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PROPOSED SENIOR LIVING RESIDENTIAL DEVELOPMENT
79 HENDERSON STREET
PORT HOPE, ONTARIO

PROJECT No.: 21241(PH)

FUNCTIONAL SERVICING & STORMWATER MANAGEMENT REPORT

OWNER:

NAUTICAL LANDS GROUP

Prepared By:

THE ODAN/DETECH GROUP INC.

1st Submission – January 2022

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1.0 BACKGROUND

The property under study is a 1.82 ha site located at 79 Henderson Street in Port Hope. The site is bounded by Henderson Street to the east, a grocery store to the south (Davis' Your Independent Grocer), Home Hardware Building Centre and vacant area to the west, and a vacant area to the north. Presently, the site is vacant land with vegetated cover. Refer to the Aerial Photo of the Existing Site in **Appendix A** for additional details.

It is proposed by Nautical Lands Group (NLG) to construct 36 new townhouses (no basements) and a 4-storey apartment building with 40 two bedroom units and 35 one bedroom units. The rest of the site will be comprised of surface parking and landscape. Refer to **Figure 1** below for further information regarding the proposed layout of the site.

In general, the property surface topography is higher in the north-east and slopes gently towards the south-west. For detailed topography of the existing site conditions, refer to **Appendix A** for the latest topographic survey prepared by Sylvester & Brown Land Surveying Ltd., dated July 23, 2021.

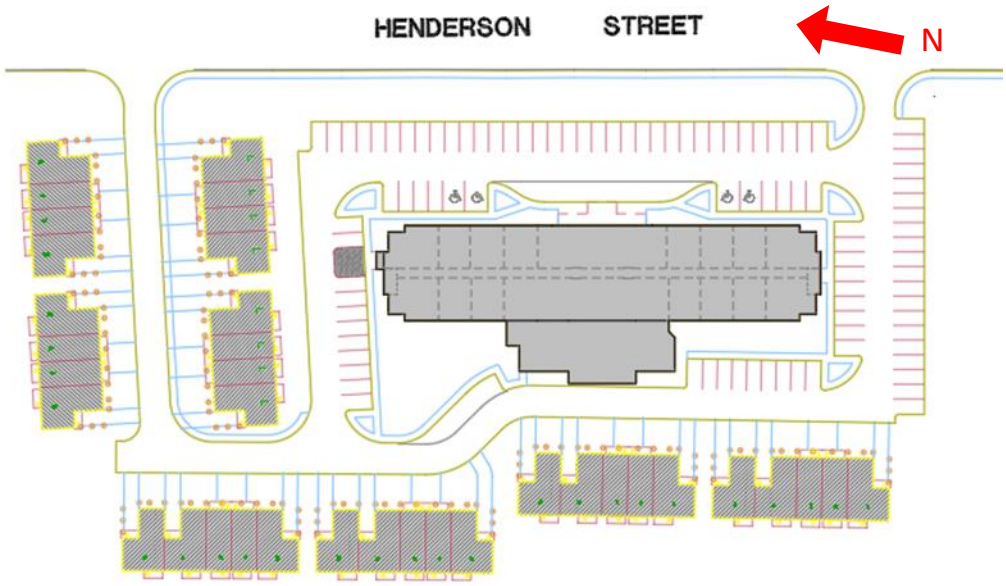

Figure 1 is an Excerpt from the Architectural Site Plan, dated August 5, 2021 and prepared by NLG. For detailed information regarding the layout of the proposed development, please refer to the latest drawings prepared by NGL. For general existing site conditions see **Appendix A**.

2.0 SCOPE OF WORK

THE ODAN/DETECH GROUP INC. was retained by the owner, **Nautical Lands Group**, to review the site, collect data, evaluate the site for the proposed land use and present the findings in an Engineering Report.

This report will evaluate the serviceability of the site with respect to sanitary, water and storm services and also evaluate the stormwater management (SWM) strategy that will be implemented to meet the Municipality of Port Hope design criteria.

3.0 SERVICING DESIGN CONSIDERATIONS

3.1 Sanitary Wastewater Disposal

Existing Condition

On the east side of the subject property, an existing 250mm diameter PVC sanitary sewer is located in the middle of Henderson St, which flows southerly towards the service corridor, where it is connected to the a 300mm diameter PVC sanitary sewer. This continues to the south-west side of the subject property where an existing 300mm diameter PVC sanitary sewer is located within a service corridor that flows northerly. At the mid west side of the property the sewer bends and continues to flow in a westerly direction to Fox Road.

A summary of the existing and proposed land uses for the sanitary flows which outlet to Fox Road are shown in Table 1 below.

Table 1 – Summary of Land Uses for Sanitary Flow Calculations

		Commercial		Residential	
Land Use	Site Area (ha)	Floor Area (m^2)	Total Population	No. of Units	Total Population
Existing	1.822	0	0	0	0
Proposed	1.822	0	0	111	230

i) Pre-Development Site

For calculating the population increase for the site, the existing population was assumed to be zero because the site is vacant land.

ii) Post-Development Site

The following Municipality of Port Hope standards for population densities and flow rates will be used to calculate the sanitary flows from the proposed development.

Residential:

- 1.4 persons/unit for 1 bedroom apartment
- 2.1 persons/unit for 2 bedroom apartment

Flow Rates:

- flow rate of 450 L/person/day – residential

The infiltration factor for the City is 0.26 L/s per hectare.

The above values are based on City of Toronto Design Guidelines as discussed with the Municipality of Port Hope Engineering Department.

Sanitary flows from the proposed development are summarized as follows.

Table 2 – Calculated Sanitary Sewage Flows from Proposed Development

Peak Flow from Site (L/s)	4.95
Infiltration (L/s)	0.47
Total = Peak Flow + Infiltration (L/s)	**5.42**

Proposed Sanitary Servicing

Proposed Condition

The proposed development consists of a senior living residential apartment and related senior living townhomes. Refer to the Architectural Statistics in Appendix A are provided for on the Architectural Site Plan.

The proposed site will utilize the existing sanitary sewer located on the service corridor. The site will propose a 200mm diameter sewer to capture the flow from the proposed 36 new townhouses and 75 units 4-storey apartment building. The size of the outlet sewer will be confirmed by Mechanical at the time of detailed design, adjustments may be required at that time.

Based on the population and flow rates the proposed site will have a peak flow of 5.42 L/s. The calculations for the site sanitary flows are included in **Appendix B** and are summarized below in **Table 3.**

Table 3 – Summary of Sanitary Flows from the Site

Location of Outlet	Existing Peak Flow (l/s)	Proposed Peak Flow (l/s)
Henderson Street	0	5.42

3.2 Water Distribution

Existing Condition

There is an existing 300mm diameter ductile iron watermain located on the east side of Henderson Street.

There are existing public fire hydrants located on the Henderson Street of the subject site which cover a portion of said site.

Hydrant flow tests for the hydrants described have been performed by SCG process on January 21st of 2022 with the following results.

Table 2 – Existing Hydrant Pressure/Flow Conditions

Hydrant Location	Static Pressure (Psi)	Flow @ 20 Psi (USGPM)
79 Henderson Street	65.9	3338

Proposed Condition

It is proposed to connect the site to the existing 300mm diameter watermain located on Henderson Street for domestic and fire-fighting purposes. New 200mm fire & 100mm domestic will be provided to the site.

The unit rate and peaking factors of water consumption, minimum pipe size and allowable pressure in line were established from the Municipality of Port Hope Guidelines. The fire flow water demand is calculated as per FUS 1999 manual.

The pressures and volumes must be sufficient for peak hour conditions and under fire conditions as established by the Ontario Building Code 2006. The minimal residual pressure under fire conditions is 140 kpa. (or 20.3 psi).

The firefighting calculations are based on a fire resistive rating of a sprinklered building with protected steel.

Please refer to **Appendix C** for further details.

The water demand of the proposed site is calculated as follows:

<u>Residential Water Demand</u>

a)	Average Day domestic demand -	using 270L/cap/day (230 persons, from sanitary calculations)	0.72 L/sec
b)	Peak day demand -	1.8 x daily demand	1.30 L/sec
c)	Peak hour demand -	3.0 x daily demand	2.16 L/sec
d)	Fire flow (Fire Resistive)		301.3 L/sec

Table 3 – Total Water Demand for the Site – FUS -

	L/sec	USGM
Peak Day Demand	1.30	20.6
Fire Flow Demand	300	4755
Total Water Demand	301.3	4776
Actual Flow at 20 PSI Residual Pressure	210.6	3338

Based on the hydrant flow testing results and as determined using the FUS method for calculating fire flows the existing main is not sufficient to service the subject development. However, since the FUS is typically used for planning purposes the required fire flows will be based on the OBC at the detailed design stage to show that adequate flows are available to service the building.

In general a residential development requires 150 l/sec (2,378 USGPM) for fire protection. The OBC fire flow calculation for a sprinklered building is provided on the next page based on the same building from a similar development. This shows the required fire flow for this building when sprinklered. The following was provided by Jain Sustainability Consultants Inc. for a similar site proposed in Bradford, Ontario. The full report prepared by JSCI can be found in Appendix

Jain

Jan. 17, 2022

Re: 500 Holland Street W., Bradford ON.
Fire Protection Water Supply Requirement for Part 3 of O.B.C.

The proposed commercial building at 500 Holland Street W., Bradford ON. is a Seniors apartment building. The entire building is of combustible construction, sprinklered.

The site and building is serviced by municipal water supply (Water flow and pressure test attached)

Existing Site (attached)

The Subject Site is located on the (short description of site and surrounding areas)

To the North: Vacant Land
To the East: Existing Grocery Store
To the West: Langford Blvd
To the South: Miller Park Ave

Calculation: Q=KVStot

K: building construction classification

V: building volume

Stot: building property line distances

Stot = 1+ Σ Stot

Building classifications by group:

Apartment Building: C (K=18)

Building Volume:

24,625 m³

Building multiple exposures:

18.1 m; Stot = 0

27.6 m; Stot =0

3.0 m1.5m, Stot=0.5

26.5 m, Stot = 0

Stot = 1+0+0+0.5+0

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thinking globally, delivering locally

Jain

Q=18 x 24,626 m³ x 1.5

Q=664,902 m³

According to Fire protection Water Supply guideline for Part 3 of OBC A3.2.5.7, Table 2:

Minimum water supply flow rate for Q≥270,000

Required water supply shall be 9000 L/min (150 L/sec)

Conclusion:

Municipal water supply graph shows sufficient flow and pressure used for sprinkler and inside and outside hose stream requirement as referenced by Article 3.2.5.13 of the Building Code and NFPA 13.

Yours very truly,

D. Jain, M.Eng., M.B.A., P.Eng., C.E.M., L.A.P.

Enclosures

1. Site Plan
2. Water flow and pressure test

As can be seen above and based on the OBC the water demand can be adjusted as shown in Table 4;

Table 4 – Total Water Demand for the Site – OBC -

	L/sec	USGM
Peak Day Demand	1.30	20.6
Fire Flow Demand	150	2,378
Total Water Demand	151.3	2,398
Actual Flow at 20 PSI Residual Pressure	210.6	3,338

As can be seen above the existing water supply will be adequate to provide the necessary domestic and fire flow to the proposed site under the Ontario Building Code applied sprinkerled building calculations. Final calculations will be provided to confirm the above by a qualified sprinkler consultant at the detailed design stage.

3.3 Stormwater Management

Existing Condition

On the south side of the subject property, there is an existing 1.0 meter flat bottom ditch, with 3:1 sloping and a minimum depth of 0.8 meters, located on a service corridor that flows westerly until the southwest corner of the property. It then continues to flow northerly for approximately 83.5 meters where it then changes direction and flows to the west towards Fox Road.

