | titre du dessin

WEST ELEVATION

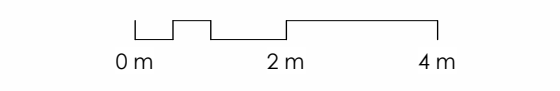
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drawn | dessiné **PC / JH / JAP / FM**

checked | vérifié **AR / JAP**

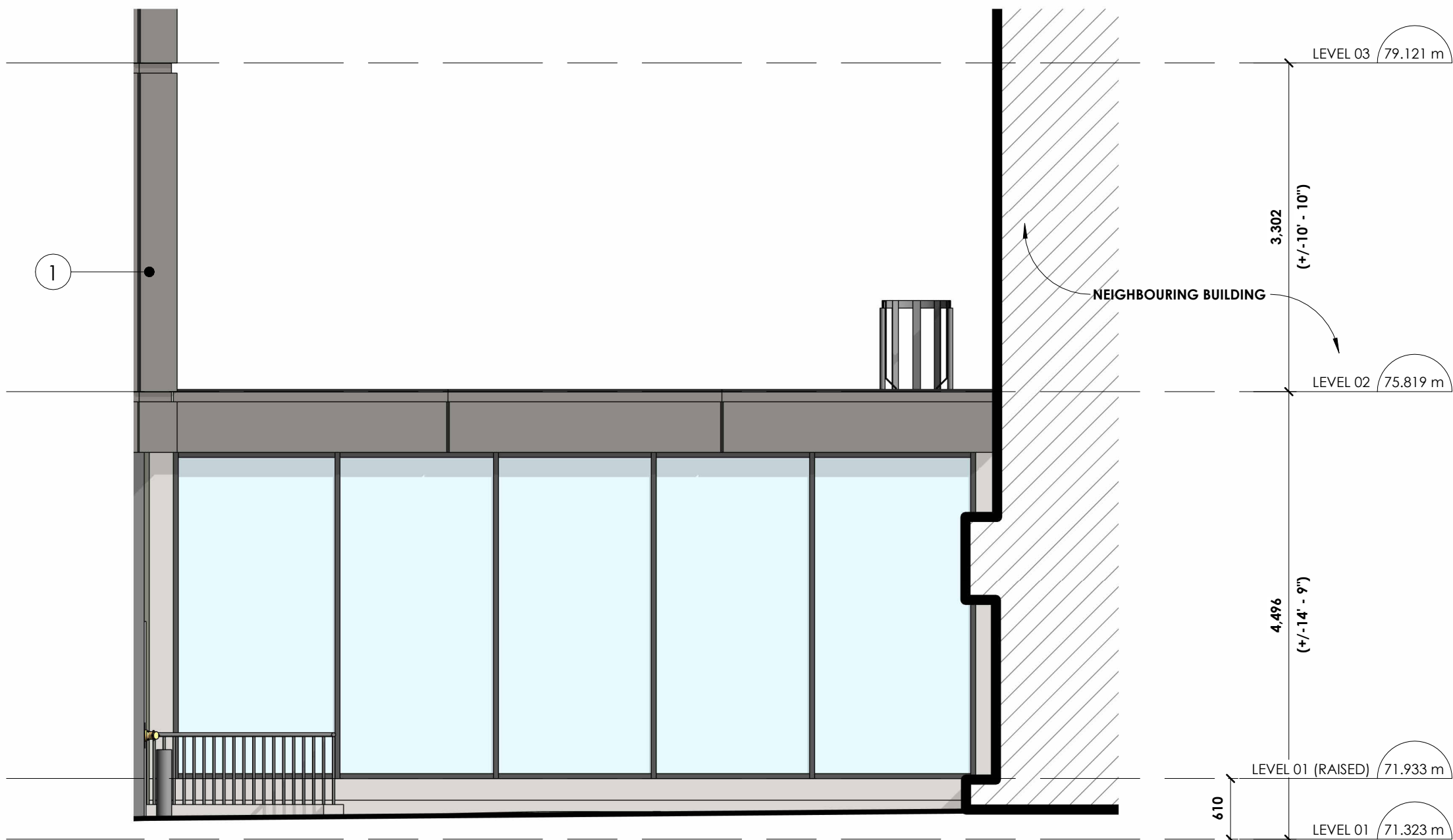
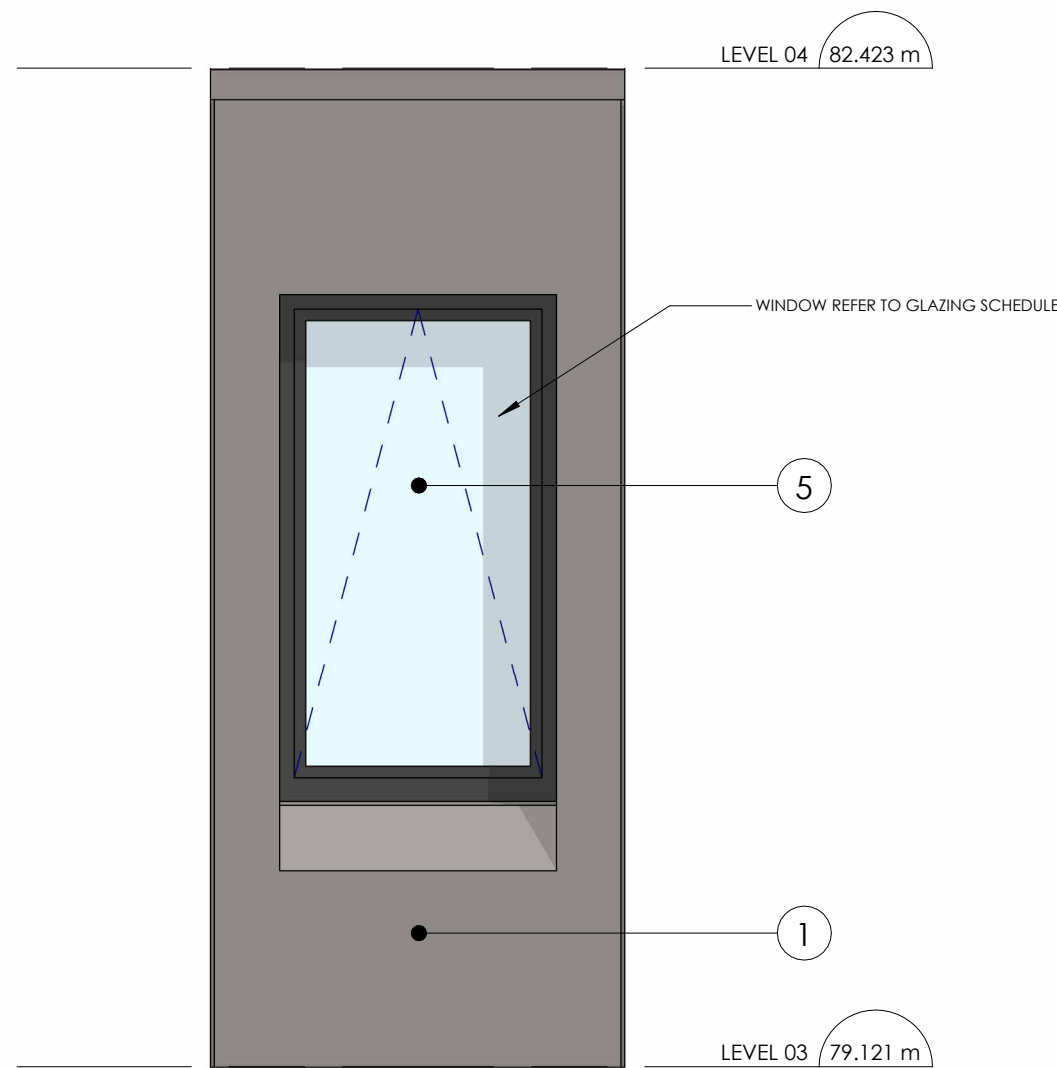
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scale | échelle **As indicated**



A4-103

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3 ENLARGED ELEVATION - WINDOW TRIM
A4-110 1:25

2 ENLARGED SOUTH ELEVATION - L1 ROOF SCREENING
A4-110 1:50



1 ENLARGED SOUTH ELEVATION - ENTRANCE
A4-110 1:50

MATERIAL LEGEND

SEE ENLARGED ELEVATIONS

TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION		
1	EXISTING PRECAST PANEL	4	COLOURED GLASS FILM (CURTAIN WALL), COLOUR TBD, DOUBLE GLAZED, LOW E COATING.	7	SEAMLESS METAL EXTRUDED CANOPY, COLOUR TBD	10	MECHANICAL LOUVRE, PREMIUM ARCHITECTURAL FINISH METAL.	13	CLEAR GLASS GUARD	16		19	
2	EXISTING GRANITE TILE	5	CLEAR GLASS (WINDOW), DOUBLE GLAZED, LOW E COATING	8	SEAMLESS METAL EXTRUDED CLADDING, COLOUR TBD	11	METAL MECHANICAL SCREEN SLATS, COLOUR TBD	14	CLEAR GLASS GUARD POSTS, COLOUR TBD	17		20	
3	CLEAR GLASS (CURTAIN WALL), DOUBLE GLAZED, LOW E COATING.	6	RESERVED	9	CLEAR GLASS (DOORS), DOUBLE GLAZED, LOW E COATING.	12	CORRUGATED METAL CLADDING, COLOUR TBD	15	EXISTING CAST-IN-PLACE CONCRETE WALL	18		21	

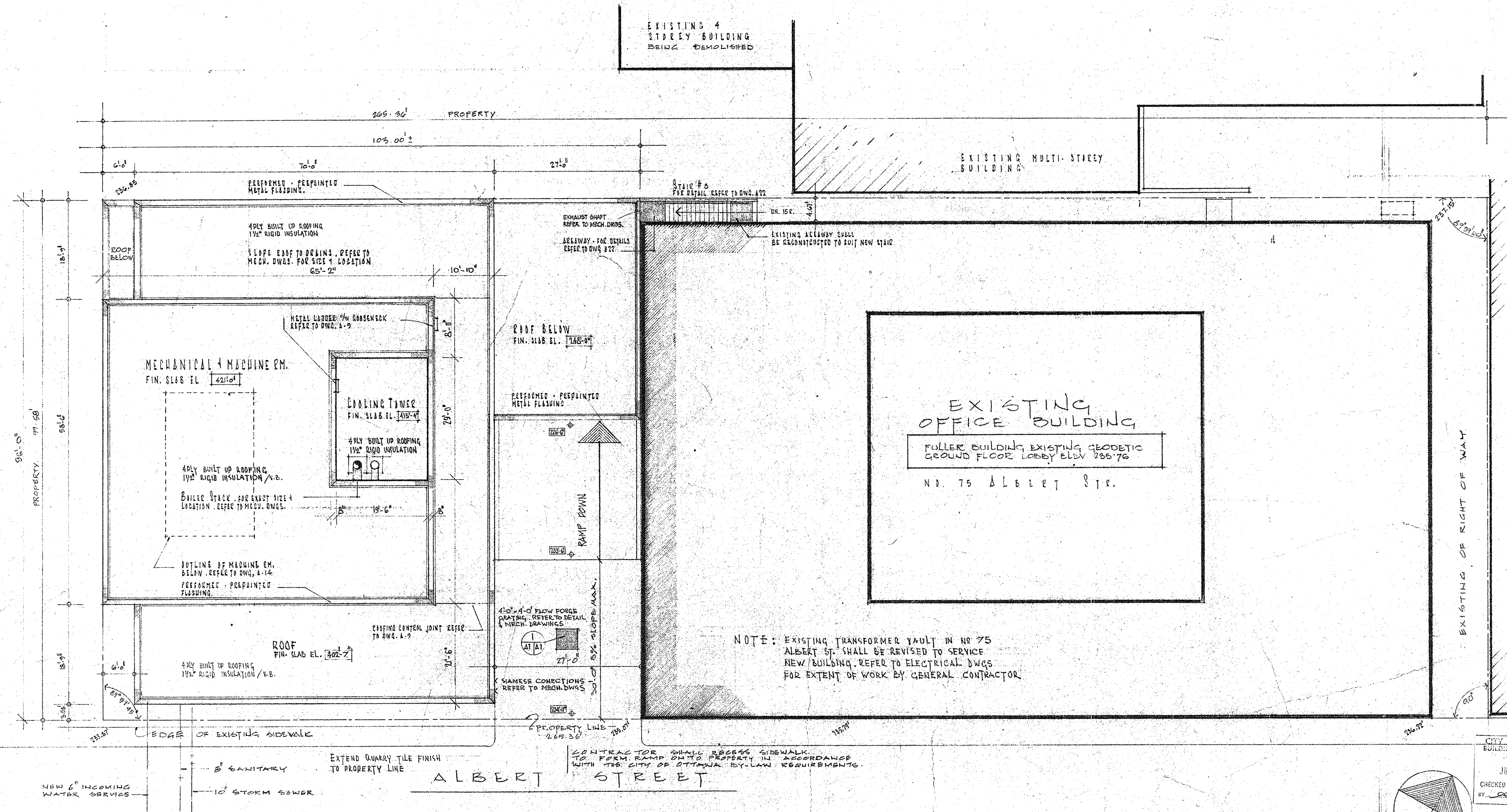
GENERAL NOTES:

- ALL WINDOWS WITH SILLS LOCATED MORE THAN 1800 MM ABOVE THE EXTERIOR FINISHED GRADE SHALL BE DESIGNED TO PREVENT FALLS AND ACT AS A GUARD, IN ACCORDANCE WITH OBC ARTICLE 4.1.5.14. THE SEALED GLASS UNITS SHALL BE CAPABLE OF RESISTING A 0.5 KN APPLIED LOAD OVER A 100 X 100 MM AREA WITHOUT FAILURE. WINDOW FASTENING AND ANCHORAGE METHODS SHALL COMPLY WITH OBC SENTENCES 4.1.5.14 (1) AND (4). THE MANUFACTURER'S PROPRIETARY INSTALLATION SYSTEM SHALL ENSURE THAT THE FRAME ASSEMBLY ACTS AS A GUARD AND THAT THE JAMBS ARE SECURELY ANCHORED TO THE WALL STRUCTURE, CAPABLE OF WITHSTANDING THE APPLIED LOADS DESCRIBED ABOVE. UNLESS OTHERWISE NOTED, EXTERIOR ALUMINUM COMPONENTS SHALL HAVE A FACTORY-APPLIED ACRYNOR AAMA-2604 FINISH, SELECTED FROM THE MANUFACTURER'S STANDARD COLOUR CHART. COLOUR: TBD (STANDARD UNLESS OTHERWISE DIRECTED BY THE ARCHITECT).
- OPERABLE WINDOWS TO HAVE A MECHANISM CAPABLE OF CONTROLLING THE FREE SWINGING OR SLIDING OF THE OPENABLE PART OF THE WINDOW SO AS TO LIMIT ANY CLEAR UNOBSTRUCTED OPENING TO A SIZE THAT WILL PREVENT THE PASSAGE OF A SPHERE HAVING A DIAMETER MORE THAN 103mm, OR BE PRETECTED BY A GUARD NO LESS THAN 1070mm.
- ALL GRADES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO GRADE BASED ON FINAL GRADING PLAN.
- ALL FOOTINGS TO EXTEND TO UNDISTURBED SOIL (TYPICAL).
- FINAL EXTERIOR COLOURS TO BE CONFIRMED/COORDINATED WITH CONTRACTOR, OWNER & ARCHITECT.

- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
- DO NOT SCALE THE DRAWINGS.
- NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

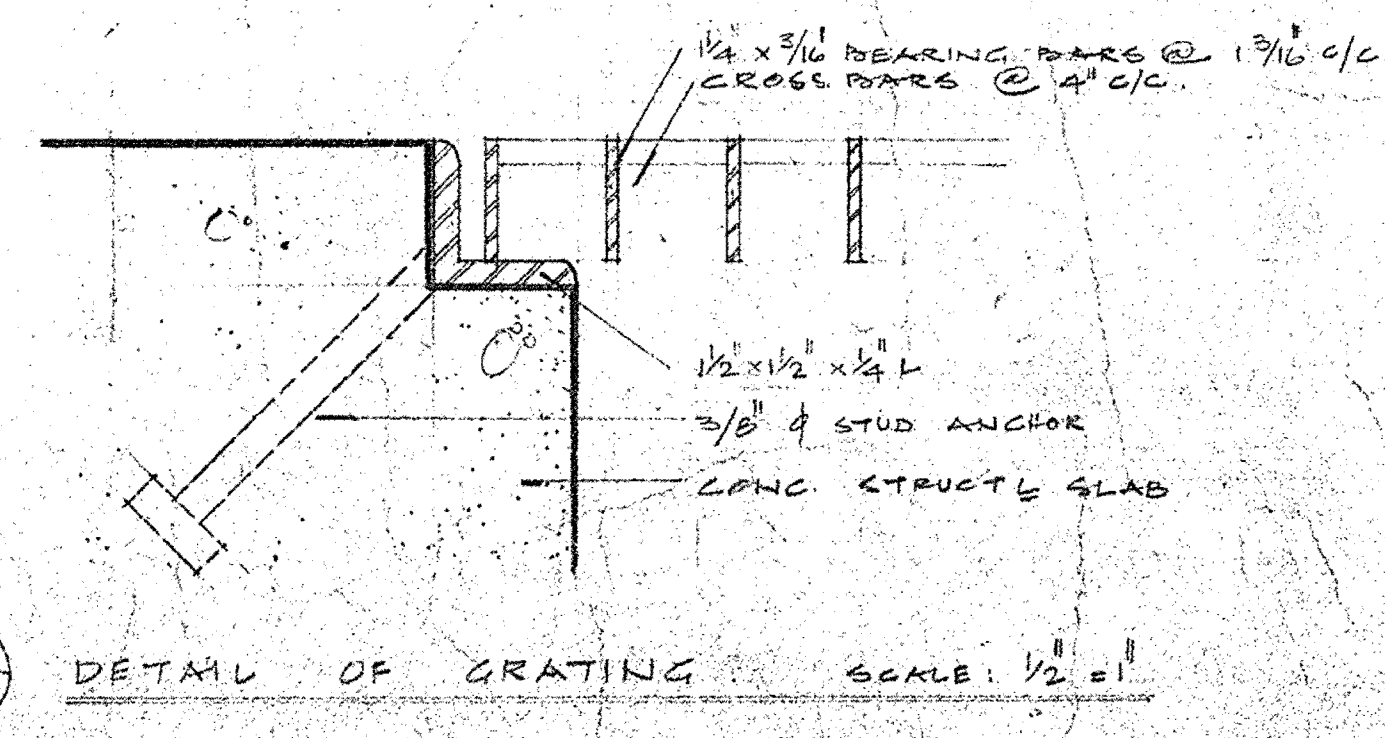
A.2 Background Drawings





SITE PLAN
SCALE 1/40" = 1'-0"

NOTE: SITE PLAN INFORMATION TAKEN FROM SURVEY PREPARED BY FAIRHALL & MOFFAT LTD. ONTARIO LAND SURVEYORS. PLAN SURVEY OF LOTS 24, 25, 26, 27 NORTH ALBERT ST. (NUMBERING EASTWARD) AS SHOWN ON REGISTERED PLAN # 3922-CITY OF OTTAWA



GENERAL NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE BEFORE PROCEEDING WITH THE WORK.
- ALL DRAWINGS, SPECIFICATIONS, DETAILS, ETC. PREPARED BY THE ARCHITECT ARE INSTRUMENTS OF SERVICE AND AS SUCH ARE HIS PROPERTY AND MUST BE RETURNED AT HIS REQUEST.
- KEY TO DETAIL LOCATION
- THESE DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
- CONTRACTOR TO PATCH AND MAKE GOOD ALL EXISTING WORK DISTURBED DURING CONSTRUCTION EXISTING BUILDINGS, SIDEWALKS, ETC.
- DAMP PROOFING / WATER PROOFING REQUIREMENTS TO BE DETERMINED ON SITE.
- EXTEND GROUND FLOOR EXTERIOR FINISH TO PROPERTY LINE

LEGEND
 000.00 EXISTING ELEVATIONS
 000.00 NEW ELEVATIONS

DATE	DESCRIPTION
APRIL 74	ORIGINIAL SET - ISSUED FOR TENDER
MAY 74	MISC. METALS - ISSUED FOR TENDER
MAY 74	ANL. ROOFING MEMS - ISSUED FOR TENDER (ALUMINUM METAL ONLY)
JUN 74	ELEVATORS - ISSUED FOR TENDER
DEC 74	WINDOWS - ISSUED FOR TENDER
DEC 74	PRECAST - ISSUED FOR TENDER

REVISIONS

ALBERT ST. OFFICE BUILDING
For METCALFE REALTY CO. LH
OTTAWA ONTARIO

ALL KANTO / LEE / STEFANISZYN
ARCHITECTS
OTTAWA

DATE	SEPTEMBER 1973
SCALE	AS SHOWN
DWN. BY	STAFF
CHKD BY	
JOB NO.	7022
DWG. NO.	

A-1

CITY OF OTTAWA
BUILDING INSPECTION DIVISION
JUL 29 1974
CHECKED USE & OCCUPANCY BY: *[Signature]*

CITY OF OTTAWA
BUILDING INSPECTION DIVISION
JUN 14 1974
TOWNSHIP CHECKED BY: *[Signature]*

REVISED
CITY OF OTTAWA
BUILDING INSPECTION DIVISION
JUN 7 1974

MRCL Drawing #
0001-003-A-0021
Date Archived: 06/08/2009 Set #: D89159

THIS DRAWING NOT TO BE SCALED

SITE PLAN

A.3 Pre-consultation with City of Ottawa



April 28, 2026

Philip Thibert
Metcalf Realty/ Fuller Construction
Via email: pthibert@fuller.ca

**Subject: Pre-Consultation: Meeting Feedback
Proposed Site Plan Control – Standard (Office-to-Residential
Conversion) Application – 85 Albert Street**

Please find below information regarding next steps as well as consolidated comments from the above-noted pre-consultation meeting held on April 14, 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.

Supporting Information and Material Requirements

4. 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

5. 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

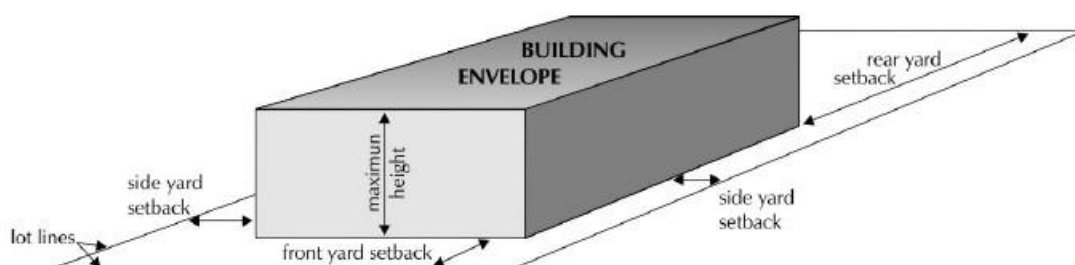
Policy and Regulatory Framework

6. The subject property is designated Mainstreet Corridor within the Downtown Core Transect Policy Area as per Schedule B1 of the City of Ottawa Official Plan.
 - a) The subject property overlaps with the Hub Designation, meaning that the allowable heights of the Hub designation prevail (See Policy 6 of section 6.1.1 of the Official Plan).
 - b) The subject property is within the Downtown Protected Major Transit Station Area (PMTSA) per Schedule C1 of the Official Plan.
 - c) The subject property is also within a Design Priority Area per Schedule C7-A of the Official Plan.
 - d) The subject property is within an "Area of Background Height Control" per Schedule C6-A - Views, Viewsheds, and View Sequences of the Parliament Buildings and other National Symbols, meaning that maximum building heights are subject to the angular height plane. See the Policies of Section 4.6.2 of the Official Plan relating to views and viewshed.
 - e) The subject property is within the Core Character Area per Schedule A of the Central and East Downtown Core Secondary Plan and is designated Downtown Mixed-Use on Schedule B of the Secondary Plan. Maximum building heights are subject to the angular height plane per Schedule C of the Secondary Plan.
 - f) 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.
7. The subject property is currently zoned "Mixed-Use Downtown Zone, Schedule 45 (MD S45)" per Zoning By-law 2008-250 and "Hub Zone 1, Schedule 45 (H1 S45)" per Zoning By-law 2026-50. See zoning information below:
 - a) The implementing by-law for the New Zoning By-law 2026-50 was approved at Council on March 11, 2026. Until any future appeals are resolved, the most restrictive provisions apply between the Zoning By-law 2008-250 and the new Zoning By-law 2026-50.