On the east side of the subject property, there is an existing ditch which flows southerly down Henderson Street, and outlets into the existing 1.0 meter flat bottom ditch on the south of the property.

The existing site drains via sheet flow to the existing 1.0 meter flat bottom ditch on service corridor.

Pre Development Flows:

The allowable flows were based on criteria obtained from the Town of Port Hope during a preconsultation meeting. The design criteria provided is to control flows from the site to 17.3 l/s/ha in accordance with the *Stormwater Management and Erosion and Silt Control Report* by Aecom, (2011).

Design storm data for the Town of Port Hope:

2 Year storm event
$I_2 = 682.562/(Tc+4.547)^{0.801}$ where: I = intensity (mm/hr)
Tc = time of concentration (min)

100 Year storm event
$I_{100} = 2181.701/(Tc+6.194)^{0.864}$ where: I = intensity (mm/hr)
Tc = time of concentration (min)

Table 5 – Allowable Discharge	
Total Area (ha)	Q (l/s)
1.822	**31.5**

Post Development Flows:

For the purpose of post development analysis, the post development storm tributary areas of the subject site have been identified as shown in **Appendix D**.

In order to control the post development flows to allowable flows, on-site storage by underground storage and a dry pond will be required. Visual OTTHYMO will be used to model and determine the detention volume required. A 0.10m (100mm) Orifice plate will be used to detain flows on site before discharging to the existing ditch on the west side of the property. The stage/storage/discharge properties used to model the flow controls for this site are shown in **Appendix D.** A summary of the site storage is provided in Table 6 below.

Table 6 – Storage Summary

Storm	Required Storage (m^3)	Provided Storage (m^3)
5 Year	**222**	**743**
100 Year	**719**	**743**

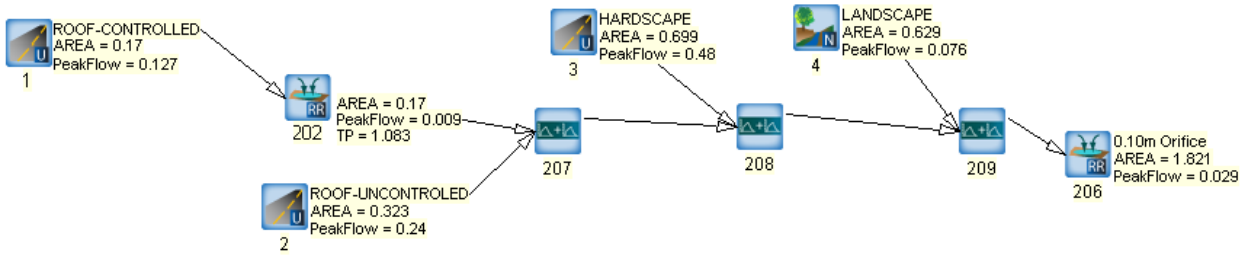
Visual OTTHYMO 2.3.2. will be used to model and determine the peak flows for 2 year and 100 year storm events. For drainage areas with significant imperviousness the calculation of effective rainfall in Visual OTTHYMO is accomplished using the “Standhyd” method. This method is used in urban watersheds to simulate runoff by combining two parallel standard unit hydrographs resulting from the effective rainfall intensity over the pervious and impervious surfaces. For pervious surfaces, losses are calculated using the SCS modified CN method.

For the purposes of post-development analysis, the proposed site has been divided into post-development tributary areas as shown in **Appendix D**. Refer to the Visual OTTHYMO detailed output file in **Appendix D** for further details. See the following **Table 7** for the description and characteristics of the post-development system.

Table 7 Catchment Characteristics for the Post-Developed Site

Area No.	Area (ha)	Hydrograph Method	% impervious	imperviousness directly connected %	Loss Method for Pervious Area	CN for Pervious Area	Initial Abstraction for Pervious	Time to peak (T_p)
Area 1- Rooftop Controlled	0.17	StandHyd	99	99	SCS	80	1	-
Area 2- Rooftop uncontrolled	0.323	StandHyd	99	99	SCS	80	1	-
Area 3- Hardscape	0.699	StandHyd	90	90	SCS	80	1	-
Area 3 - Landscape	0.629	NasHyd	-	-	SCS	80	5	0.167

See schematic of Visual Otthymo Model (100 Year Storm) below:



The following **Table 8** shows a summary of the total peak flows from the site. As shown, the total flow is equal to or less than the allowable flow for each storm event.

Table 8 – Summary of Flows from Site

Storm Event	Allowable Flow (L/s)	Proposed Flow (L/s)
2 Year Storm	31.5	20
100 Year Storm	31.5	30

As can be seen the post development flow is less than the allowable flow for both the 2 and 100 year storm events, thus meeting the Town of Port Hope storm water quantity controls for the proposed development.

Water Quality:

For the purposes of zoning and based on the type of development water quality can be achieved through the use of an adequately sized Oil/Grit Separator or Oil/Grit Filtration Separator in combination with LID's and alternative means to achieve water quality.

Water Quality for the proposed development will be determined at the detailed design stage based on the above noted design principals to meet the required water quality storm events.

Based on the current site plan it is expected that a HydroDome HD 6 will meet the required 80% TSS removal.

For further detailed calculations refer to Appendix D.

5.0 EROSION CONTROL

Erosion and sediment controls for the site will be implemented according to The Ministry of Natural Resources Guidelines on Erosion and Sediment Control for Urban Construction Sites. A detailed erosion control plan is included in the set of drawings.

6.0 CONCLUSIONS

From our investigation, the site is serviceable utilizing existing sanitary, storm and watermain infrastructure adjacent to the site. The post development 2 & 100-year storm design have been maintained at the allocated flow rate for the site.

The following **Table 9** summarizes the components of the proposed development.

Table 9 – Summary Information	
Total Sanitary Flow (L/sec)	5.42
Total Water Demand : (L/sec)	301.3
Allowable release rate from site (L/sec) (100 year storm)	31.5
Actual release rate from site (L/sec) (100 year storm)	30
Total Storm Water Storage Required (m3)	719
Total Storm Water Storage Provided (m3)	743
Quantity Control	100mm Dia. Orifice Plate
Water Quality	Oil Grit Separator

Respectfully Submitted;
The Odan/Detech Group Inc.

Feb. 11/22

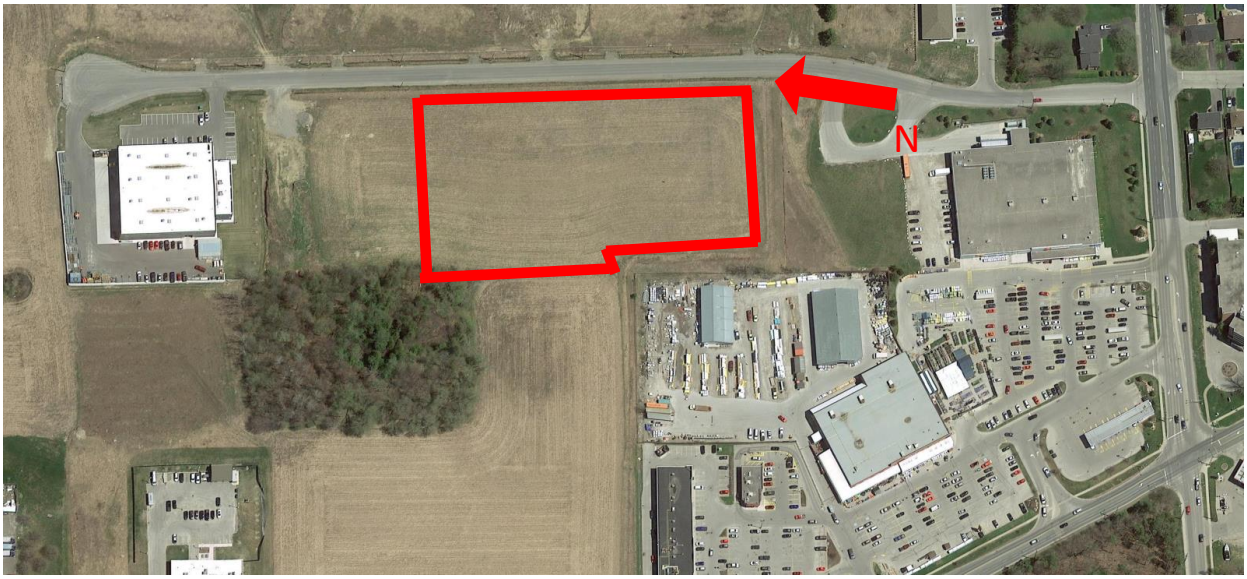
Paul Hecimovic, P.Eng.

German Verbel, Civil E.I.T.

APPENDIX A

AERIAL PHOTO AND SURVEY
OF EXISTING SITE

A.1 Aerial Photo of Existing Site



Appendix A – Figure 1: Aerial Photo of Existing Site is an excerpt from Google Maps with the approximate property line shown (**red** line). For detailed information regarding the existing property line and topography site conditions, refer to the latest survey and drawings prepared by Sylvester & Brown Land Surveying Ltd., see also **Appendix A – Figure 2**.

A.2 Site Plan


HENDERSON STREET
BLOCK 6 REGISTERED PLAN 39M-884
CONCESSION
PART 1,
2
6.0M SETBACK
MID-RISE WELLINGS
4 STOREYS
75 UNITS
PATIO
DROP-OFF
TOTAL PARKING**
CURB LOADING
6.0M SETBACK
BLOCK 1 REGISTERED PLAN 39M-884

A.3 Site Statistics

SITE INFO:

TOTAL LAND AREA = 18,218 SQM (4.5 AC)
TOTAL LOT COVERAGE = 27%

5 TOWNHOUSE UNIT BLOCK COUNT: = 4
(8.8% LOT COVERAGE)
- BLOCK AREA = 402 SQM
- 2 BEDROOM UNITS = 12
- 1 BEDROOM UNITS = 8

TOTAL = 20

6 TOWNHOUSE UNIT BLOCK COUNT: = 0
(0% LOT COVERAGE)
- BLOCK AREA = 445 SQM
- 2 BEDROOM UNITS = 0
- 1 BEDROOM UNITS = 0

TOTAL = 0

4 TOWNHOUSE UNIT BLOCK COUNT: = 4
(6.8% LOT COVERAGE)
- BLOCK AREA = 312 SQM
- 2 BEDROOM UNITS = 8
- 1 BEDROOM UNITS = 8

TOTAL = 16

TOTAL TOWNHOUSE UNIT COUNT = 36
(TOTAL TOWNHOUSE LOT COVERAGE = 15.6%)