- b) Section 76 of the Zoning By-law 2008-250 and Section 206 of Zoning By-law 2026-50 apply. If there are any changes proposed to the existing building envelope (see zoning definition below) and the requirements of Section 76 (2008-250) and Section 206 (2026-50) are not met (e.g. Amenity Area), then the proposal may not comply with zoning and additional zoning compliance considerations may apply. See applicable zoning definition below:

Building envelope means the three-dimensional buildable area prescribed for a **building** by the regulations of this by-law. (enveloppe de bâtiment)

ILLUSTRATION OF BUILDING ENVELOPE



- c) To confirm zoning compliance at the time of formal application submission, please confirm if the proposal aims to remain within the existing building envelope.

8. Design Guidelines

- a) Urban Design Guidelines for High-Rise Buildings
- b) Bird-Safe Design Guidelines
- c) Transit Oriented Development Guidelines.

Amenity Area:

9. Policy 4) of Section 4.6.6 of the Official Plan: *"Amenity area shall be provided in residential development in accordance with the Zoning By-law and applicable design guidelines."*
10. The intent of the Council approved office to residential conversion staff report (implemented in Section 76 of the Zoning By-law 2008-250 and carried forward and implemented in Section 206 of Zoning By-law 2026-50) is to provide flexibility in zoning compliance provided that the proposal remains within the existing building envelope (per zoning definition above) and the total minimum amenity area requirements of the Zoning By-law are met. Please ensure that the minimum total amenity area requirements are met and clearly illustrate the location of the proposed

amenity areas on the site plan and floor plans and ensure that amenity area statistics (per floor) are indicated on the submitted plans.

Height:

11. Please be advised of the maximum height limits of the Official Plan and the Zoning By-law(s). Any additions or expansions to the existing building envelope (per zoning definition above), including to the mechanical penthouse and/or on the rooftop, are subject to the maximum height limits which apply to subject property per the applicable policies and the zoning noted above. If you are considering changes to the mechanical penthouse and/or rooftop area, submit a floor plan and/or rooftop plan to staff to confirm zoning compliance prior to formal application submission.

Ground Floor Plan and Unit Layout:

12. Staff appreciate the retention of commercial uses on the ground floor and are supportive of office-to-residential conversion proposals that maintain ground floor commercial uses, including a high degree of glazing to contribute to the activation of the adjacent public realm. Staff encourage ground floor commercial uses to be maintained and enhanced in accordance with the Official Plan (Section 5.1.1) and the Secondary Plan (Policy 6) of 4.3.2). On the site plan, please provide details on the percentage of ground floor non-residential uses, including non-residential GFA.
13. Staff appreciate that the unit mix includes two-bedroom units. Please aim to meet the Zoning (By-law 2026-50) requirement of a minimum 5% of dwelling units being at least three-bedrooms or a minimum gross floor area (GFA) of at least 80 sqm. and consider the Official Plan target of 10% large dwelling units, which are defined as three-bedroom or equivalent GFA (Section 3.2(8) and Table 3a of the Official Plan).
14. Consider livability in dwelling unit design, including window openings that allow access to sunlight.

Site Plan Control related Comments:

15. Please consider the following improvements to the development proposal:
 - a) Public art and/or animation of the parking garage façade and access located east of the building.
 - b) Incorporating lighting at-grade to illuminate the public realm and to improve visibility and pedestrian comfort throughout the day.
 - c) Incorporating a high degree of glazing the ground floor façades. Consider additional windows and glazing on the eastern building façade of the ground floor to ensure public safety and visibility of all areas.
 - d) Incorporating landscaping at the base of the building near building entrances.

- e) Incorporating awnings, canopies and signage use in the building design (and within subject property limits).
- 16. Consider providing spaces for electronic vehicles (EV) and car-share vehicles given the subject property's location within the City's Downtown Core.
- 17. Provide an underground parking garage plan and parking statistics to demonstrate the amount of parking being allocated for residential, visitor and commercial use.
- 18. Residential bicycle parking: Staff expect the provision of a bicycle parking rate of at least 1 bicycle parking space per dwelling unit. Residential bicycle parking should be located securely in a safe and convenient location within the building. Please demonstrate bicycle parking location on the relevant plans and include statistics.
- 19. Commercial and visitor bicycle parking: consider bicycle parking spaces on the ground floor (internal to the building) for commercial patrons and visitors.
- 20. Consider bicycle related facilities such as bicycle repair rooms to encourage bicycle use by building residents and aim for the standards required by the new Zoning By-law for end-of-trip supportive facilities for bicycle parking, such as lockers for bicycle equipment, change rooms and showers for non-residential uses.
- 21. Ensure that waste storage is provided internally to the building and separated by organics, recyclables and garbage. Separate waste storage is required for residential and non-residential uses (note: a separate garbage room for residential waste will be needed if municipal pickup is anticipated). Finally, please ensure that waste collection occurs within subject property limits and not within the right-of-way.

Office-to-Residential Conversions (Information, exemptions and waivers):

- 22. For additional information on office-to-residential conversions, please review the [council-approved staff report](#) and visit the [Office-to-Residential program](#) on the City of Ottawa's website for more information.
- 23. 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) Despite the comment above, office-to-residential conversions, which are entirely within the existing building envelope and where there is no increase in gross floor area (GFA) proposed, are exempt from Community Benefits Charges (CBC).
 - c) Note: CBC exemption will be reviewed again at the time of application(s) submission.

24. Parkland considerations: There is currently a council-approved waiver for Office-to-Residential conversions 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 see more information on parkland requirements (including more details on the waiver eligibility) in the Parks comments below.
25. Conversions are exempt from Development Charges for the residential portion of the conversions.

Submission Requirements:

26. A Site Plan Control (Standard type) application will be required based on the current office-to-residential conversion proposal which proposes no changes to the existing building envelope and proposes to include the total amenity area required by the Zoning By-law(s). As such, the Studies and Plans Identification List (SPIL) has been prepared accordingly. If there are any changes proposed to the existing building envelope and the applicable zoning requirements are not met, then additional planning applications (i.e. Official Plan Amendment, Zoning By-law Amendment or Site Plan Control – Complex) may be required.
27. 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 the scoped list of minimum required studies in the [council-approved staff report](#). See also comments from Urban Design.
28. A Site Plan is required and must be prepared in accordance with the applicable City of Ottawa [Terms of References](#). Of note, please ensure that the following is accurately labelled on the Site Plan:
- a) Ensure that all plans are oriented to the north and include directional arrows.
 - b) Ensure that all rights-of-ways are labeled and include features within a 5-metre radius of the subject property.
29. Please be advised that a Landscape Plan may be required if there are any exterior landscaping changes proposed at-grade and/or on the rooftop. In the event that a Landscape Plan is required, the Landscape Plan must be prepared in accordance with the Landscape Plan [Terms of Reference](#); however, the Landscape Plan may be combined with the Site Plan.

Feel free to contact Eric Forhan, Planner II, for follow-up questions.

Planning – Committee of Adjustment (CoA)

30. Once you have a plan showing the proposed lot lines and easements please reach out to panel1_planners@ottawa.ca to schedule a meeting to discuss the consent to sever application.

Feel free to contact Penelope Horn, Committee of Adjustment, for follow-up questions.

Urban Design

Submission requirements:

- 31. Elevations
- 32. Conceptual Floor plans
- 33. Viewshed analysis (TBD)

Preliminary Design Comments:

34. The site is within a Design Priority Area (DPA). Conversions located within DPAs in accordance with the Official Plan and which meet the associated threshold criteria outlined in the UDRP Terms of Reference, are exempt from the UDRP and the provision of the associated UDRP Report, unless there are significant building additions, or significant changes to the site layout (such as redesigning a parking area to facilitate new buildings or parkland), that dramatically change the footprint of the building, and/or increase the height, or significantly alter the site layout. This will be confirmed again upon application submission.
35. The following policy/guidelines must be considered in the design:
- a) Official Plan
 - b) Central and East Downtown Secondary Plan
 - c) Downtown Ottawa Urban Design Strategy
 - d) Downtown Moves
 - e) High-Rise Guidelines
36. The existing mid-century exterior is very pleasant. It is our understanding that only existing windows will be replaced and the existing mechanical penthouse may be modified to provide amenity space. Ensure that any façade improvements contribute to the existing architecture of the building.
- a) For example, consider unit venting early in the design process to ensure that the window style is maintained, and window replacements should be mullionless.

- b) Any changes to the ground floor should maintain a high percentage of glazing.
- c) The rooftop amenity area proposed to be incorporated into existing mechanical penthouse should be cladded to complement the main building façade.

37. If a roof top amenity is considered:

- a) Ensure that the façade extends to the top of the new elevator overrun.
- b) Ensure that micro climate impacts (wind/shadow) are considered.
- c) Ensure that any new building projections respect view planes that protect the Parliament Buildings

38. Ensure a minimum 3m pedestrian clear way that is free from any elements of obstruction, including street signs, bike racks, and bistro chairs (if desired). The surface treatment of the sidewalk and the pedestrian easement should be consistent so that the combined 3m minimum pedestrian clear way will read as a cohesive whole.

39. City Staff highly support the potential for a mural on the blank façade of 55 Metcalfe that is viewable from Albert Street. Please contact [Ottawa's mural program - Mural Program | City of Ottawa](#).

Feel free to contact Lisa Stern, Urban Design, for follow-up questions.

Engineering

Comments:

40. Services (Storm, Sanitary and/or Water Supply)

- 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) 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).
- c) Review provision of a high-level sewer.
- d) 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 than 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 than 50% the diameter of the sewermain,
- iv. 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.

41. Water

- a) Capacity
- b) Water Data Card (future requirement)
- 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.

42. Sewer (sanitary and storm)

- a) Capacity

43. Grading and Drainage Plan

- a) A Grading and Drainage Plan will be required if any exterior alterations are proposed which change existing grades.

44. Fire-fighting flow rate(s)

45. [Capital Works Projects](#) scheduled within Albert ROW, please contact the project manager for co-ordinating.

- a) Road Sewer and Water Renewal Project (LN06902)
 - i. CITY Project Manager – Jon Pach (jon.pach@ottawa.ca)

b) Streetscaping Growth Project (LN06909)

ii. CITY Project Manager – Jon Pach (jon.pach@ottawa.ca)

46. Environmental Site Assessment's and Record of Site Condition

a) This development will require submission of a Phase One Environmental Site Assessment (ESA) at a minimum. Note that office to residential conversions are except from requiring a Record of Site Condition under Ontario Regulation 153/04 only if the following conditions are met:

b) 15.2. A change that meets all of the following criteria:

i. Before the change, the property is used for a commercial or community use.

ii. After the change, the property will be used,

A. for a commercial or community use as well as for a residential use,

B. for a commercial or community use as well as for an institutional use,

or

C. for a commercial or community use as well as for both a residential use and an institutional use.

iii The change to residential use or institutional use is restricted to floors above the ground floor.

iv. The existing building envelope for the ground floor is to remain unchanged, other than a change related to,

A. accessibility for persons with disabilities, or

B. fire safety.

v. There will be no addition to the exterior portions of the building, other than an addition of an outdoor structure attached to an exterior portion of the building.

vi. The property on which the building is located is not used or has not ever been used, in whole or in part, for an industrial use, as a garage, as a bulk liquid dispensing facility, including a gasoline outlet, or for the operation of dry cleaning equipment.