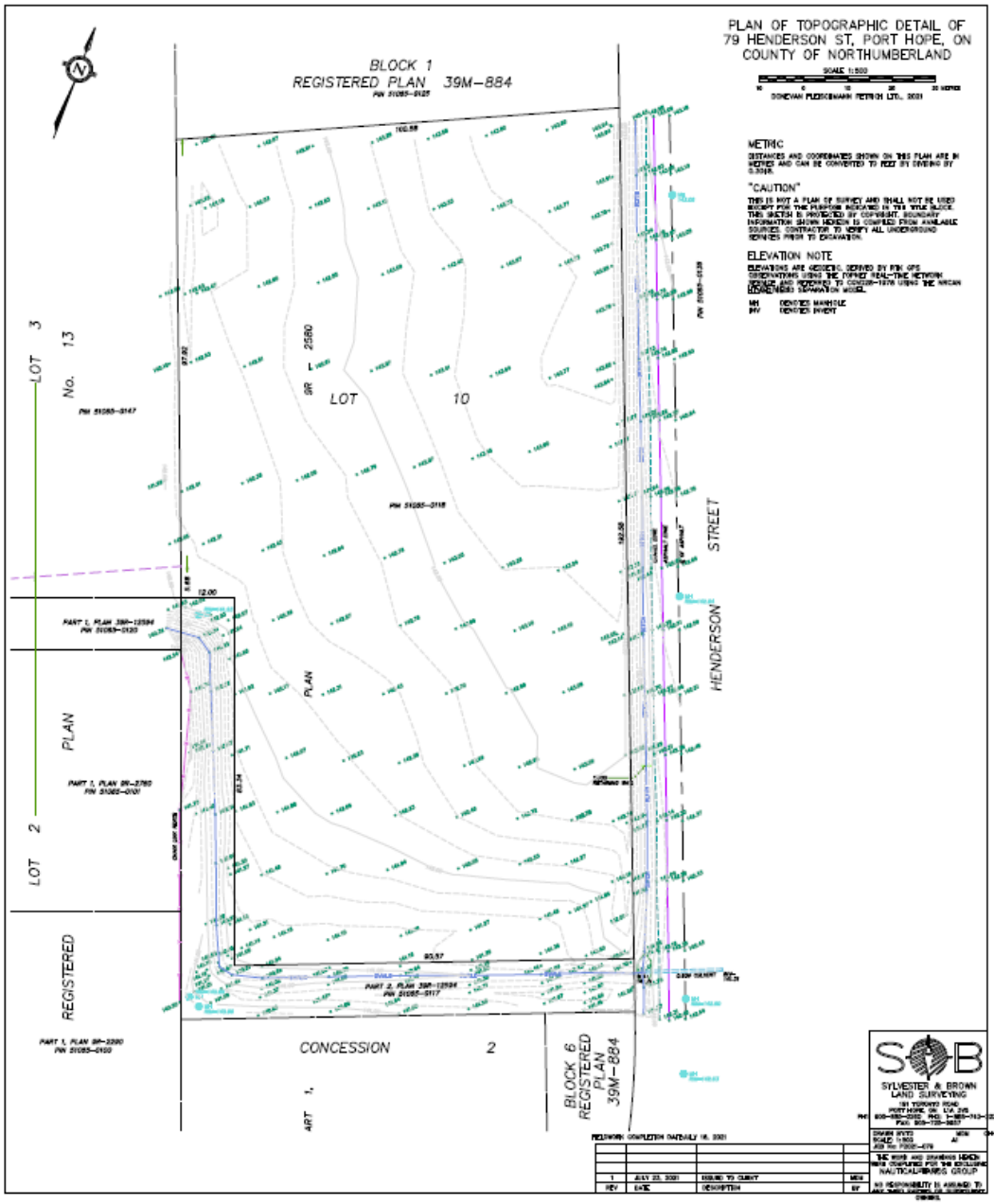
TOWNHOUSE UNIT BREAK-DOWN:
1) 20 TWO BEDROOM UNITS (55%)
2) 16 ONE BEDROOM UNITS (45%)

MID-RISE BUILDING INFO:
- BLDG AREA = 2,074 SQM
- LOT COVERAGE = 11.4%
- 4 STOREY
- UNIT MIX:

-- 2 BEDRM UNITS = 40 (52%)
-- 1 BEDROOM UNITS = 35 (48%)

TOTAL UNIT COUNT = 75

A.4 Topography of Existing Site



Appendix A – Figure 2: Topography of Existing Site is topography from Drawing 20-2716, dated July 23, 2021 and prepared by Sylvester & Brown Land Surveying Ltd. For detailed information regarding the existing topography site conditions, refer to the latest survey and drawings prepared by Sylvester & Brown Land Surveying Ltd.

APPENDIX B

SANITARY FLOW CALCULATIONS

SANITARY FLOW CALCULATIONS

SCENERIO: Proposed/Existing Development

This program calculates the sanitary discharge from various land use
As per the City of Toronto Guidelines

FILL IN COLOURED CELLS AS REQUIRED

TOTAL SITE AREA (ha) = 1.822

LAND USE	NUMBER OF UNITS	SITE AREA, (ha)	GROSS FLOOR AREA, m2	TOTAL POPULATION	TOTAL DAILY FLOW (LITERS)	AVERAGE DAILY FLOW l/sec	PEAKING FACTOR, M	TOTAL FLOW FROM LAND USE, l/sec
RESIDENTIAL EX 1 Bedroom, using 1.4 persons/unit	0			0	0	0.00		
RESIDENTIAL PROP 1 Bedroom, using 1.4 persons/unit	35			49	22050	0.26		
RESIDENTIAL EX 2 Bedroom, using 2.1 persons/unit	0			0	0	0.00		
RESIDENTIAL PROP 2 Bedroom, using 2.1 persons/unit	40			84	37800	0.44		
RESIDENTIAL EX 3 Bedroom using 3.1 persons/unit	0			0	0	0.00		
RESIDENTIAL PROP 3 Bedroom using 3.1 persons/unit	0			0	0	0.00		
RESIDENTIAL EX Townhouse using 2.7persons/unit	0			0	0	0.00		
RESIDENTIAL PROP TH using 2.7persons/unit	36			97	43740	0.51		
Total Residential	111			230	103590	1.20	4.13	4.95
COMMERCIAL, Using 100 persons/ha	0			0				
COMMERCIAL, Using 1.1 persons/100 m2	0			0				
OFFICES, Using, 3.3 persons/100m2	0			0				
Total ICI	0	0.00			0	0.00		0.00

TOTAL

P= 230
V1= 103590

Q1= 4.95
Q2= 0.00
Qinfil 0.47
Qtot 5.42

Q = (MqP/86400) + A * I (L/sec)

Q1= total flow from Residential Land Use (L/sec)
Q2= total flow from Commercial Land Use (L/sec)
Qinfil = total flow from Infiltration (L/sec)
Qtot = total flow (Land use + Infiltration)

V1= Total Volume from Land Use in liters

where : P is population
q = 240 L/cap/day (Ex Residential)
q = 250 L/cap/day (Ex Commerical/Office)
q = 450 L/cap/day (Proposed)

A = gross site area
I = 0.26 L/sec/ha (infiltration rate)
Peaking Factor M = 1 + [14 / (4 + (P/1000,1/2))]

21241 - On-Site Sanitary Calculations

APPENDIX C

FUS CALCULATION SHEET

OBC CALCULATION by JSCI

WATER SUPPLY FOR PUBLIC FIRE PROTECTION , FIRE UNDERWRITERS SURVEY
GUIDE FOR DETERMINATION OF REQUIRED FIRE FLOWS

$F = 220 \times C \times \sqrt{A}$

Where:
F = required fire flow in liters per minute
C= Coefficient related to the type of construction
A = the total floor area in square meters (excluding basements) in the building considered

LOCATION:	79 Henderson Street, Port Hope			**PROJECT:**	4 Storey Mid rise building
OBC OCCUPANCY:	Residential			**PROJECT No:**	21241 (PH)
BUILDING FOOT PRINT (m2):	2121				
# OF STOREYS	4				
CONSTRUCTION CLASS:	Wood Frame				
AUTOMATED SPRINKLER PROTECTION		Credit	Total		
NFPA 13 sprinkler standard	Yes	30%	50%		
Standard Water Supply	Yes	10%			
Fully Supervised System	Yes	10%			
		50%			
CONTENTS FACTOR:	Limited Combustible			CHARGE:	-15%

Contents	Charge
Non-Combustible	-25%
Limited Combustible	-15%
Combustible	0%
Free Burning	15%
Rapid Buring	25%

Coefficient related to type of construction	
1.5	Wood Frame
1	Ordinary
0.8	Non combustible
0.6	Fire Resistive

EXPOSURE 1 (south)	Distance to Exposure Building (m)	>45	0	
	Length - Height			
EXPOSURE 2 (east)	Distance to Exposure Building (m)	>45	0	
	Length - Height			
EXPOSURE 3 (west)	Distance to Exposure Building (m)	14.3	15	
	Length - Height			
EXPOSURE 4 (north)	Distance to Exposure Building (m)	21.7	10	
	Length - Height			
		Total:	25	no more than 75%

Separation	Charge
0-3 m	25%
3.1 -10 m	20%
10.1 - 20 m	15%
20.1 - 30 m	10%
30.1 - 45	5%
> 45 m	0%
Firewall	10%

ARE BUILDINGS CONTIGUOUS:	NO					
FIRE RESISTANT BUILDING	Are vertical openings and exterior vertical communications protected with a minimum one (1) hr rating?					NO
CALCULATIONS	*C =*	1.5		Wood Frame		
	A =	7153	m2	Total		STOREY AREAS m2
	F =	27909	L/min			2121 1
Round to Nearest 1000 L/min	F =	28000	L/min	must be > 2000 L/min		1677 2
						1677 3
CORRECTION FACTORS:						1677 4
OCCUPANCY		-4200	L/min			
FIRE FLOW ADJUSTED FOR OCCUPANCY		23800	L/min			
REDUCTION FOR SPRINKLER		-11900	L/min			
EXPOSURE CHARGE		5950	L/min			
REQUIRED FIRE FLOW	**F =**	17850	L/min			
Round to Nearest 1000 L/min	**F =**	18000	L/min	4755	usgm	
	F =	300	L/sec			

WATER SUPPLY FOR PUBLIC FIRE PROTECTION , FIRE UNDERWRITERS SURVEY
GUIDE FOR DETERMINATION OF REQUIRED FIRE FLOWS

$F = 220 \times C \times \sqrt{A}$

Where:
F = required fire flow in liters per minute
C= Coefficient related to the type of construction
A = the total floor area in square meters (excluding basements) in the building considered

LOCATION:	79 Henderson Street, Port Hope			**PROJECT:**	4 Unit Block
OBC OCCUPANCY:	Residential			**PROJECT No:**	21241 (PH)
BUILDING FOOT PRINT (m2):	312				
# OF STOREYS	1				
CONSTRUCTION CLASS:	Wood Frame				
AUTOMATED SPRINKLER PROTECTION		Credit	Total		
NFPA 13 sprinkler standard	No	0%	0%		
Standard Water Supply	No	0%			
Fully Supervised System	No	0%			
		0%			
CONTENTS FACTOR:	Limited Combustible			CHARGE:	-15%

Contents	Charge
Non-Combustible	-25%
Limited Combustible	-15%
Combustible	0%
Free Burning	15%
Rapid Buring	25%

Coefficient related to type of construction	
1.5	Wood Frame
1	Ordinary
0.8	Non combustible
0.6	Fire Resistive

EXPOSURE 1 (south)	Distance to Exposure Building (m)	22.6	10	
	Length - Height			
EXPOSURE 2 (east)	Distance to Exposure Building (m)	>45	0	
	Length - Height			
EXPOSURE 3 (west)	Distance to Exposure Building (m)	3.6	20	
	Length - Height			
EXPOSURE 4 (north)	Distance to Exposure Building (m)	>45	0	
	Length - Height			
		Total:	30	no more than 75%

Separation	Charge
0-3 m	25%
3.1 -10 m	20%
10.1 - 20 m	15%
20.1 - 30 m	10%
30.1 - 45	5%
> 45 m	0%
Firewall	10%

ARE BUILDINGS CONTIGUOUS:	NO					
FIRE RESISTANT BUILDING	Are vertical openings and exterior vertical communications protected with a minimum one (1) hr rating?					NO
CALCULATIONS	*C =*	1.5		Wood Frame		
	A =	312	m2	Total		STOREY AREAS m2
	F =	5829	L/min			312 | 1
Round to Nearest 1000 L/min	F =	6000	L/min	must be > 2000 L/min		0
						0
CORRECTION FACTORS:						0
OCCUPANCY		-900	L/min			
FIRE FLOW ADJUSTED FOR OCCUPANCY		5100	L/min			
REDUCTION FOR SPRINKLER		0	L/min			
EXPOSURE CHARGE		1530	L/min			
REQUIRED FIRE FLOW	**F =**	6630	L/min			
Round to Nearest 1000 L/min	**F =**	7000	L/min	1849	usgm	
	F =	117	L/sec			