A Phase One ESA will be required to demonstrate that the property has never been used for any of the activities described in Clause 15.2.vi above and that a Record of Site Condition is not required.

Feel free to contact Brett Hughes, Project Manager, for follow-up questions.

Noise

Comments:

47. Transportation Noise Study is required for the proposed development.

48. Stationary Noise Study is not required prior to approval but will be conditioned as a requirement that shall be satisfied prior to issuance of building permit

Feel free to contact Brett Hughes, Project Manager, for follow-up questions.

Transportation

Comments:

49. Follow Transportation Impact Assessment Guidelines:

- a) A Transportation Impact Assessment (TIA) is not required; however, a TDM Checklist will be required.

50. ROW Protection:

- a) ROW protection is not required at this time as a result of the gas valve location.

51. Existing Road Network Features

- a) The site is within proximity of the following arterials/collectors, as per the OP:
 - i. Arterial (3 UAU)
- b) An existing sidewalk is located along the frontage.

52. Planned Improvements

- a) EA
 - i. Albert Street Cycling
 - ii. [Street improvements: Albert and Slater \(Bay Street to Elgin Street\)](#)
- b) Nearby planned construction and infrastructure projects include:
 - i. [Construction and infrastructure projects | City of Ottawa](#)
 - ii. Albert Streetscaping / Road, Sewer, Water, 1-2 years. PM: Jon Pach
 - iii. Note the City imposes a moratorium on pavement that is 3 years old or less. Consultation with the Project Manager is strongly encouraged for coordination of construction.

53. As the site proposed is residential, AODA legislation applies for all areas accessible to the public (i.e. outdoor pathways, parking, etc.).

- a) Ensure all crosswalks located internally on the site provide a TWSI at the depressed curb, per requirements of the Integrated Accessibility Standards Regulation under the AODA.
- b) Clearly define accessible parking stalls and ensure they meet AODA standards (include an access aisle next to the parking stall and a pedestrian curb ramp at the end of the access aisle, as required). Ensure a clear path of travel (defined in AODA standards) is provided from the parking stalls to an access door.
- c) It is strongly advised to use the City's Accessibility Design Standards, which provide a summary of AODA requirements.

54. On site/concept plan:

- a) Provide a parking plan (underground parking garage).
- b) Show all details of the roads abutting the site; include such items as pavement markings, signage, accesses, on-street parking, and/or sidewalks.
- c) Sidewalk is to be continuous across access as per City Specification 7.1.
- d) Show all curb radii measurements; ensure that all curb radii are reduced as much as possible and fall within TAC guidelines (Figure 8.5.1).
- e) Despite the accesses already existing, consider narrowing accesses to meet Private Approach bylaw.
- f) Show dimensions for site elements (i.e. lane/aisle widths, access width and throat length, parking stalls, sidewalks, pedestrian pathways, etc.)
- g) Ensure site access meets the City's Private Approach Bylaw.
- h) Parking stalls at the end of dead-end parking aisles require adequate turning around space.
- i) Grey out any area that will not be impacted by this application.

Feel free to contact Becca Conrod, Transportation Project Manager, for follow-up questions.

Environment

Comments:

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

56. Bird-Safe Design Guidelines - Please review and incorporate bird safe design elements, where feasible. 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

57. 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.

Environmental Remediation

Comments:

58. This development will require submission of a Phase One Environmental Site Assessment (ESA) at a minimum. Note that office to residential conversions are exempt from requiring a Record of Site Condition under Ontario Regulation 153/04 only if the following conditions are met:

a) 15.2. A change that meets all of the following criteria:

- i. Before the change, the property is used for a commercial or community use.
- ii. After the change, the property will be used,
 1. for a commercial or community use as well as for a residential use,
 2. for a commercial or community use as well as for an institutional use, or,
- iii. for a commercial or community use as well as for both a residential use and an institutional use.
- iv. The change to residential use or institutional use is restricted to floors above the ground floor.
- v. The existing building envelope for the ground floor is to remain unchanged, other than a change related to,
- vi. accessibility for persons with disabilities, or
- vii. fire safety.
- viii. There will be no addition to the exterior portions of the building, other than an addition of an outdoor structure attached to an exterior portion of the building.
- ix. The property on which the building is located is not used or has not ever been used, in whole or in part, for an industrial use, as a garage, as a bulk liquid

dispensing facility, including a gasoline outlet, or for the operation of dry cleaning equipment.

59. The Phase One ESA will be required to demonstrate that the property has never been used for any of the activities described in Clause 15.2.vi above and that a Record of Site Condition is not required.

Feel free to contact Erin Tait, Environmental Remediation Unit, for follow-up questions.

Forestry

Comments:

60. A Landscape Plan and Tree Conservation Report are not required to support the proposed conversion.
61. As discussed, Planning Forestry requests that funds be collected as a condition of approval, to support the creation of planting space for two street trees along Albert during the upcoming right-of-way improvements.
62. Planning Forestry is working with the Project Manager for the [Street improvements: Albert and Slater \(Bay Street to Elgin Street\)](#) and Forestry Services to determine an appropriate monetary value and locations for planting infrastructure.

Feel free to contact Julian Alvarez-Barkham, Forester, for follow-up questions.

Parkland

Comments:

63. Waiving of Cash-in-lieu of Parkland for office-to-residential conversions for 18-months:

On October 8, 2025, Ottawa City Council approved the waiving of Cash-in-lieu of Parkland for office-to-residential conversions for an 18-month period while a comprehensive policy review is completed. Time period whereby CIL of Parkland will be waived is from October 8, 2025, to April 8, 2027. Thereafter, Parkland dedication will be per the Parkland Dedication By-law (2022-280) and/or new policy.

Please note that the Housing Acceleration Plan CILP directives are subject to change, prior to Site Plan Control approval, pending the City's comprehensive CILP policy review.

64. Parkland Dedication [By-law No. 2022-280](#), in the form of conveyance of land or cash-in-lieu of conveyance of land.

Parkland Dedication:

The amount of required parkland conveyance is to be calculated as per the City of Ottawa Parkland Dedication By-law No.2022-280 (or as amended):

- (i) For cash-in-lieu of conveyance of parkland (residential > 18 units/net ha):
one hectare per 1,000 net residential units but shall not exceed maximum of 10% of the gross land area where less than or equal to five hectares.
- (ii) For conveyance of parkland, cash-in-lieu of conveyance parkland, or combination thereof: 5% of the gross land area (residential ≤ 18 units/net ha). 5% of the gross land area (other purposes, including residential care facility as defined by the Zoning By-law, excluding residential).
- (iii) 2% of the gross land area (commercial & industrial uses).

Where land is developed for a mix of uses within a building, the conveyance requirement shall be the cumulative sum for each use, as calculated using the applicable rate prorated proportionally to the gross floor area allocated to each use.

Form of Parkland Dedication:

65. PFP will be requesting **cash-in-lieu of conveyance of parkland** for parkland dedication in accordance with the Parkland Dedication By-law.

Please provide the Gross Land Area (GLA) that is required for Parkland dedication /CILP calculations and CREO Valuation.

- Site Area GLA = X sq.m (as per summary statistics in Architectural Plan)
- Proposed Development: x-storey build with x square meters of ground floor commercial, and x dwelling units.
- Total GFA on Site = x sq.m. (as per summary statistics in Architectural Plans)
 - o Total Residential GFA = x sq.m (x%)
 - o Total Commercial GFA = x sq.m (x%)

Residential CILP = (site area sq.m x 10%) x proportionally rate% = x sq.m

Commercial CILP = (site area sq.m x 2%) x proportionally rate% = x sq.m

Total CILP required for the proposed development = x sq.m

All of the above shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

Cash-In-Lieu of Conveyance of Parkland

66. Prior to registration of the Site Plan Agreement, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule “B” herein. Pursuant to the City’s Parkland Dedication By-law, being By-law No. 2022-280, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 14 funds.

The Owner shall also pay the parkland appraisal fee of \$850.00 plus H.S.T. of \$110.50, as referenced in Schedule “B” herein.

Please note, if the proposed unit count, land use changes or gross floor area changes, then the parkland dedication requirement will be re-evaluated accordingly.

Please note, that the Housing Acceleration Plan CILP directives are subject to change, prior to Site Plan Control approval, pending the City’s comprehensive CILP policy review.

CREO will provide a Land valuation/appraisal and Parks Planning will calculate CILP owing with the fee for Schedule “B”.

67. Reference Documents:

Please review the following City of Ottawa reference documents which outline the requirements for parkland conveyance and/or cash-in-lieu of parkland.

- o Official Plan
- o Parks and Recreation Facilities Master Plan (2021)
- o Park Development Manual, 2nd edition
- o Parkland Dedication By-Law (2022-280) and Planning Act amendments
- o City of Ottawa Standard Parks Conditions

Please note that the park comments are preliminary and will be finalized (and subject to change) upon receipt of the development application and the requested supporting documentation.

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

National Capital Commission (NCC)

Comments:

68. Thank you for the architectural package. Having reviewed it, we don’t have any comments to offer and I’ll forgo the meeting this afternoon. The project looks to be a promising one of bringing more residents to the downtown core. I appreciate you for

reaching out to share this with us, and for obtaining the applicant's consent to us being invited.

Feel free to contact Ted Horton, National Capital Commission, for follow-up questions.

Community issues

Comments:

69. The Centretown Community Association (CCA) is supportive of converting a commercial building at 85 Albert Street into a residential building. The CCA has been advocating for more housing in Ottawa.
70. More 2+ bedroom units are encouraged for larger sized and/or multi-generational families, as well as for students sharing accommodations for manageable rental fees. Nearby schools include Elgin St., Centennial and Glashan Public Schools, Lisgar Collegiate Institute (high school) and the University of Ottawa.
71. Supportive of the reduction of residential parking spots with an increase in additional visitor parking spots for service providers, visitors and short-term deliveries.
 - a) Add spots for EV and e-bike charging stations. It was recently reported that the deaths of 3 residents in a high-rise apartment building in Centretown was due to fire caused by an e-bike being charged at the entrance of their unit, thereby blocking their ability to escape the fire.
72. Request for an increase to 2:1 ratio of biking parking spots per unit be considered. With larger sized units there will be more residents living per unit with more than 1 bike per unit.
73. Request that a secured bike storage be provided internally. It was recently reported in the news that Centretown has been experiencing a higher number of bike thefts.
74. Consider wider doorways in the units for accessibility, e.g., walkers, wheelchairs.
75. Supportive of the comments made at the meeting to consider adding an area for washing/repairing bikes and for pet care as part of the amenity space.
76. Supportive of City staff's comments for adding green landscaping including trees, where possible. The CCA currently has a project to increase the tree canopy in Centretown as part of climate change initiatives. Greenspace promotes a sense of well-being for residents, pedestrians, visitors, etc.
 - a) Consider planters with wider low walls that can also function as a sitting area if there's not enough room for a bench.
77. Supportive of City staff's comments to mitigate noise coming from roof top mechanical devices especially during the summer. There were many complaints

about the noise generated from air conditioning units on the roof of a newly built residential building at the corner of Bronson & Carling Avenues.

78. The CCA supports a more timely completion of this development, i.e., within 2-3 years, as opposed to 5-10 years that other approved residential developments are taking to complete.

Other

79. 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.

80. 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:

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

c) provide a minimum of 15 per cent of each unit type in the development as affordable

d) 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

e) 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

f) 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

75. Site Plan Control (Standard) application is required.
- a) Additional information regarding fees related to planning applications can be found [here](#).
76. The attached **Study and Plan Identification List** 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.
77. All of the above comments or issues should be addressed to ensure the effectiveness of the application submission review.

Should there be any questions, comments or concerns, please do not hesitate to contact me.

Sincerely,

Eric Forhan, Planner II

Development Review Central

- Encl. Site Plan Identification List (SPIL)
Supplementary Development Information
List of Technical Agencies
HPDS Overview for Applicants
HPDS Example Checklist
ADS Site Plan Checklist
- cc. Haris Khan, Planner I, Development Review Central
Penelope Horn, Planner I, Development Review DRAW
Lisa Stern, Urban Designer, ROWHUD
Brett Hughes, Infrastructure Project Manager, DR Central
Becca Conrod, Transportation Project Manager, Transportation
Matthew Hayley, Environmental Planner, Planning Services
Erin Tait, Environmental Remediation Unit, Strategic Initiatives
Julian Alvarez-Barkham, Forester, Strategic Initiatives
Louise Cervený, Parks Planner, Development Review

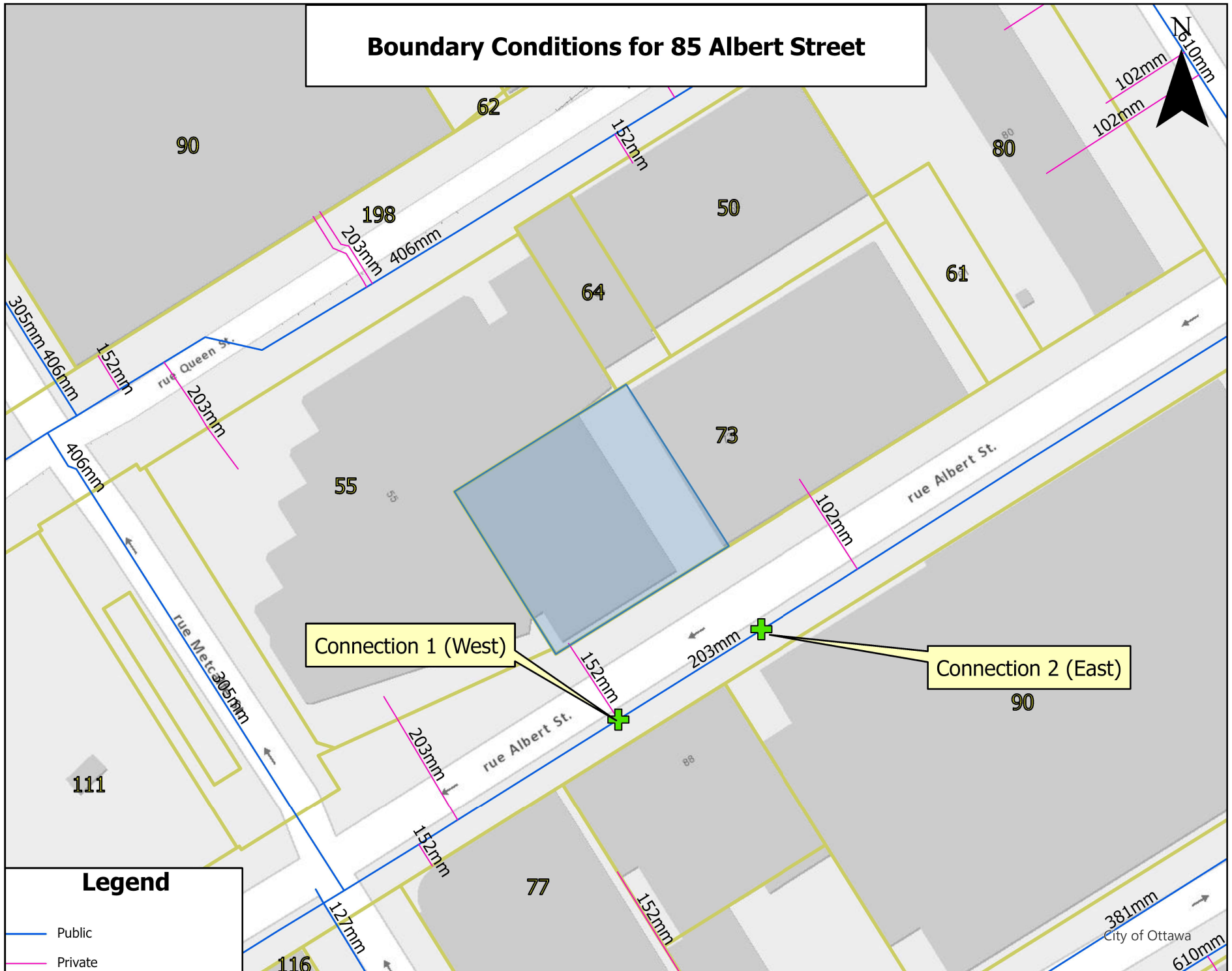
Appendix B Water Calculation



B.1 Boundary Conditions



Boundary Conditions for 85 Albert Street



Wang, Ziyi

From: Hughes, Brett <brett.hughes@ottawa.ca>
Sent: Wednesday, July 22, 2026 1:02 PM
To: Johnston, Anthony; Wang, Ziyi
Cc: Johnson, Warren; Kilborn, Kris; Wu, John; Wessel, Shawn
Subject: RE: Boundary Condition Request - 85 Albert Street - 160402297
Attachments: 85 Albert Street July 2026.pdf

Some people who received this message don't often get email from brett.hughes@ottawa.ca. [Learn why this is important](#)

Anthony / Ziyi,

The following are boundary conditions, HGL, for hydraulic analysis at 85 Albert Street (zone 1W) assumed to be connected via two (2) connections as identified below: (see attached PDF for location).

Connection 1 – 203 mm on Albert Street (West)

Minimum HGL = 107.9 m

Maximum HGL = 114.9 m

Max Day + Fire Flow (50 L/s) = 107.7 m

Max Day + Fire Flow (116.7 L/s) = 105.6 m

Max Day + Fire Flow (166.7 L/s) = 103.4 m

Connection 2 – 203 mm on Albert Street (East)

Minimum HGL = 107.9 m

Maximum HGL = 114.9 m

Max Day + Fire Flow (50 L/s) = 107.6 m

Max Day + Fire Flow (116.7 L/s) = 105.4 m

Max Day + Fire Flow (166.7 L/s) = 102.9 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.

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: Hughes, Brett

Sent: July 22, 2026 11:25 AM

To: 'Johnston, Anthony' <Anthony.Johnston@stantec.com>; Wang, Ziyi <ziyi.wang@stantec.com>

Cc: warren.johnson <warren.johnson@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>; Wu, John <John.Wu@ottawa.ca>; Wessel, Shawn <shawn.wessel@ottawa.ca>

Subject: RE: Boundary Condition Request - 85 Albert Street - 160402297

Anthony,

Thanks for the email, boundary condition requests typically take upwards of 10 business days for our modeling team to process, dependent on the volume of requests they are experiencing, but I will send a follow up email and see if we can expedite the process a bit.

As for the estimated sanitary flows, the 2.2L/s has been forwarded to our Asset Management team for a capacity review and confirmation, this process typically takes around 5 business days.

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: Johnston, Anthony <Anthony.Johnston@stantec.com>

Sent: July 22, 2026 10:21 AM

To: Hughes, Brett <brett.hughes@ottawa.ca>; Wang, Ziyi <ziyi.wang@stantec.com>

Cc: warren.johnson <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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Good Morning Brett,

Would it be possible to provide an ETA for receipt of the request?

I also wanted to confirm the city is also reviewing the downstream sanitary sewer capacity to accommodate the new sanitary flows from the change of use (2.2 L/s).

Let me know, thanks!

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

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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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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 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



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B.2 Domestic Demand Calculation Sheet



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

Site Plan provided by Linebox Studio (2026-07-22)

Stantec Project No. 160402297

City File No.



Revision: 1

Revised by:

Date Created: 3-Jul-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		14	20	3.81	0.06	9.53	0.16	20.96	0.35
1 Bedroom		51	71	13.88	0.23	34.71	0.58	76.36	1.27
2 Bedroom		37	78	15.11	0.25	37.77	0.63	83.10	1.38
3 Bedroom		5	16	3.01	0.05	7.53	0.13	16.58	0.28
		107	184	35.82	0.60	89.54	1.49	196.99	3.28
Amenity									
	697			1.36	0.02	2.03	0.03	3.66	0.06
Total	697	107	184	37.2	0.6	91.6	1.5	200.7	3.3

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



FUS Fire Flow Calculation Sheet - 2020 FUS Guidelines

Stantec Project #: 160402297
Project Name: 85 Albert Street
Date Created: 7/2/2026
Flow Calculation #: 1
Description: 85 Albert St.

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

Notes: A 16-storey residential high-rise with indoor amenities. Information taken from Site Plan by Linebox Studio dated July, 24, 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	-
		808	627	627	627	627	627	627	627	627	627	1121.5	-
3	Determine Required Fire Flow	(F = 220 x C x A ^{1/2}). Round to nearest 1000 L/min										-	6000
4	Determine Occupancy Charge	Limited Combustible										-15%	5100
5	Determine Sprinkler Reduction	Conforms to NFPA 13										-30%	-2040
		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	0 to 3	31	16	> 100	Type I-II - Unprotected Openings	YES	0%	408			
		East	0 to 3	31	11	> 100	Type I-II - Unprotected Openings	YES	0%				
		South	10.1 to 20	22	12	> 100	Type I-II - Unprotected Openings	NO	8%				
		West	0 to 3	31	16	> 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										3000	
		Total Required Fire Flow in L/s										50.0	
		Required Duration of Fire Flow (hrs)										1.25	
		Required Volume of Fire Flow (m³)										225	

B.4 Hydraulic Analysis





Project:	85 Albert Street	No.	160402297
SITE PLAN HYDRAULIC ANALYSIS			
Revision:	01	Prepared By:	ZW
Revision Date:	30-Jul-2026	Checked By:	

BOUNDARY CONDITIONS (BC)

Connection at Albert Street	
Site Plan Revision Date	24-July-2026
Min. HGL (m)	107.9
Max. HGL (m)	114.9
Max. Day + Fire Flow (50 L/s)	107.7

Ground Floor Elevation (GFE) (Level 01) (m)	71.4
---	------

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	36.5	357.9	51.9	No Booster Pump Required
Maximum Normal	43.5	426.5	61.8	No Pressure Reducer Required

Number of Floors Above Ground	16
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	-83.3	-12.1	Booster Pump Required
Top Floor Max	-14.7	-2.1	
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	36.3	355.9	51.6
Top Floor	-8.7	-85.3	-12.4

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





Project:	85 Albert Street	160402297
TABLE 1: FIRE HYDRANT COVERAGE TABLE		
Revision:	1	Prepared By: ZW
Revision Date:	26-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)	EX HYD (Carling)				
Hydrant Class ⁴	Class AA (light blue bonnet)	Class AA (light blue bonnet)			-	-
Building A						
Unobstructed distance from main entrance (m)	23	60.0	-	-	-	-
Maximum fire flow capacity ³ (L/min)	5,678	5,678	-	-	11,356	3,000

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:

- Existing hydrant locations as per UCC drawing provided by City of Ottawa(01-Jun-2026).
- See FUS Calculations.
- See NFPA 1 Table 18.5.4.3 for maximum fire flow capacity of hydrants by distance to building.
- Class of existing hydrants from NFPA 291 bonnet paint colour, observed from Google Street View (imagery Jun-2023). New hydrant, class as designed.