WATER SUPPLY FOR PUBLIC FIRE PROTECTION , FIRE UNDERWRITERS SURVEY
GUIDE FOR DETERMINATION OF REQUIRED FIRE FLOWS

$F = 220 \times C \times \sqrt{A}$

Where:
F = required fire flow in liters per minute
C= Coefficient related to the type of construction
A = the total floor area in square meters (excluding basements) in the building considered

LOCATION:	79 Henderson Street, Port Hope			**PROJECT:**	4 Unit Block
OBC OCCUPANCY:	Residential			**PROJECT No:**	21241 (PH)
BUILDING FOOT PRINT (m2):	312				
# OF STOREYS	1				
CONSTRUCTION CLASS:	Wood Frame				
AUTOMATED SPRINKLER PROTECTION		Credit	Total		
NFPA 13 sprinkler standard	No	0%	0%		
Standard Water Supply	No	0%			
Fully Supervised System	No	0%			
		0%			
CONTENTS FACTOR:	Limited Combustible			CHARGE:	-15%

Contents	Charge
Non-Combustible	-25%
Limited Combustible	-15%
Combustible	0%
Free Burning	15%
Rapid Buring	25%

Coefficient related to type of construction	
1.5	Wood Frame
1	Ordinary
0.8	Non combustible
0.6	Fire Resistive

EXPOSURE 1 (south)	Distance to Exposure Building (m)	22.6	10	
	Length - Height			
EXPOSURE 2 (east)	Distance to Exposure Building (m)	3.6	20	
	Length - Height			
EXPOSURE 3 (west)	Distance to Exposure Building (m)	20.9	10	
	Length - Height			
EXPOSURE 4 (north)	Distance to Exposure Building (m)	>45	0	
	Length - Height			
		Total:	40	no more than 75%

Separation	Charge
0-3 m	25%
3.1 -10 m	20%
10.1 - 20 m	15%
20.1 - 30 m	10%
30.1 - 45	5%
> 45 m	0%
Firewall	10%

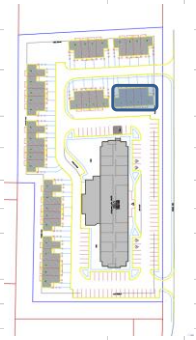
ARE BUILDINGS CONTIGUOUS:	NO					
FIRE RESISTANT BUILDING	Are vertical openings and exterior vertical communications protected with a minimum one (1) hr rating?					NO
CALCULATIONS	*C =*	1.5		Wood Frame		
	A =	312	m2	Total		STOREY AREAS m2
	F =	5829	L/min			312 | 1
Round to Nearest 1000 L/min	F =	6000	L/min	must be > 2000 L/min		0
						0
CORRECTION FACTORS:						0
OCCUPANCY		-900	L/min			
FIRE FLOW ADJUSTED FOR OCCUPANCY		5100	L/min			
REDUCTION FOR SPRINKLER		0	L/min			
EXPOSURE CHARGE		2040	L/min			
REQUIRED FIRE FLOW	**F =**	7140	L/min			
Round to Nearest 1000 L/min	**F =**	7000	L/min	1849	usgm	
	F =	117	L/sec			

WATER SUPPLY FOR PUBLIC FIRE PROTECTION , FIRE UNDERWRITERS SURVEY
GUIDE FOR DETERMINATION OF REQUIRED FIRE FLOWS

$F = 220 \times C \times \sqrt{A}$

Where:
F = required fire flow in liters per minute
C= Coefficient related to the type of construction
A = the total floor area in square meters (excluding basements) in the building considered

LOCATION:	79 Henderson Street, Port Hope			**PROJECT:**	4 Unit Block
OBC OCCUPANCY:	Residential			**PROJECT No:**	21241 (PH)
BUILDING FOOT PRINT (m2):	312				
# OF STOREYS	1				
CONSTRUCTION CLASS:	Wood Frame				
AUTOMATED SPRINKLER PROTECTION		Credit	Total		
NFPA 13 sprinkler standard	No	0%	0%		
Standard Water Supply	No	0%			
Fully Supervised System	No	0%			
		0%			
CONTENTS FACTOR:	Limited Combustible			CHARGE:	-15%



Contents	Charge
Non-Combustible	-25%
Limited Combustible	-15%
Combustible	0%
Free Burning	15%
Rapid Buring	25%

Coefficient related to type of construction	
1.5	Wood Frame
1	Ordinary
0.8	Non combustible
0.6	Fire Resistive

EXPOSURE 1 (south)	Distance to Exposure Building (m)	21.8	10	
	Length - Height			
EXPOSURE 2 (east)	Distance to Exposure Building (m)	>45	0	
	Length - Height			
EXPOSURE 3 (west)	Distance to Exposure Building (m)	3.6	20	
	Length - Height			
EXPOSURE 4 (north)	Distance to Exposure Building (m)	22.6	10	
	Length - Height			
		Total:	40	no more than 75%

Separation	Charge
0-3 m	25%
3.1 -10 m	20%
10.1 - 20 m	15%
20.1 - 30 m	10%
30.1 - 45	5%
> 45 m	0%
Firewall	10%

ARE BUILDINGS CONTIGUOUS: NO

FIRE RESISTANT BUILDING Are vertical openings and exterior vertical communications protected with a minimum one (1) hr rating? NO

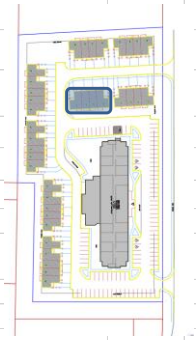
CALCULATIONS	*C =*	1.5		Wood Frame		
	A =	312	m2	Total		STOREY AREAS m2
	F =	5829	L/min			312 1
Round to Nearest 1000 L/min	F =	6000	L/min	must be > 2000 L/min		0
						0
CORRECTION FACTORS:						0
OCCUPANCY		-900	L/min			
FIRE FLOW ADJUSTED FOR OCCUPANCY		5100	L/min			
REDUCTION FOR SPRINKLER		0	L/min			
EXPOSURE CHARGE		2040	L/min			
REQUIRED FIRE FLOW	**F =**	7140	L/min			
Round to Nearest 1000 L/min	**F =**	7000	L/min	1849	usgm	
	F =	117	L/sec			

WATER SUPPLY FOR PUBLIC FIRE PROTECTION , FIRE UNDERWRITERS SURVEY
GUIDE FOR DETERMINATION OF REQUIRED FIRE FLOWS

$F = 220 \times C \times \sqrt{A}$

Where:
F = required fire flow in liters per minute
C= Coefficient related to the type of construction
A = the total floor area in square meters (excluding basements) in the building considered

LOCATION:	79 Henderson Street, Port Hope			**PROJECT:**	4 Unit Block
OBC OCCUPANCY:	Residential			**PROJECT No:**	21241 (PH)
BUILDING FOOT PRINT (m2):	312				
# OF STOREYS	1				
CONSTRUCTION CLASS:	Wood Frame				
AUTOMATED SPRINKLER PROTECTION		Credit	Total		
NFPA 13 sprinkler standard	No	0%	0%		
Standard Water Supply	No	0%			
Fully Supervised System	No	0%			
		0%			
CONTENTS FACTOR:	Limited Combustible			CHARGE:	-15%



Contents	Charge
Non-Combustible	-25%
Limited Combustible	-15%
Combustible	0%
Free Burning	15%
Rapid Buring	25%

Coefficient related to type of construction	
1.5	Wood Frame
1	Ordinary
0.8	Non combustible
0.6	Fire Resistive

EXPOSURE 1 (south)	Distance to Exposure Building (m)	23.0	10	
	Length - Height			
EXPOSURE 2 (east)	Distance to Exposure Building (m)	3.6	20	
	Length - Height			
EXPOSURE 3 (west)	Distance to Exposure Building (m)	16.8	15	
	Length - Height			
EXPOSURE 4 (north)	Distance to Exposure Building (m)	22.6	10	
	Length - Height			
		Total:	55	no more than 75%

Separation	Charge
0-3 m	25%
3.1 -10 m	20%
10.1 - 20 m	15%
20.1 - 30 m	10%
30.1 - 45	5%
> 45 m	0%
Firewall	10%

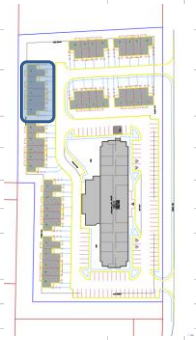
ARE BUILDINGS CONTIGUOUS:	NO					
FIRE RESISTANT BUILDING	Are vertical openings and exterior vertical communications protected with a minimum one (1) hr rating?					NO
CALCULATIONS	*C =*	1.5		Wood Frame		
	A =	312	m2	Total		STOREY AREAS m2
	F =	5829	L/min			312 | 1
Round to Nearest 1000 L/min	F =	6000	L/min	must be > 2000 L/min		0
						0
CORRECTION FACTORS:						0
OCCUPANCY		-900	L/min			
FIRE FLOW ADJUSTED FOR OCCUPANCY		5100	L/min			
REDUCTION FOR SPRINKLER		0	L/min			
EXPOSURE CHARGE		2805	L/min			
REQUIRED FIRE FLOW	**F =**	7905	L/min			
Round to Nearest 1000 L/min	**F =**	8000	L/min	2113	usgm	
	F =	133	L/sec			

WATER SUPPLY FOR PUBLIC FIRE PROTECTION , FIRE UNDERWRITERS SURVEY
GUIDE FOR DETERMINATION OF REQUIRED FIRE FLOWS

$F = 220 \times C \times \sqrt{A}$

Where:
F = required fire flow in liters per minute
C= Coefficient related to the type of construction
A = the total floor area in square meters (excluding basements) in the building considered

LOCATION:	79 Henderson Street, Port Hope			**PROJECT:**	5 Unit Block
OBC OCCUPANCY:	Residential			**PROJECT No:**	21241 (PH)
BUILDING FOOT PRINT (m2):	402				
# OF STOREYS	1				
CONSTRUCTION CLASS:	Wood Frame				
AUTOMATED SPRINKLER PROTECTION		Credit	Total		
NFPA 13 sprinkler standard	No	0%	0%		
Standard Water Supply	No	0%			
Fully Supervised System	No	0%			
		0%			
CONTENTS FACTOR:	Limited Combustible			CHARGE:	-15%



Contents	Charge
Non-Combustible	-25%
Limited Combustible	-15%
Combustible	0%
Free Burning	15%
Rapid Buring	25%

Coefficient related to type of construction	
1.5	Wood Frame
1	Ordinary
0.8	Non combustible
0.6	Fire Resistive

EXPOSURE 1 (south)	Distance to Exposure Building (m)	3.6	20	
	Length - Height			
EXPOSURE 2 (east)	Distance to Exposure Building (m)	16.8	15	
	Length - Height			
EXPOSURE 3 (west)	Distance to Exposure Building (m)	>45	0	
	Length - Height			
EXPOSURE 4 (north)	Distance to Exposure Building (m)	>45	0	
	Length - Height			
		Total:	35	no more than 75%

Separation	Charge
0-3 m	25%
3.1 -10 m	20%
10.1 - 20 m	15%
20.1 - 30 m	10%
30.1 - 45	5%
> 45 m	0%
Firewall	10%

ARE BUILDINGS CONTIGUOUS: NO

FIRE RESISTANT BUILDING Are vertical openings and exterior vertical communications protected with a minimum one (1) hr rating? NO