B.6 FUS Conditions Correspondence



Wang, Ziyi

From: Paul Chartrand <paul@linebox.ca>
Sent: Tuesday, July 7, 2026 3:37 PM
To: Johnston, Anthony; Menggu He
Cc: Philip Thibert; Kilborn, Kris; joseeane; Wang, Ziyi; Ben Solomon; jacob@fuller.ca; 85 Project Work
Subject: Re: 85 Albert - Early Code Questions

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Hi Anthony,

Currently only the underground parking garage is sprinklered. As part of the conversion project and change of use to residential, we must provide sprinkler coverage throughout the entire building - so there will be an increase. Menggu, mechanical from Smith + Andersen, has been looking at demand for this and fire pump sizing already and is copied if there are any questions.

Thanks,

On Tue, Jul 7, 2026 at 3:28 PM Johnston, Anthony <Anthony.Johnston@stantec.com> wrote:

Thanks Paul,

Could you please provide the approximate percentage of the above-ground floor plate area that is currently sprinklered?

Could you also confirm whether the sprinkler coverage will increase or decrease once the conversion is complete?

From: Paul Chartrand <paul@linebox.ca>
Sent: Tuesday, July 7, 2026 1:57 PM
To: Philip Thibert <pthibert@fuller.ca>; Kilborn, Kris <kris.kilborn@stantec.com>; Johnston, Anthony <Anthony.Johnston@stantec.com>
Cc: joseeane <joseeane@linebox.ca>
Subject: Re: 85 Albert - Early Code Questions

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See attached [here](#).

Note that, depending on the case, improvements to these can be navigated if required. The values given are worst case scenario based on existing conditions and what's desired to remain (example exposed concrete ceilings, etc.).

Let us know if there's a problem with these.

On Tue, Jul 7, 2026 at 10:54 AM Philip Thibert <pthibert@fuller.ca> wrote:

Paul, Josee,

Questions from Stantec.

Could you please have your architect confirm the fire-resistance rating (FRR) of the exterior walls and identify the firewall locations on the site plan as soon as possible?

We need this information to finalize our FUS calculations for the request for boundary condition.

Could you also confirm the FRR of the typical floor assemblies, as well as the FRR of the shafts and stairwells?

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: Paul Chartrand <paul@linebox.ca>

Sent: July 7, 2026 9:14 AM

To: Kilborn, Kris <kris.kilborn@stantec.com>; Johnston, Anthony <Anthony.Johnston@stantec.com>

Cc: joseeanne <joseeanne@linebox.ca>; Ben Solomon <bsolomon@fuller.ca>; Jacob Fuller <jacob@fuller.ca>; Philip Thibert <pthibert@fuller.ca>; 85 Project Work <85@fuller.ca>; Lindsey Suprunchuk <lindsey@linebox.ca>; Andrew Reeves <reeves@linebox.ca>

Subject: Re: 85 Albert - Early Code Questions

EXTERNAL EMAIL - CONFIRM SENDER AND BEWARE OF LINKS AND ATTACHMENTS.
--

Hi Kris & Anthony,

Please see drawings through the link in the email below, specifically the site and ground floor plans. There will be a small modification with impact on grading over the existing ramp, next to the building, to accommodate the movement of garbage bins to the street.

The arrangement shown isn't final, needs review by the rest of the team first, but this should be accounted for when preparing documents for SPA submission. We'll keep you informed of where this lands.

Thanks,

On Mon, Jul 6, 2026 at 3:09 PM Paul Chartrand <paul@linebox.ca> wrote:

Hi Everyone,

Nishant, the drawings & photos attached through the link below include follow-up information, as best as we could gather from site observation, as well as some questions posed directly on plans. Notes for you are colour coded. Some updates have been made to the initial document with the list of questions.

Please follow up to let us know if there is anything else you need in order to advise.

Everyone else, there are coordination notes and questions on the same set of drawings with another colour. The code consultant coloured notes are for everyone, though. Trying to put everything to resolve in one place. This is dealing with the ground floor and parking garage. We'll reach out on penthouse coordination separately.

Please use this set for review and comment.

At our last meetings, we identified the need for everyone to gain a shared understanding of the garage's scope of work if we are going to take this new approach, taking the path of least resistance and least risk with new work rather than least intervention. This set of plans has been prepared in part so that we have this drawn up so the Fuller & Metcalfe team can digest and comment before we proceed with the changes.

<https://www.dropbox.com/scl/fo/6hyrv71pmj86e3giek5nt/AM2uX3ttsyV-arO9nkAyVyE?rlkey=gk2ertxdn91xkchpz3c13t0jy&dl=0>

We will discuss at our meetings this week.

Thank you,

On Wed, Jun 17, 2026 at 2:55 PM Paul Chartrand <paul@linebox.ca> wrote:

Hi Nishant,

Good question. The consultants' questions list everything we've identified as influencing early design efforts where we don't want to move too far ahead without direction. We assume these items will be part of the Code report, but we would appreciate your advice on them as early as possible before the full report is issued so that we can keep moving well on a condensed schedule.

Intent is not to cover all of these in tomorrow's meeting.

Tomorrow we would like to present and discuss "Ground Level & Above" item #7. Ground floor exit paths are having an influence on space planning and there is no perfect solution, so we want to validate what is possible.

If you can give us high level thoughts on garage related questions, that would be great.

We're expecting that we will need to give some background, showing plans and site photos of existing conditions to support your review. Tomorrow is an opportunity for that.

It would be helpful if you can review the list and be ready with questions of your own for us and information you need in order to provide direction.

Thank you,

Paul Chartrand
Senior Technologist



613.216.2609 x101



613.797.2391



Ottawa - Toronto - Montreal



On Wed, Jun 17, 2026 at 1:25 PM Nishant Verma <NVerma@senezco.com> wrote:

Hi Paul,

Thank you for sharing this information with us in advance.

I was reviewing the consultant questions and noticed there are quite a few items. I am assuming the primary focus of tomorrow's call will be the parking-related questions.

Please let me know if there are any other specific items from the list that you would like us to discuss so that we can come prepared.

Kind Regards,

Nishant Verma, M.Sc., P.Eng

Team Leader | Project Engineer

e: nverma@senezco.com

m: +1 647 990 0561



Suite102 – 93 Skyway Ave., Toronto, ON, M9W 6N6, Canada

From: Paul Chartrand <paul@linebox.ca>

Sent: June 16, 2026 12:22 PM

To: Nishant Verma <nverma@senezco.com>; Gordana Tijanic <gordana@senezco.com>

Cc: Josée Anne Pronovost <joseeanne@linebox.ca>; Ben Solomon <bsolomon@fuller.ca>; jacob@fuller.ca; Philip Thibert <pthibert@fuller.ca>; Menggu He <Menggu.He@smithandandersen.com>; Darrell Noseworthy <darrell.noseworthy@smithandandersen.com>; Josephine Jordan <josephine.jordan@smithandandersen.com>; Brad Armstrong <barmstrong@cunliffe.ca>; Paul Dolan <pdolan@cunliffe.ca>; 85 Project Work <85@fuller.ca>

Subject: 85 Albert - Early Code Questions

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Hi Nishant and Gordana,

I understand you will be working on a full Code report for the project. We have a number of questions from consultants seeking guidance to progress with design.

We've put together a list of items. We'd appreciate if you could look at these and provide direction as soon as possible in advance of your first draft of the Code report in order to keep design progress moving. We're working on a condensed schedule, and work in the parking garage is scheduled for this summer. Impactful Code requirements are important for general design progress, but they are even more critical for the parking garage. This will allow us to advise Fuller on what can be accounted for in this summer's work, hopefully avoiding future shutdowns during the conversion project. They've identified this as a huge priority.

We're sending this in advance of Thursday's meeting so that you can review and be better prepared for discussion. We will go over this and present some of the material in that meeting.

Through [this link](#), you'll find the list of questions as well as a recent set of area plans. We will be issuing more construction documents-oriented plans this week and will include you on circulation for those as a better reference.

These plans differentiate between existing and new elements graphically, but do not show existing conditions that have been demolished. Can you please confirm that you have access to the existing drawings & BCRs? If not please let us know.

Thank you,

Paul Chartrand

Senior Technologist



613.216.2609 x101



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Wang, Ziyi

From: Philip Thibert <pthibert@fuller.ca>
Sent: Tuesday, July 7, 2026 11:43 AM
To: Johnston, Anthony; Kilborn, Kris
Cc: Johnson, Warren; Wang, Ziyi
Subject: RE: 85 Albert Street & 116 Albert Street
Attachments: 1. Feedback Form - Ph 1 - PC2026-0003 - Albert St 116.pdf; 2026-04-28 - 85 Albert Street - Site Plan Control - Feedback Form - PC2026-0065.pdf; 2026-07-02_116 Albert Ottawa_progress set_LR.pdf

Anthony, Kris,

The CCTV is a requirement for 116 Albert SPA and needs to get completed asap. I've reattached the pre-consult notes for you to review. It does not look like a requirement for 85 Albert SPA.

I have forwarded your request regarding the fire-resistant rating to both the 85 and 116 architects. I have requested historical water records from when the building was used as office/commercial space from our commercial team.

I've attached the 116 Albert plans and stats. If you need anything else let me know.

We have July 27th as our submission date for both 85 and 116 Albert projects. I'm not sure why some of this background work was not completed in the past 2-3 months. Let's get this done by the 27th please.

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

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From: Johnston, Anthony <Anthony.Johnston@stantec.com>
Sent: July 7, 2026 8:01 AM
To: Philip Thibert <pthibert@fuller.ca>; Kilborn, Kris <kris.kilborn@stantec.com>
Cc: Johnson, Warren <Warren.Johnson@stantec.com>; Wang, Ziyi <Ziyi.Wang@stantec.com>
Subject: RE: 85 Albert Street

EXTERNAL EMAIL - CONFIRM SENDER AND BEWARE OF LINKS AND ATTACHMENTS.

Good Morning Phil,

We met with the team yesterday to discuss this project. Before committing to a delivery date, I wanted to confirm staff availability and confirm we have the necessary background information.

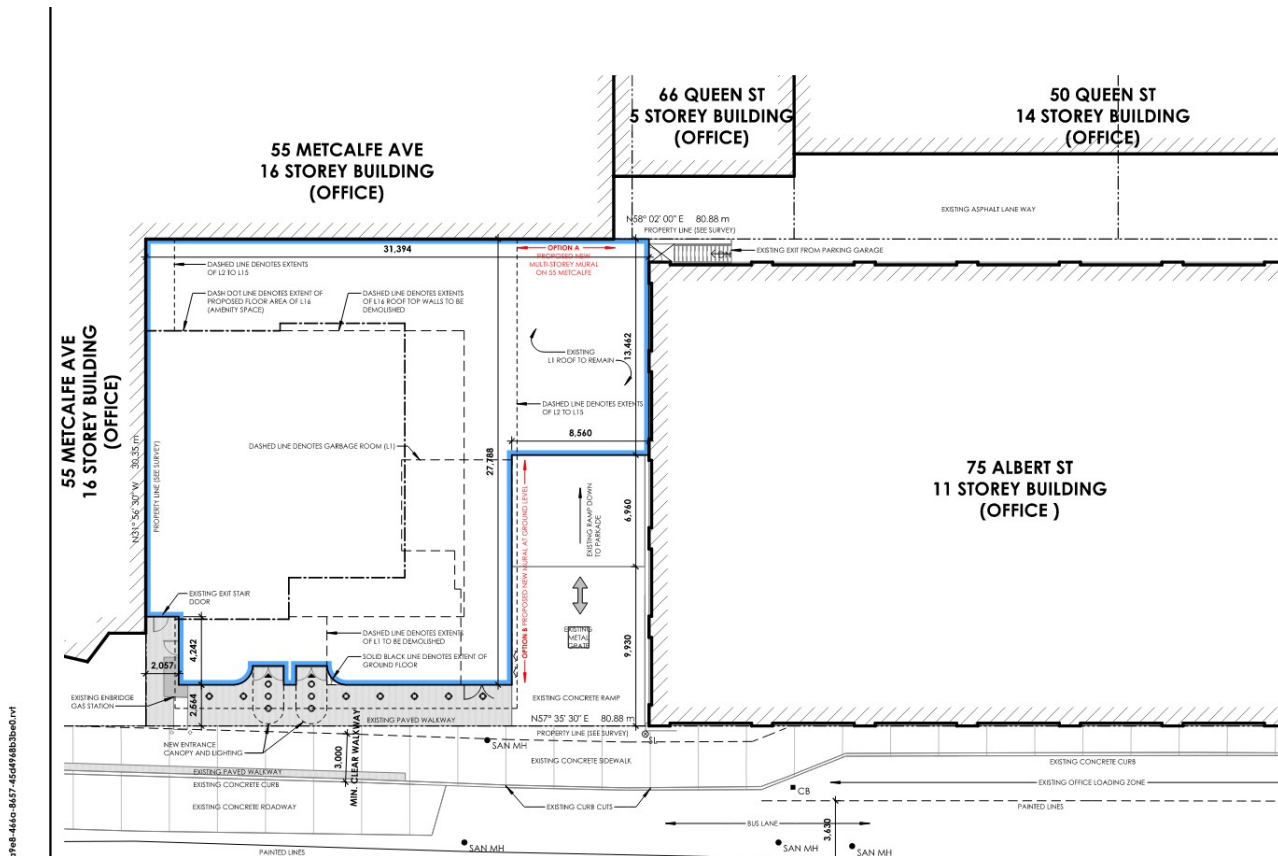
Based on our discussion, we can commit to a submission date of **July 31**, subject to the following:

- A request for boundary conditions will be sent to the City this week to confirm water and sanitary sewer capacity.
- It will take 2-3 weeks for the city to come back with updated boundary conditions.
- In the meantime, we will begin preparing the Adequacy of Services Report using assumptions for the water and sanitary until the City's response is received.

Could you please have your architect confirm the fire-resistance rating (FRR) of the exterior walls and identify the firewall locations on the site plan as soon as possible?

We need this information to finalize our FUS calculations for the request for boundary condition.

Could you also confirm the FRR of the typical floor assemblies, as well as the FRR of the shafts and stairwells?



Do you have any historical water records from when the building was used as office/commercial space?

These records would help us verify the existing water demands and provide a baseline for comparing the proposed water demands in our reports.

We will reach out to several CCTV suppliers to obtain pricing.

While this information is not required for the Adequacy of Services Report, it will be valuable to have available when we move into the detailed design.

If anyone needs anything else from Phil, please respond to this email.

Let me know if you have any questions, thanks!

From: Philip Thibert <pthibert@fuller.ca>

Sent: Monday, July 6, 2026 2:44 PM

To: Kilborn, Kris <kris.kilborn@stantec.com>; Johnston, Anthony <Anthony.Johnston@stantec.com>

Subject: RE: 85 Albert Street

Kris, Anthony,

Following up the request below. What is your timeline of the servicing report for 85. Were you able to get a CCTV setup? We would like to submit for SPA by end of month.

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

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From: Philip Thibert**Sent:** July 3, 2026 9:34 AM**To:** Kilborn, Kris <kris.kilborn@stantec.com>; Johnston, Anthony <anthony.johnston@stantec.com>**Subject:** 85 Albert Street

Hello Kris, Anthony,

Do you have what you need from Linebox to commence your work on 85 Albert? What is your timeline needed? I will be able to share BDP Quadrangle's 116 Albert plans with you shortly as well.

Philip Thibert

Director of Real Property

Fuller Group of Companies

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Appendix C Sanitary Calculation



C.1 Sanitary Calculation Sheet



	SUBDIVISION:		SANITARY SEWER DESIGN SHEET (City of Ottawa) FILE NUMBER: 160402297										DESIGN PARAMETERS																						
	85 Albert Street																																		
	REVISION DATE: 7/30/2026																																		
	REVISION NO.: 1																																		
	DESIGNED BY: ZW																																		
	REVISED BY: AJ																																		
CHECKED BY: WAJ																																			

1. Unit counts taken from Linebox Studio provided on July 24, 2026

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



Wang, Ziyi

From: Hughes, Brett <brett.hughes@ottawa.ca>
Sent: Monday, July 27, 2026 1:48 PM
To: Wang, Ziyi
Cc: Johnson, Warren; Kilborn, Kris; Wu, John; Wessel, Shawn; Johnston, Anthony
Subject: RE: Boundary Condition Request - 85 Albert Street - 160402297

Follow Up Flag: Follow up
Flag Status: Flagged

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Ziyi,
Asset Management has confirmed they do not have any capacity concerns with the estimated 2.2 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: Hughes, Brett
Sent: July 22, 2026 1:02 PM
To: Johnston, Anthony <Anthony.Johnston@stantec.com>; Wang, Ziyi <ziyi.wang@stantec.com>
Cc: warren.johnson <warren.johnson@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>; Wu, John <John.Wu@ottawa.ca>; Wessel, Shawn <shawn.wessel@ottawa.ca>
Subject: RE: Boundary Condition Request - 85 Albert Street - 160402297

Anthony / Ziyi,
The following are boundary conditions, HGL, for hydraulic analysis at 85 Albert Street (zone 1W) assumed to be connected via two (2) connections as identified below: (see attached PDF for location).

Connection 1 – 203 mm on Albert Street (West)

Minimum HGL = 107.9 m
Maximum HGL = 114.9 m
Max Day + Fire Flow (50 L/s) = 107.7 m
Max Day + Fire Flow (116.7 L/s) = 105.6 m
Max Day + Fire Flow (166.7 L/s) = 103.4 m

Connection 2 – 203 mm on Albert Street (East)

Minimum HGL = 107.9 m
Maximum HGL = 114.9 m
Max Day + Fire Flow (50 L/s) = 107.6 m
Max Day + Fire Flow (116.7 L/s) = 105.4 m
Max Day + Fire Flow (166.7 L/s) = 102.9 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.

Regards,

Brett Hughes

Project Manager, Infrastructure Approvals

Development Review Central

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From: Hughes, Brett

Sent: July 22, 2026 11:25 AM

To: 'Johnston, Anthony' <Anthony.Johnston@stantec.com>; Wang, Ziyi <ziyi.wang@stantec.com>

Cc: warren.johnson <warren.johnson@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>; Wu, John <John.Wu@ottawa.ca>; Wessel, Shawn <shawn.wessel@ottawa.ca>

Subject: RE: Boundary Condition Request - 85 Albert Street - 160402297

Anthony,

Thanks for the email, boundary condition requests typically take upwards of 10 business days for our modeling team to process, dependent on the volume of requests they are experiencing, but I will send a follow up email and see if we can expedite the process a bit.

As for the estimated sanitary flows, the 2.2L/s has been forwarded to our Asset Management team for a capacity review and confirmation, this process typically takes around 5 business days.

Regards,

Brett Hughes

Project Manager, Infrastructure Approvals

Development Review Central

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From: Johnston, Anthony <Anthony.Johnston@stantec.com>

Sent: July 22, 2026 10:21 AM

To: Hughes, Brett <brett.hughes@ottawa.ca>; Wang, Ziyi <ziyi.wang@stantec.com>

Cc: warren.johnson <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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Good Morning Brett,

Would it be possible to provide an ETA for receipt of the request?

I also wanted to confirm the city is also reviewing the downstream sanitary sewer capacity to accommodate the new sanitary flows from the change of use (2.2 L/s).

Let me know, thanks!

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

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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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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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Atención: Este correo electrónico proviene de fuera de Stantec. Por favor, tome precauciones adicionales.

C.3 Sanitary Service Lateral CCTV Report





CCTV INSPECTION REPORT

Report ID
5323-9017

Sewer Type
Sanitary

Completion Date
July 31/2026

Total Distance
11.40M

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

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

	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	7

1. Index of Pipes (Custom)

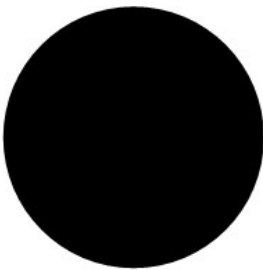


1 item

Start/End	Direction	Road	Inspection Date	Inspected Length	Total Length
BUILDING --> MAIN	D - Downstream	85 ALBERT STREET	24/07/2026, 10:52 AM	11.4	11.4
				Total: 11.4	Total: 11.4

2. Structural rating

Structural rating of the pipes



0 - No Defects

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

1 item

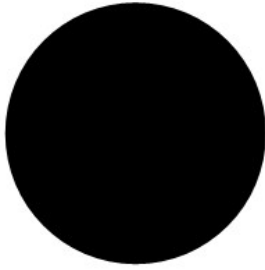
0 - No Defects (1 of 1 items)

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)



0 - No Defects

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

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

Pipe characteristics

Sewer Use:	Sanitary	Inspected length:	11.400
Height:	200	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

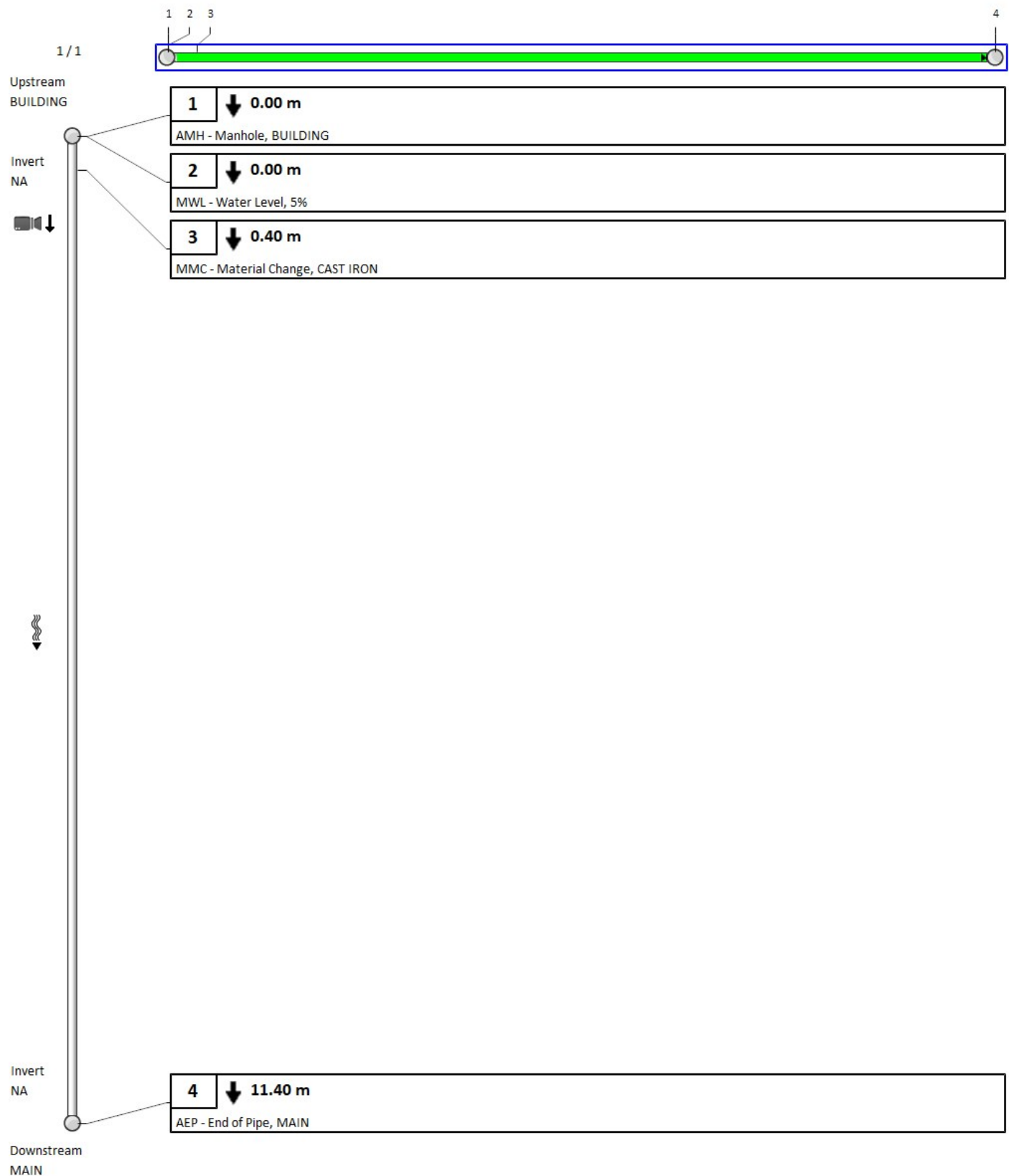
Peak:	0	Peak:	0	Peak:	0
Quick rating:	0000	Quick rating:	0000	Quick rating:	0000
Score:	0	Score:	0	Score:	0
Index:	0.000	Index:	0.000	Index:	0.000

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



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.
◀ 3 / 31 ▶	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.
401-059B 	Identifies the start manhole number. Note that this manhole is not necessarily the upstream manhole of the pipe.
401-631 	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
July 31/2026

Total Distance
11.40M

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

	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	7

1. Index of Pipes (Custom)

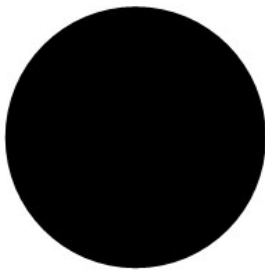


1 item

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



0 - No Defects

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

1 item

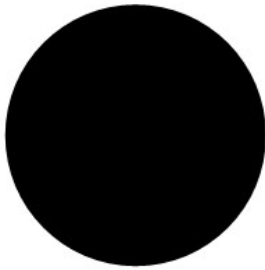
0 - No Defects (1 of 1 items)

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)



0 - No Defects

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

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

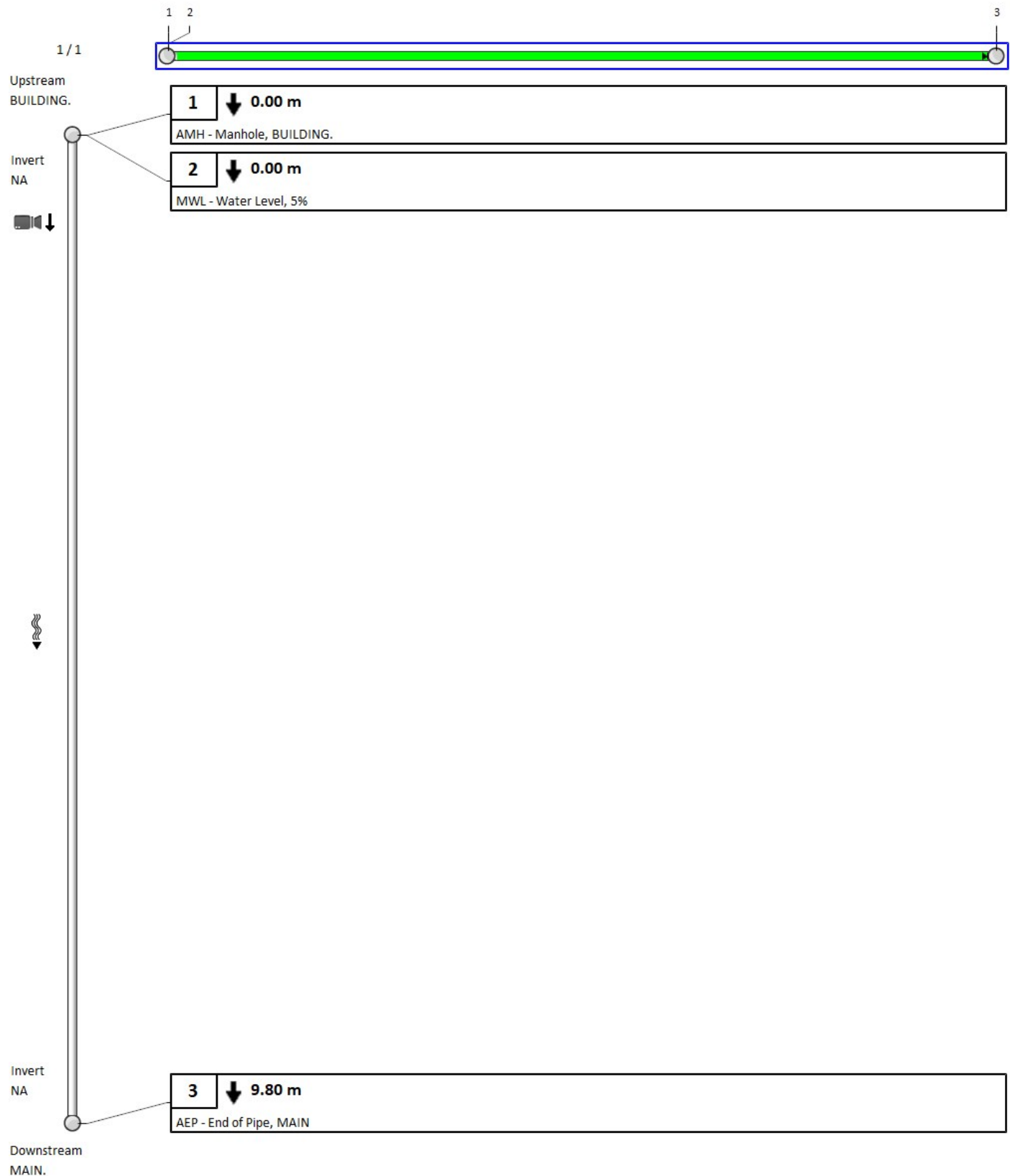
Peak:	0	Peak:	0	Peak:	0
Quick rating:	0000	Quick rating:	0000	Quick rating:	0000
Score:	0	Score:	0	Score:	0
Index:	0.000	Index:	0.000	Index:	0.000

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

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	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.
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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.

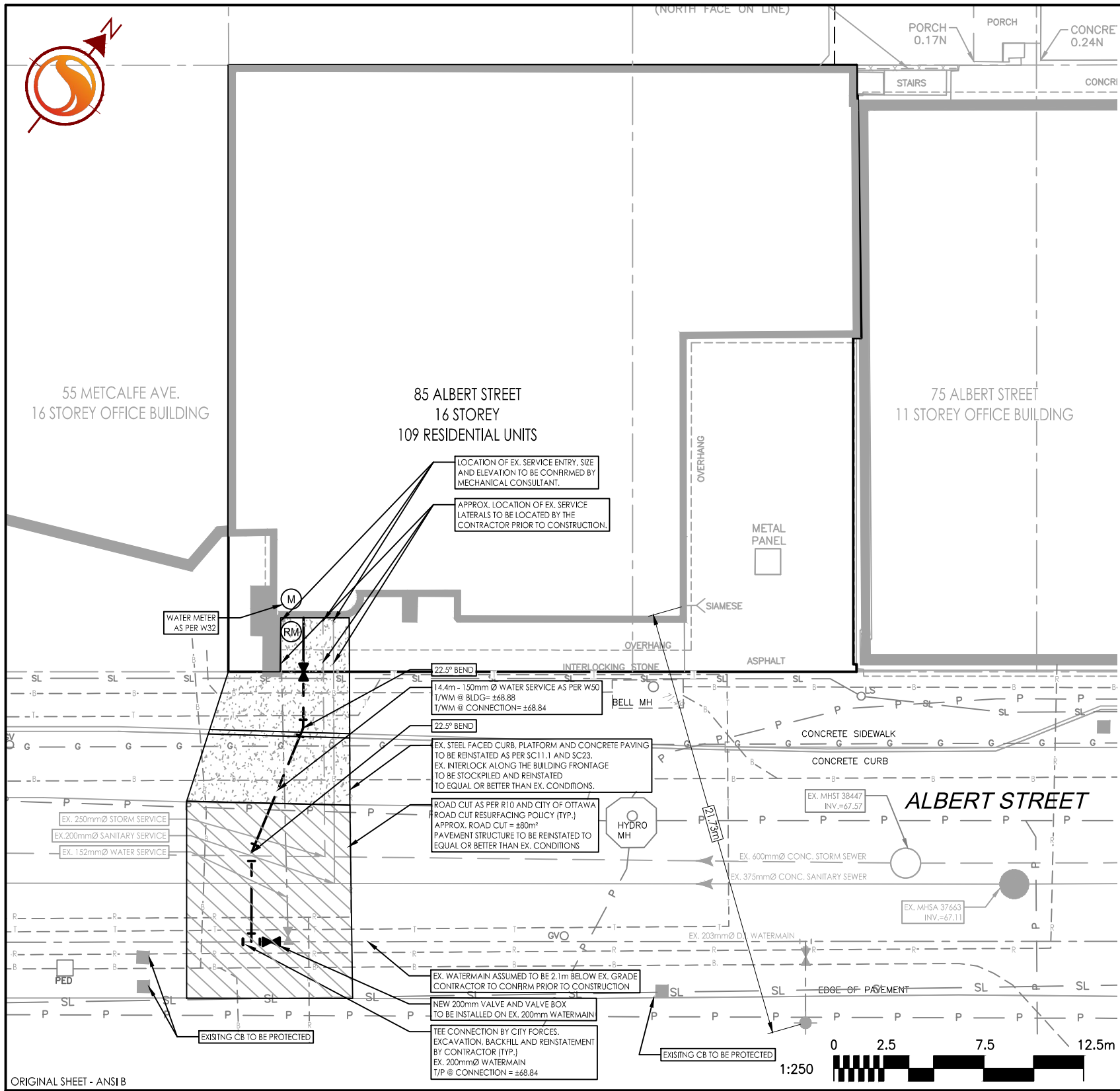
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Appendix E Drawings



\\ca0218-pdfs01\work_group\01-604\active\160402297\design\drawing\160402297 DB.dwg
2026/08/04 2:02 PM By: Johnston, Anthony



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. WATER SERVICE TO EXTEND 1.0m BEYOND PROPERTY LINE. STAND POST TO BE INSTALLED AT PROPERTY LINE.
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 CITY UCC FILE CP000317-base.dwg. CITY AS-BUILT PDF 6483p&p01 AND CITY AS-BUILT PDF J34b-5.
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

GVO	EX. GAS MAIN VALVE
LS	EX. LIGHT STANDARD
R	EX. ROGERS CONDUITS
T	EX. TELUS CONDUITS
B	EX. BELL CONDUITS
SL	EX. STREETLIGHT CONDUITS
P	EX. HYDRO CONDUITS

---	EX. WATERMAIN
---	EX. STORM SEWER
---	EX. SANITARY SEWER
---	EX. CATCH BASIN
---	EX. VALVE CHAMBER
---	EX. VALVE BOX
---	EX. FIRE HYDRANT

---	150mm PVC WATER SERVICE C/W CURB STOP AND SERVICE POST
(M)	WATER METER
(RM)	REMOTE WATER METER
---	SIDEWALK REINSTATEMENT AS PER CITY DETAIL SC11.1 & SC23
---	ASPHALT REINSTATEMENT AS PER CITY DETAIL R10

---	150mm PVC WATER SERVICE C/W CURB STOP AND SERVICE POST
(M)	WATER METER
(RM)	REMOTE WATER METER
---	SIDEWALK REINSTATEMENT AS PER CITY DETAIL SC11.1 & SC23
---	ASPHALT REINSTATEMENT AS PER CITY DETAIL R10

Client/Project	INTENTIONAL CAPITAL ADEQUACY OF SERVICES REPORT 85 Albert Street, Ottawa ON
Figure No.	3.1
Title	EXISTING / PROPOSED SERVICING PLAN

2026/08/04
160402297

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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