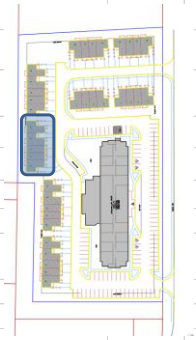
CALCULATIONS						STOREY AREAS m2	
	C =	1.5		Wood Frame			
	A =	402	m2	Total			
	F =	6616	L/min			402	1
Round to Nearest 1000 L/min	F =	7000	L/min	must be > 2000 L/min		0	
						0	
CORRECTION FACTORS:						0	
OCCUPANCY		-1050	L/min				
FIRE FLOW ADJUSTED FOR OCCUPANCY		5950	L/min				
REDUCTION FOR SPRINKLER		0	L/min				
EXPOSURE CHARGE		2082.5	L/min				
REQUIRED FIRE FLOW	**F =**	8033	L/min				
Round to Nearest 1000 L/min	**F =**	8000	L/min	2113	usgm		
	F =	133	L/sec				

WATER SUPPLY FOR PUBLIC FIRE PROTECTION , FIRE UNDERWRITERS SURVEY
GUIDE FOR DETERMINATION OF REQUIRED FIRE FLOWS

$F = 220 \times C \times \sqrt{A}$

Where:
F = required fire flow in liters per minute
C= Coefficient related to the type of construction
A = the total floor area in square meters (excluding basements) in the building considered

LOCATION:	79 Henderson Street, Port Hope			**PROJECT:**	5 Unit Block
OBC OCCUPANCY:	Residential			**PROJECT No:**	21241 (PH)
BUILDING FOOT PRINT (m2):	402				
# OF STOREYS	1				
CONSTRUCTION CLASS:	Wood Frame				
AUTOMATED SPRINKLER PROTECTION		Credit	Total		
NFPA 13 sprinkler standard	No	0%	0%		
Standard Water Supply	No	0%			
Fully Supervised System	No	0%			
		0%			
CONTENTS FACTOR:	Limited Combustible			CHARGE:	-15%



Contents	Charge
Non-Combustible	-25%
Limited Combustible	-15%
Combustible	0%
Free Burning	15%
Rapid Buring	25%

Coefficient related to type of construction	
1.5	Wood Frame
1	Ordinary
0.8	Non combustible
0.6	Fire Resistive

EXPOSURE 1 (south)	Distance to Exposure Building (m)	7.3	20	
	Length - Height			
EXPOSURE 2 (east)	Distance to Exposure Building (m)	29.6	10	
	Length - Height			
EXPOSURE 3 (west)	Distance to Exposure Building (m)	>45	0	
	Length - Height			
EXPOSURE 4 (north)	Distance to Exposure Building (m)	3.6	20	
	Length - Height			
		Total:	50	no more than 75%

Separation	Charge
0-3 m	25%
3.1 -10 m	20%
10.1 - 20 m	15%
20.1 - 30 m	10%
30.1 - 45	5%
> 45 m	0%
Firewall	10%

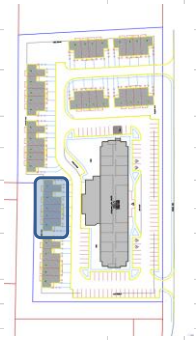
ARE BUILDINGS CONTIGUOUS:	NO					
FIRE RESISTANT BUILDING	Are vertical openings and exterior vertical communications protected with a minimum one (1) hr rating?					NO
CALCULATIONS	*C =*	1.5		Wood Frame		
	A =	402	m2	Total		STOREY AREAS m2
	F =	6616	L/min			402 1
Round to Nearest 1000 L/min	F =	7000	L/min	must be > 2000 L/min		0
						0
CORRECTION FACTORS:						0
OCCUPANCY		-1050	L/min			
FIRE FLOW ADJUSTED FOR OCCUPANCY		5950	L/min			
REDUCTION FOR SPRINKLER		0	L/min			
EXPOSURE CHARGE		2975	L/min			
REQUIRED FIRE FLOW	**F =**	8925	L/min			
Round to Nearest 1000 L/min	**F =**	9000	L/min	2378	usgm	
	F =	150	L/sec			

WATER SUPPLY FOR PUBLIC FIRE PROTECTION , FIRE UNDERWRITERS SURVEY
GUIDE FOR DETERMINATION OF REQUIRED FIRE FLOWS

$F = 220 \times C \times \sqrt{A}$

Where:
F = required fire flow in liters per minute
C= Coefficient related to the type of construction
A = the total floor area in square meters (excluding basements) in the building considered

LOCATION:	79 Henderson Street, Port Hope			**PROJECT:**	5 Unit Block
OBC OCCUPANCY:	Residential			**PROJECT No:**	21241 (PH)
BUILDING FOOT PRINT (m2):	402				
# OF STOREYS	1				
CONSTRUCTION CLASS:	Wood Frame				
AUTOMATED SPRINKLER PROTECTION		Credit	Total		
NFPA 13 sprinkler standard	No	0%	0%		
Standard Water Supply	No	0%			
Fully Supervised System	No	0%			
		0%			
CONTENTS FACTOR:	Limited Combustible			CHARGE:	-15%



Contents	Charge
Non-Combustible	-25%
Limited Combustible	-15%
Combustible	0%
Free Burning	15%
Rapid Buring	25%

Coefficient related to type of construction	
1.5	Wood Frame
1	Ordinary
0.8	Non combustible
0.6	Fire Resistive

EXPOSURE 1 (south)	Distance to Exposure Building (m)	3.6	20	
	Length - Height			
EXPOSURE 2 (east)	Distance to Exposure Building (m)	14.2	15	
	Length - Height			
EXPOSURE 3 (west)	Distance to Exposure Building (m)	> 45	0	
	Length - Height			
EXPOSURE 4 (north)	Distance to Exposure Building (m)	7.3	20	
	Length - Height			
		Total:	55	no more than 75%

Separation	Charge
0-3 m	25%
3.1 -10 m	20%
10.1 - 20 m	15%
20.1 - 30 m	10%
30.1 - 45	5%
> 45 m	0%
Firewall	10%

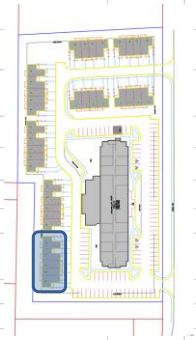
ARE BUILDINGS CONTIGUOUS:	NO					
FIRE RESISTANT BUILDING	Are vertical openings and exterior vertical communications protected with a minimum one (1) hr rating?					NO
CALCULATIONS	*C =*	1.5		Wood Frame		
	A =	402	m2	Total		STOREY AREAS m2
	F =	6616	L/min			402 | 1
Round to Nearest 1000 L/min	F =	7000	L/min	must be > 2000 L/min		0
						0
CORRECTION FACTORS:						0
OCCUPANCY		-1050	L/min			
FIRE FLOW ADJUSTED FOR OCCUPANCY		5950	L/min			
REDUCTION FOR SPRINKLER		0	L/min			
EXPOSURE CHARGE		3272.5	L/min			
REQUIRED FIRE FLOW	**F =**	9223	L/min			
Round to Nearest 1000 L/min	**F =**	9000	L/min	2378	usgm	
	F =	150	L/sec			

WATER SUPPLY FOR PUBLIC FIRE PROTECTION , FIRE UNDERWRITERS SURVEY
GUIDE FOR DETERMINATION OF REQUIRED FIRE FLOWS

$F = 220 \times C \times \sqrt{A}$

Where:
F = required fire flow in liters per minute
C= Coefficient related to the type of construction
A = the total floor area in square meters (excluding basements) in the building considered

LOCATION:	79 Henderson Street, Port Hope			**PROJECT:**	5 Unit Block
OBC OCCUPANCY:	Residential			**PROJECT No:**	21241 (PH)
BUILDING FOOT PRINT (m2):	402				
# OF STOREYS	1				
CONSTRUCTION CLASS:	Wood Frame				
AUTOMATED SPRINKLER PROTECTION		Credit	Total		
NFPA 13 sprinkler standard	No	0%	0%		
Standard Water Supply	No	0%			
Fully Supervised System	No	0%			
		0%			
CONTENTS FACTOR:	Limited Combustible			CHARGE:	-15%



Contents	Charge
Non-Combustible	-25%
Limited Combustible	-15%
Combustible	0%
Free Burning	15%
Rapid Buring	25%

Coefficient related to type of construction	
1.5	Wood Frame
1	Ordinary
0.8	Non combustible
0.6	Fire Resistive

EXPOSURE 1 (south)	Distance to Exposure Building (m)	> 45	0	
	Length - Height			
EXPOSURE 2 (east)	Distance to Exposure Building (m)	27.7	10	
	Length - Height			
EXPOSURE 3 (west)	Distance to Exposure Building (m)	26.8	10	
	Length - Height			
EXPOSURE 4 (north)	Distance to Exposure Building (m)	3.6	20	
	Length - Height			
		Total:	40	no more than 75%

Separation	Charge
0-3 m	25%
3.1 -10 m	20%
10.1 - 20 m	15%
20.1 - 30 m	10%
30.1 - 45	5%
> 45 m	0%
Firewall	10%

ARE BUILDINGS CONTIGUOUS:	NO					
FIRE RESISTANT BUILDING	Are vertical openings and exterior vertical communications protected with a minimum one (1) hr rating?					NO
CALCULATIONS	*C =*	1.5		Wood Frame		
	A =	402	m2	Total		STOREY AREAS m2
	F =	6616	L/min			402 | 1
Round to Nearest 1000 L/min	F =	7000	L/min	must be > 2000 L/min		0
						0
CORRECTION FACTORS:						0
OCCUPANCY		-1050	L/min			
FIRE FLOW ADJUSTED FOR OCCUPANCY		5950	L/min			
REDUCTION FOR SPRINKLER		0	L/min			
EXPOSURE CHARGE		2380	L/min			
REQUIRED FIRE FLOW	**F =**	8330	L/min			
Round to Nearest 1000 L/min	**F =**	8000	L/min	2113	usgm	
	F =	133	L/sec			

Jain

Jan. 17, 2022

Re: 500 Holland Street W., Bradford ON.
Fire Protection Water Supply Requirement for Part 3 of O.B.C.

The proposed commercial building at 500 Holland Street W., Bradford ON. is a Seniors apartment building. The entire building is of combustible construction, sprinklered.

The site and building is serviced by municipal water supply (Water flow and pressure test attached)

Existing Site (attached)

The Subject Site is located on the (short description of site and surrounding areas)

To the North: Vacant Land
To the East: Existing Grocery Store
To the West: Langford Blvd
To the South: Miller Park Ave

Calculation: Q=KVStot

K: building construction classification

V: building volume

Stot: building property line distances

Stot = 1+ Σ Stot

Building classifications by group:

Apartment Building: C (K=18)

Building Volume:

24,625 m³

Building multiple exposures:

18.1 m; Stot = 0

27.6 m; Stot =0

3.0 m1.5m, Stot=0.5

26.5 m, Stot = 0

Stot = 1+0+0+0.5+0

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www. jainconsultants.com

thinking globally, delivering locally

Jain

Q=18 x 24,626 m³ x 1.5

Q=664,902 m³

According to Fire protection Water Supply guideline for Part 3 of OBC A3.2.5.7, Table 2:

Minimum water supply flow rate for Q≥270,000

Required water supply shall be 9000 L/min (150 L/sec)

Conclusion:

Municipal water supply graph shows sufficient flow and pressure used for sprinkler and inside and outside hose stream requirement as referenced by Article 3.2.5.13 of the Building Code and NFPA 13.

Yours very truly,

Dinesh Jain

D. Jain, M.Eng., M.B.A., P.Eng., C.E.M., L.A.P.

Enclosures

1. Site Plan
2. Water flow and pressure test

FLOWMETRIX
INDU-TECH
PROCESS

Fire Flow Testing Report

Residual Hydrant # **HY**
NFPA Colour Code **BLUE**

DATE January 25, 2022
TIME 10:00 AM

ADDRESS 79 Henderson Street
Port Hope, ON
L1A 2G3

CONTACT INFO Angela Mariani
Nautical Lands Group
T: (905) 683-1261
E: angela@nlgc.comm

RESIDUAL HYDRANT INFO.

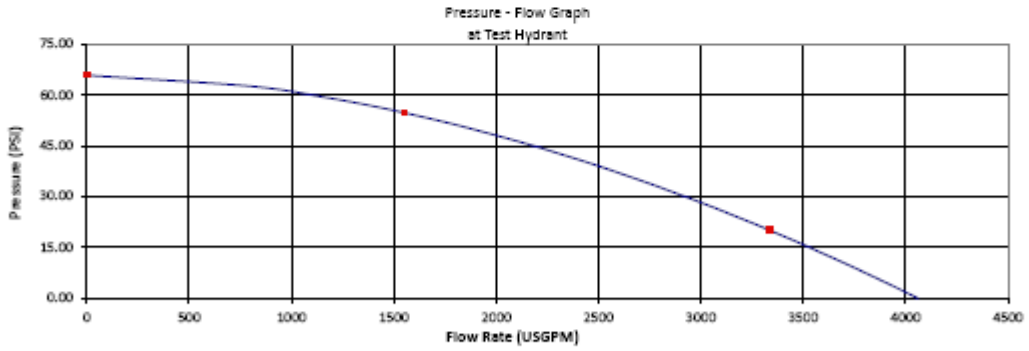
HYDRANT #	HY	
N.F.P.A. COLOUR CODE	BLUE	
STATIC PRESSURE	65.9	psi
RESIDUAL PRESSURE	54.8	psi
PRESSURE DROP	11.1	psi
% PRESSURE DROP	16.8	% psi

Flow on Water Main At Test Hydrant - 20 psi 3338 USGPM

FLOW HYDRANT(S) INFO.

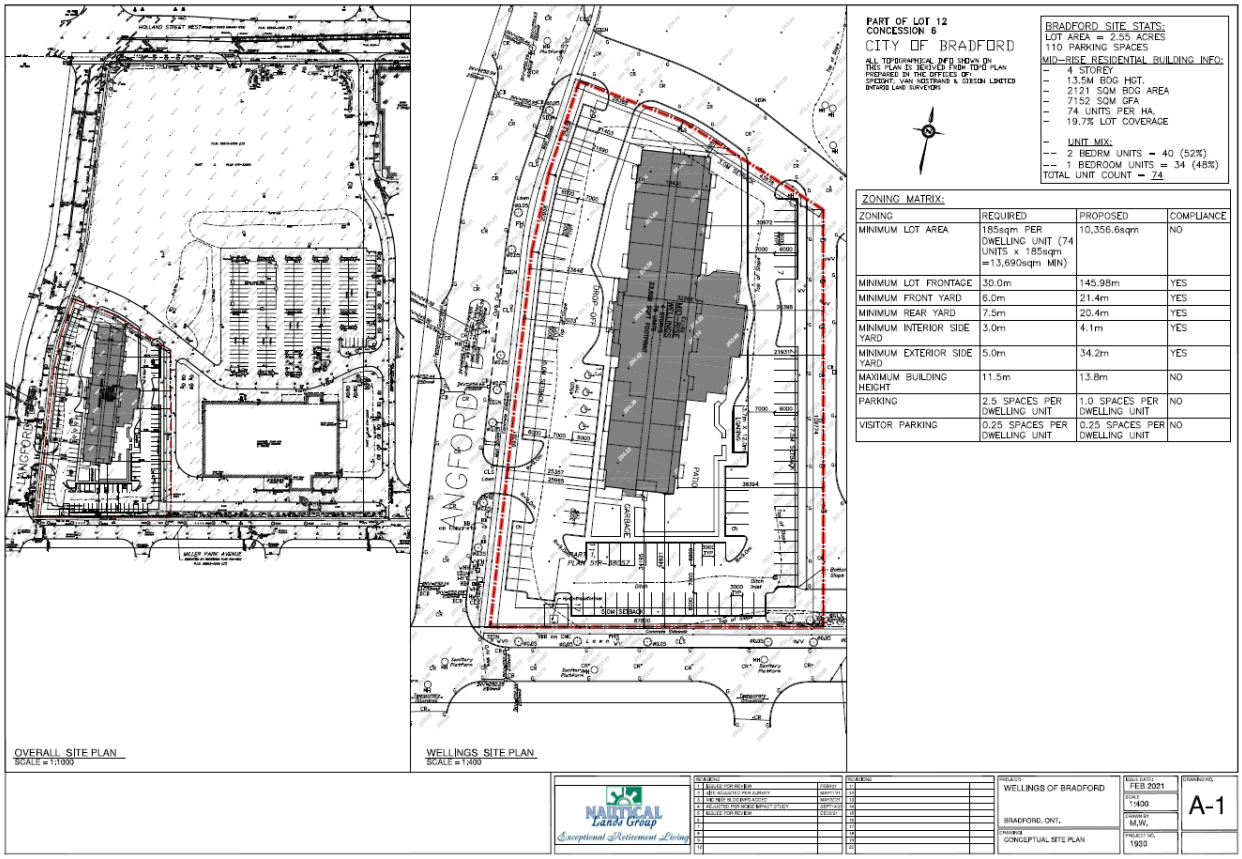
HYDRANT ASSET ID	HYD. # PORTS	OUTLET DIAMETER (INCHES)	NOZZLE COEFFICIENT	DIFFUSER TYPE	DIFFUSER COEFFICIENT	PITOT READING (psi)	PITOT FLOW (USGPM)	FLOW METER (USGPM)
HY	2	2.5	Round	LPD250	0.90	26.3	775	0
		2.5	Round	LPD250	0.90	26.3	775	0
				Total Flow (USGPM)			1549	0
				Total Flow (USGPM)			1549	

FIRE FLOW CHART



COMMENTS

OPERATOR FMX Ryan Ritchie
OPERATOR FMX
OPERATOR Port Hope Municipality


PART OF LOT 12
CONCESSION 6
CITY OF BRADFORD
ALL TOPOGRAPHICAL INFO SHOWN ON THIS PLAN IS RECEIVED FROM TOPO PLAN PREPARED IN THE OFFICES OF: SPEIGHT, VAN NOSTRAND & GIBSON LIMITED ONTARIO LAND SURVEYORS
BRADFORD SITE STATS:
LOT AREA = 2.55 ACRES
110 PARKING SPACES
MID-RISE RESIDENTIAL BUILDING INFO:
- 4 STOREY
- 13.5M BDG HGT.
- 2121 SQM BDG AREA
- 7152 SQM GFA
- 74 UNITS PER HA.
- 19.7% LOT COVERAGE
- UNIT MIX:
-- 2 BEDRM UNITS = 40 (52%)
-- 1 BEDROOM UNITS = 34 (48%)
TOTAL UNIT COUNT = 74
ZONING MATRIX:
ZONING | REQUIRED | PROPOSED | COMPLIANCE
MINIMUM LOT AREA | 185sqm PER DWELLING UNIT (74 UNITS x 185sqm =13,690sqm MIN) | 10,356.6sqm | NO
MINIMUM LOT FRONTAGE | 30.0m | 145.98m | YES
MINIMUM FRONT YARD | 6.0m | 21.4m | YES
MINIMUM REAR YARD | 7.5m | 20.4m | YES
MINIMUM INTERIOR SIDE YARD | 3.0m | 4.1m | YES
MINIMUM EXTERIOR SIDE YARD | 5.0m | 34.2m | YES
MAXIMUM BUILDING HEIGHT | 11.5m | 13.8m | NO
PARKING | 2.5 SPACES PER DWELLING UNIT | 1.0 SPACES PER DWELLING UNIT | NO
VISITOR PARKING | 0.25 SPACES PER DWELLING UNIT | 0.25 SPACES PER DWELLING UNIT | NO
OVERALL SITE PLAN
SCALE = 1:1000
WELLINGS SITE PLAN
SCALE = 1:400
NAUTICAL Land Group
Exceptional Retirement Living
WELLINGS OF BRADFORD
BRADFORD, ONT.
CONCEPTUAL SITE PLAN
FEB 2021
1:400
M.W.
1933
A-1

APPENDIX D

PRE-DEVELOPMENT STORM DRAINAGE AREA PLAN

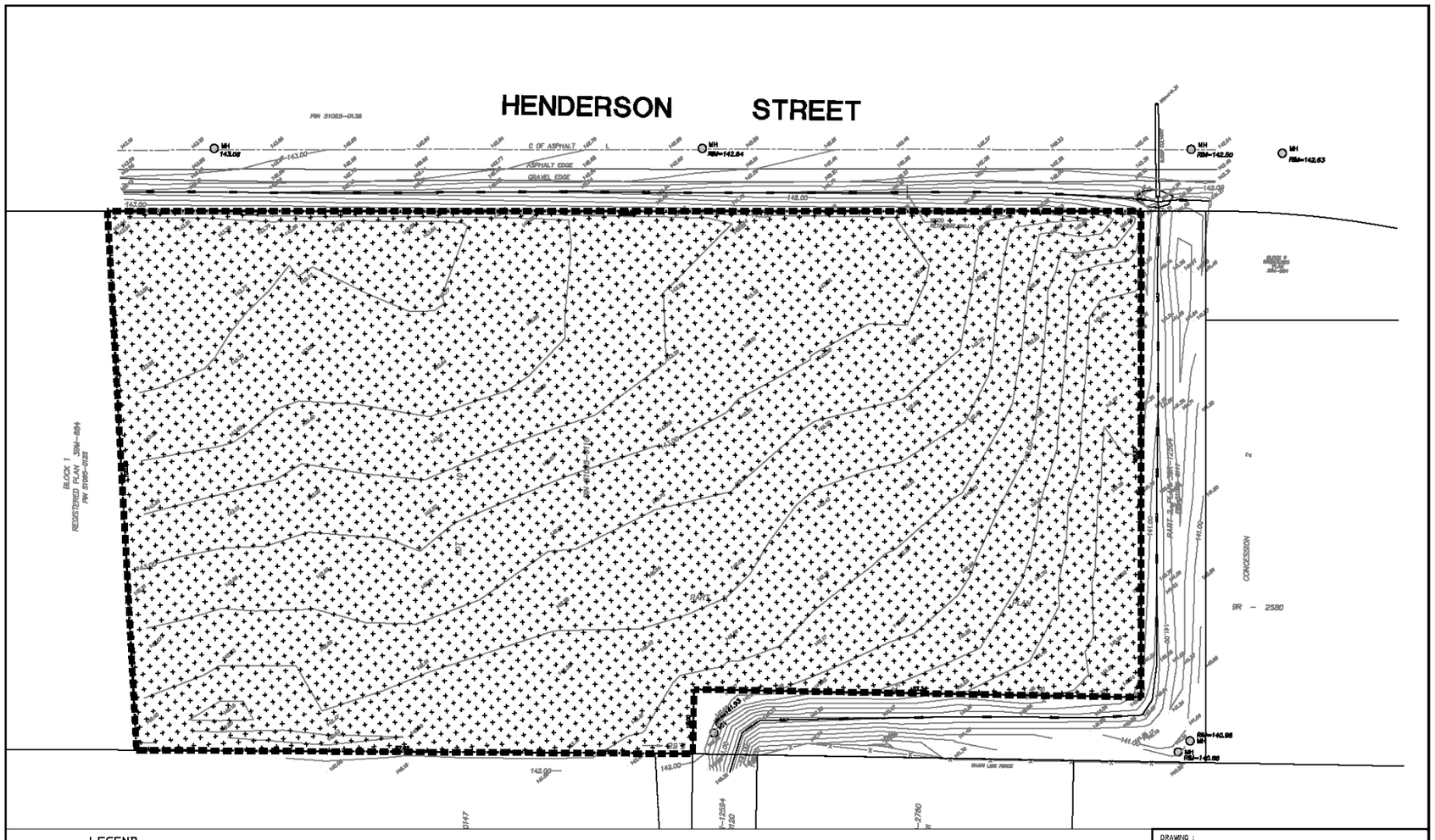
POST-DEVELOPMENT STORM DRAINAGE AREA PLAN

STAGE/STORAGE/DISCHARGE CALCULATION SHEETS

CULTEC DESIGN SHEET

VISUAL OTTHYMO MODEL

VISUAL OTTHYMO DESIGN STORM OUTPUT



DRAWING :

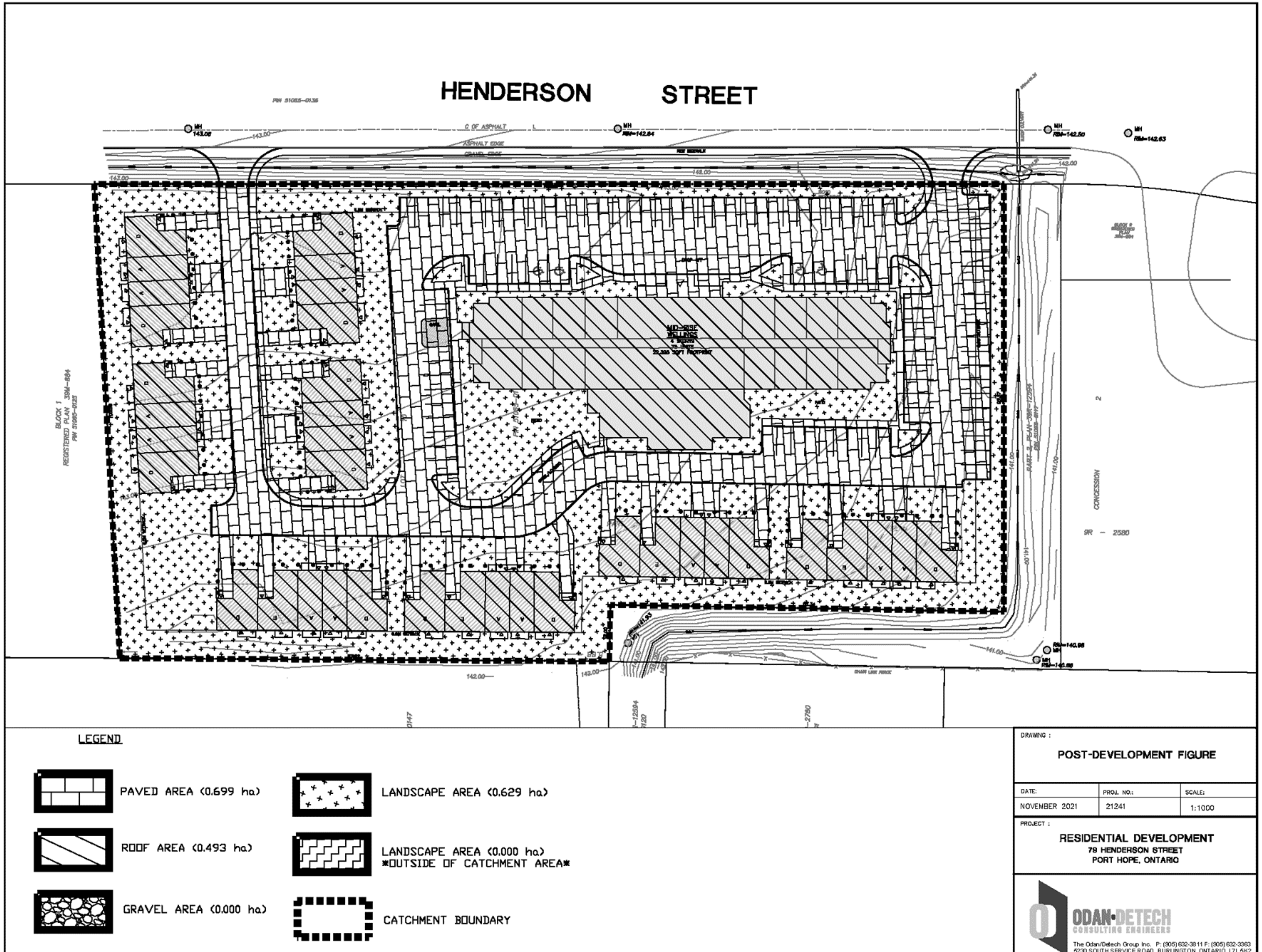
PRE-DEVELOPMENT FIGURE

DATE:	PROJ. NO.:	SCALE:
NOVEMBER 2021	21241	1:1000

PROJECT :

RESIDENTIAL DEVELOPMENT
79 HENDERSON STREET
PORT HOPE, ONTARIO

ODAN•DETECH
CONSULTING ENGINEERS
The Odan/Detech Group Inc. P: (905) 632-3811 F: (905) 632-3383
6230 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7L 5K2


HENDERSON STREET
CONCESSION
9R – 2580
LEGEND
PAVED AREA (0.699 ha)
ROOF AREA (0.493 ha)
GRAVEL AREA (0.000 ha)
LANDSCAPE AREA (0.629 ha)
LANDSCAPE AREA (0.000 ha)
OUTSIDE OF CATCHMENT AREA
CATCHMENT BOUNDARY
DRAWING :
POST-DEVELOPMENT FIGURE
DATE:
NOVEMBER 2021
PROJ. NO.:
21241
SCALE:
1:1000
PROJECT :
RESIDENTIAL DEVELOPMENT
79 HENDERSON STREET
PORT HOPE, ONTARIO
ODAN-DETECH
CONSULTING ENGINEERS
The Odan/Detech Group Inc. P: (905) 632-3811 F: (905) 632-3363
5230 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7L 5K2

ORIFICE DISCHARGE CALCULATOR

This program calculates the discharge from a circular orifice when given elevations and orifice diameters by the user.

Discharge based on orifice equ.: Q = CA x sqrt(2gh)

Orifice Diameter =	**0.100**	m ←	**Enter the orifice diameter in metres**
Area	**0.00785**	m2	
Discharge Coeff. =	**0.620**	←	**Enter discharge coeff. to use**
			Orifice Plate

Elev.	Head	Discharge
140.56	0	**0.0000**
141.20	0.64	**0.0173**
141.40	0.84	**0.0198**
141.60	1.04	**0.0220**
141.80	1.24	**0.0240**
142.00	1.44	**0.0259**
142.2	1.64	**0.0276**
142.4	1.84	**0.0293**

CULTEC Stormwater Design Calculator

Date:	January 17, 2022

Project Information:

21241 - PORT HOPE

INPUT INFO

Calculations Performed By:

Odan Detech

RECHARGER 360HD

Recharger 360HD Chamber Specifications		
Height	914	mm
Width	1524	mm
Length	1.27	meters
Installed Length	1.12	meters
Bare Chamber Volume	1.04	cu. meters
Installed Chamber Volume	1.81	cu. meters

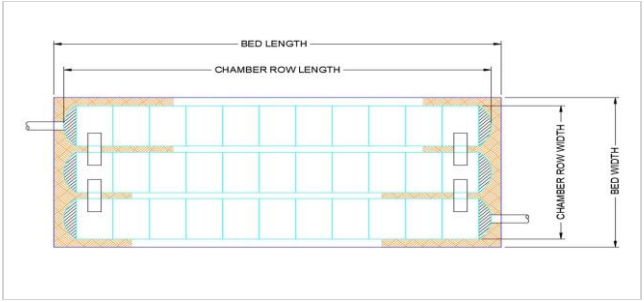
Breakdown of Storage Provided by Recharger 360HD Stormwater System		
Within Chambers	72.35	cu. meters
Within Feed Connectors	0.78	cu. meters
Within Stone	70.85	cu. meters
Total Storage Provided	**144.0**	**cu. meters**
Total Storage Required	120.00	cu. meters

Materials List

Recharger 360HD		
Total Number of Chambers Required	**64**	**pieces**
Chamber Units	64	pieces
End Caps	32	pieces
HVLV FC-48 Feed Connectors	30	pieces
CULTEC No. 410 Non-Woven Geotextile	560	sq. meters
CULTEC No. 4800 Woven Geotextile	59	meters
Stone	177	cu. meters

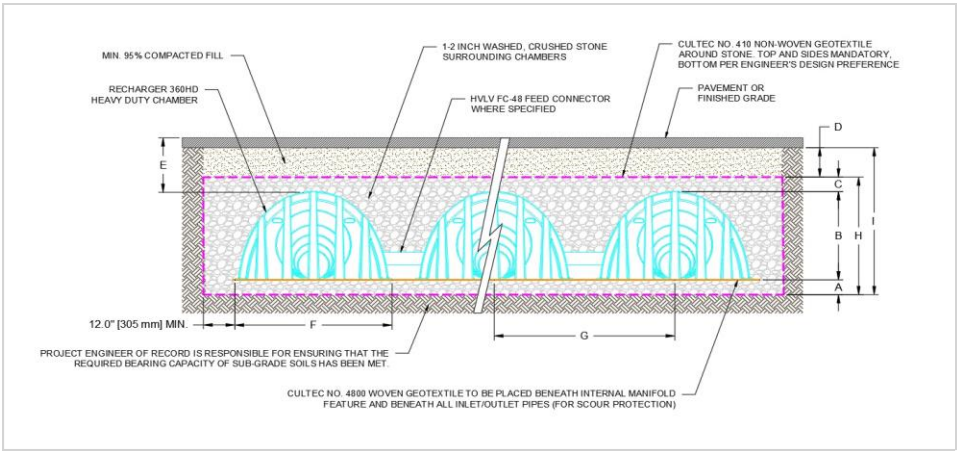
Based on 2 Internal Manifolds

Bed Detail



Bed Layout Information		
Number of Rows Wide	16	pieces
Number of Chambers Long	4	pieces
Chamber Row Width	28.96	meters
Chamber Row Length	5.24	meters
Bed Width	29.57	meters
Bed Length	5.85	meters
Bed Area Required	172.84	sq. meters
Length of Separator Row	N/A	meters

Bed detail for reference only. Not project specific. Not to scale.



Conceptual graphic only. Not job specific.

CLICK FOR STAGE-STORAGE REPORT

Cross Section Table Reference			
A	Depth of Stone Base	**229**	mm
B	Chamber Height	**914**	mm
C	Depth of Stone Above Units	**305**	mm
D	Depth of 95% Compacted Fill	**305**	mm
E	Max. Depth Allowed Above the Chamber	**3.66**	meters
F	Chamber Width	**1524**	mm
G	Center to Center Spacing	**1.83**	meters
H	Effective Depth	**1.45**	meters
I	Bed Depth	**1.75**	meters

Recharger 360HD Incremental Storage Volumes

Height of System		Chamber Volume		HVLV Feed Connector Volume		Stone Volume		Cumulative Storage Volume		Total Cumulative Storage Volume		Elevation		
in	mm	ft^3	m^3	ft3	m3	ft^3	m^3	ft^3	m^3	ft^3	m^3	ft	m	
57.0	1448	0.0	0.0	0.0	0.0	62.0	1.8	62.015	1.8	5067.84	143.50	4.750	142.29	Top of Stone Elevation
56.0	1422	0.0	0.0	0.0	0.0	62.0	1.8	62.015	1.8	5005.82	141.75	4.670	142.26	
55.0	1397	0.0	0.0	0.0	0.0	62.0	1.8	62.015	1.8	4943.81	139.99	4.580	142.24	
54.0	1372	0.0	0.0	0.0	0.0	62.0	1.8	62.015	1.8	4881.79	138.24	4.500	142.21	
53.0	1346	0.0	0.0	0.0	0.0	62.0	1.8	62.015	1.8	4819.78	136.48	4.420	142.19	
52.0	1321	0.0	0.0	0.0	0.0	62.0	1.8	62.015	1.8	4757.76	134.72	4.330	142.16	
51.0	1295	0.0	0.0	0.0	0.0	62.0	1.8	62.015	1.8	4695.75	132.97	4.250	142.14	
50.0	1270	0.0	0.0	0.0	0.0	62.0	1.8	62.015	1.8	4633.73	131.21	4.170	142.11	
49.0	1245	0.0	0.0	0.0	0.0	62.0	1.8	62.015	1.8	4571.71	129.46	4.080	142.08	
48.0	1219	0.0	0.0	0.0	0.0	62.0	1.8	62.015	1.8	4509.70	127.70	4.000	142.06	
47.0	1194	0.0	0.0	0.0	0.0	62.0	1.8	62.015	1.8	4447.68	125.94	3.920	142.03	
46.0	1168	0.0	0.0	0.0	0.0	62.0	1.8	62.015	1.8	4385.67	124.19	3.830	142.01	
45.0	1143	5.5	0.2	0.0	0.0	59.8	1.7	65.290	1.8	4323.65	122.43	3.750	141.98	Top of Chamber Elevation
44.0	1118	11.5	0.3	0.0	0.0	57.4	1.6	68.937	2.0	4258.36	120.58	3.670	141.96	
43.0	1092	17.2	0.5	0.0	0.0	55.2	1.6	72.312	2.0	4189.43	118.63	3.580	141.93	
42.0	1067	28.7	0.8	0.0	0.0	50.5	1.4	79.249	2.2	4117.12	116.58	3.500	141.91	
41.0	1041	36.3	1.0	0.0	0.0	47.5	1.3	83.769	2.4	4037.87	114.34	3.420	141.88	
40.0	1016	42.0	1.2	0.0	0.0	45.2	1.3	87.205	2.5	3954.10	111.97	3.330	141.86	
39.0	991	46.8	1.3	0.0	0.0	43.3	1.2	90.091	2.6	3866.89	109.50	3.250	141.83	
38.0	965	51.0	1.4	0.0	0.0	41.6	1.2	92.612	2.6	3776.80	106.95	3.170	141.81	
37.0	940	54.7	1.6	0.0	0.0	40.1	1.1	94.864	2.7	3684.19	104.32	3.080	141.78	
36.0	914	58.1	1.6	0.0	0.0	38.8	1.1	96.905	2.7	3589.33	101.64	3.000	141.75	
35.0	889	61.3	1.7	0.0	0.0	37.5	1.1	98.776	2.8	3492.42	98.89	2.920	141.73	
34.0	864	64.1	1.8	0.0	0.0	36.4	1.0	100.498	2.8	3393.65	96.10	2.830	141.70	
33.0	838	67.1	1.9	0.0	0.0	35.2	1.0	102.289	2.9	3293.15	93.25	2.750	141.68	
32.0	813	69.6	2.0	0.0	0.0	34.2	1.0	103.780	2.9	3190.86	90.35	2.670	141.65	
31.0	787	71.9	2.0	0.0	0.0	33.2	0.9	105.171	3.0	3087.08	87.42	2.580	141.63	
30.0	762	74.1	2.1	0.0	0.0	32.4	0.9	106.482	3.0	2981.91	84.44	2.500	141.60	
29.0	737	76.2	2.2	0.0	0.0	31.5	0.9	107.719	3.1	2875.43	81.42	2.420	141.58	
28.0	711	78.1	2.2	0.0	0.0	30.8	0.9	108.891	3.1	2767.71	78.37	2.330	141.55	
27.0	686	80.0	2.3	0.0	0.0	30.0	0.9	110.002	3.1	2658.82	75.29	2.250	141.53	
26.0	660	81.4	2.3	0.0	0.0	29.4	0.8	110.870	3.1	2548.81	72.17	2.170	141.50	
25.0	635	83.1	2.4	0.0	0.0	28.8	0.8	111.877	3.2	2437.94	69.03	2.080	141.48	
24.0	610	84.7	2.4	0.0	0.0	28.1	0.8	112.842	3.2	2326.07	65.87	2.000	141.45	
23.0	584	86.2	2.4	0.0	0.0	27.5	0.8	113.760	3.2	2213.22	62.67	1.920	141.42	
22.0	559	87.7	2.5	0.0	0.0	26.9	0.8	114.636	3.2	2099.46	59.45	1.830	141.40	
21.0	533	88.8	2.5	0.0	0.0	26.5	0.8	115.282	3.3	1984.83	56.20	1.750	141.37	
20.0	508	90.1	2.6	0.0	0.0	26.0	0.7	116.085	3.3	1869.55	52.94	1.670	141.35	
19.0	483	91.4	2.6	0.0	0.0	25.5	0.7	116.854	3.3	1753.46	49.65	1.580	141.32	
18.0	457	92.3	2.6	0.0	0.0	25.1	0.7	117.399	3.3	1636.61	46.34	1.500	141.30	
17.0	432	93.5	2.6	0.0	0.0	24.6	0.7	118.103	3.3	1519.21	43.02	1.420	141.27	
16.0	406	94.6	2.7	0.0	0.0	24.2	0.7	118.779	3.4	1401.11	39.67	1.330	141.25	
15.0	381	95.7	2.7	0.0	0.0	23.7	0.7	119.424	3.4	1282.33	36.31	1.250	141.22	
14.0	356	96.4	2.7	0.0	0.0	23.5	0.7	119.855	3.4	1162.90	32.93	1.170	141.20	
13.0	330	97.4	2.8	0.0	0.0	23.1	0.7	120.447	3.4	1043.05	29.54	1.080	141.17	
12.0	305	98.0	2.8	0.0	0.0	22.8	0.6	120.823	3.4	922.60	26.13	1.000	141.14	
11.0	279	98.9	2.8	0.0	0.0	22.4	0.6	121.373	3.4	801.78	22.70	0.920	141.12	
10.0	254	100.4	2.8	0.0	0.0	21.8	0.6	122.268	3.5	680.41	19.27	0.830	141.09	
9.0	229	0.0	0.0	0.0	0.0	62.0	1.8	62.015	1.8	558.14	15.80	0.750	141.07	Bottom of Chamber Elevation
8.0	203	0.0	0.0	0.0	0.0	62.0	1.8	62.015	1.8	496.12	14.05	0.670	141.04	
7.0	178	0.0	0.0	0.0	0.0	62.0	1.8	62.015	1.8	434.11	12.29	0.580	141.02	
6.0	152	0.0	0.0	0.0	0.0	62.0	1.8	62.015	1.8	372.09	10.54	0.500	140.99	
5.0	127	0.0	0.0	0.0	0.0	62.0	1.8	62.015	1.8	310.08	8.78	0.420	140.97	
4.0	102	0.0	0.0	0.0	0.0	62.0	1.8	62.015	1.8	248.06	7.02	0.330	140.94	
3.0	76	0.0	0.0	0.0	0.0	62.0	1.8	62.015	1.8	186.05	5.27	0.250	140.92	
2.0	51	0.0	0.0	0.0	0.0	62.0	1.8	62.015	1.8	124.03	3.51	0.170	140.89	
1.0	25	0.0	0.0	0.0	0.0	62.0	1.8	62.015	1.8	62.02	1.76	0.080	140.87	
0.0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.000	0.0	0.00	0.00	0.000	140.84	Bottom of Stone Elevation

Hydroworks Sizing Summary

Proposed Senior Living Residential Development
79 Henderson St, Port Hope

02-04-2022

Recommended Size: HydroDome HD 6

A HydroDome HD 6 is recommended to provide 80 % annual TSS removal based on a drainage area of 1.821 (ha) with an imperviousness of 65 % and Peterborough, Ontario rainfall for the 20 um to 2000 um particle size distribution.

The recommended HydroDome HD 6 treats 86 % of the annual runoff and provides 81 % annual TSS removal for the Peterborough rainfall records and 20 um to 2000 um particle size distribution.

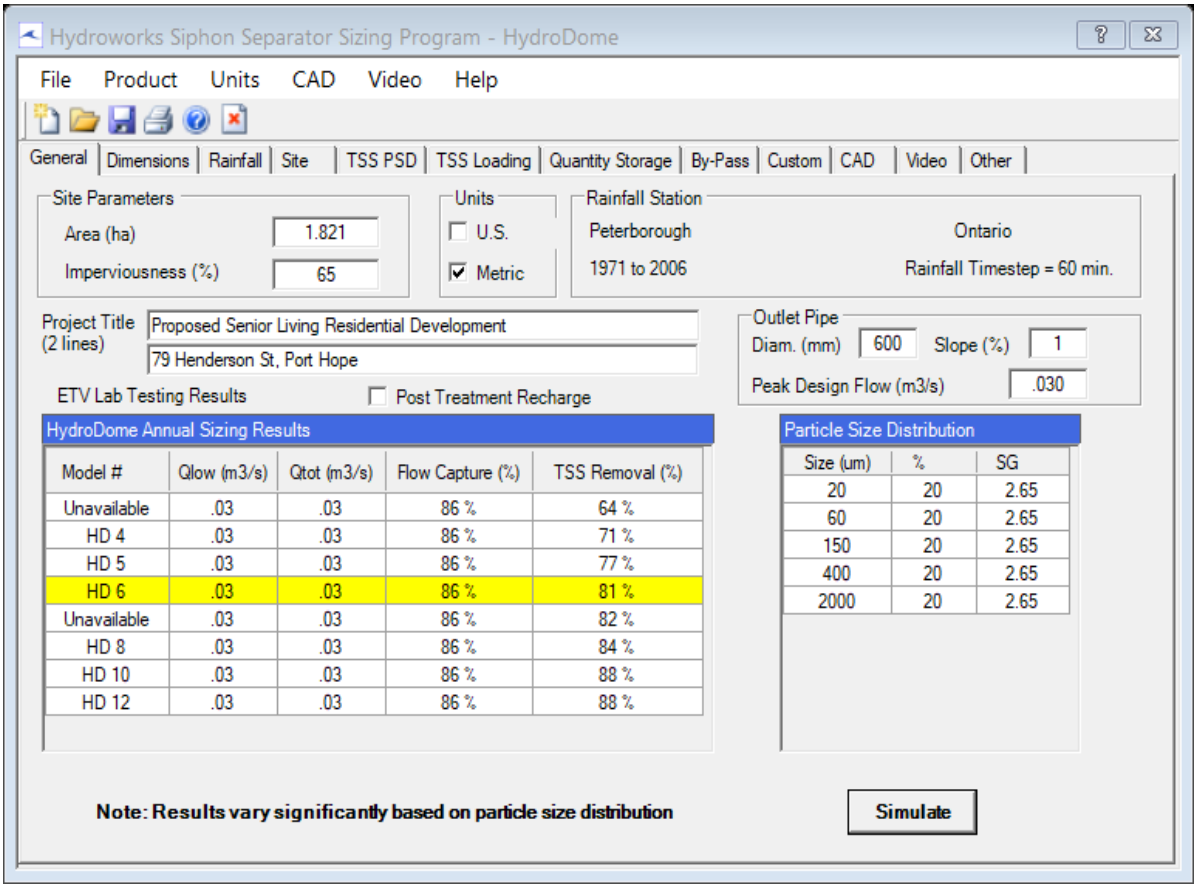
The HydroDome has a siphon which creates a discontinuity in headloss. The given peak flow of .03 (m3/s) Is less than the full pipe flow of 21.68 (m3/s) indicating free flow in the pipe during the peak flow assuming no tailwater condition. Partial pipe flow was assumed for the headloss calculations. The headloss was calculated to be 208 (mm) above the crown of the 600 (mm) outlet pipe.

This summary report provides the main parameters that were used for sizing. These parameters are shown on the summary tables and graphs provided in this report.

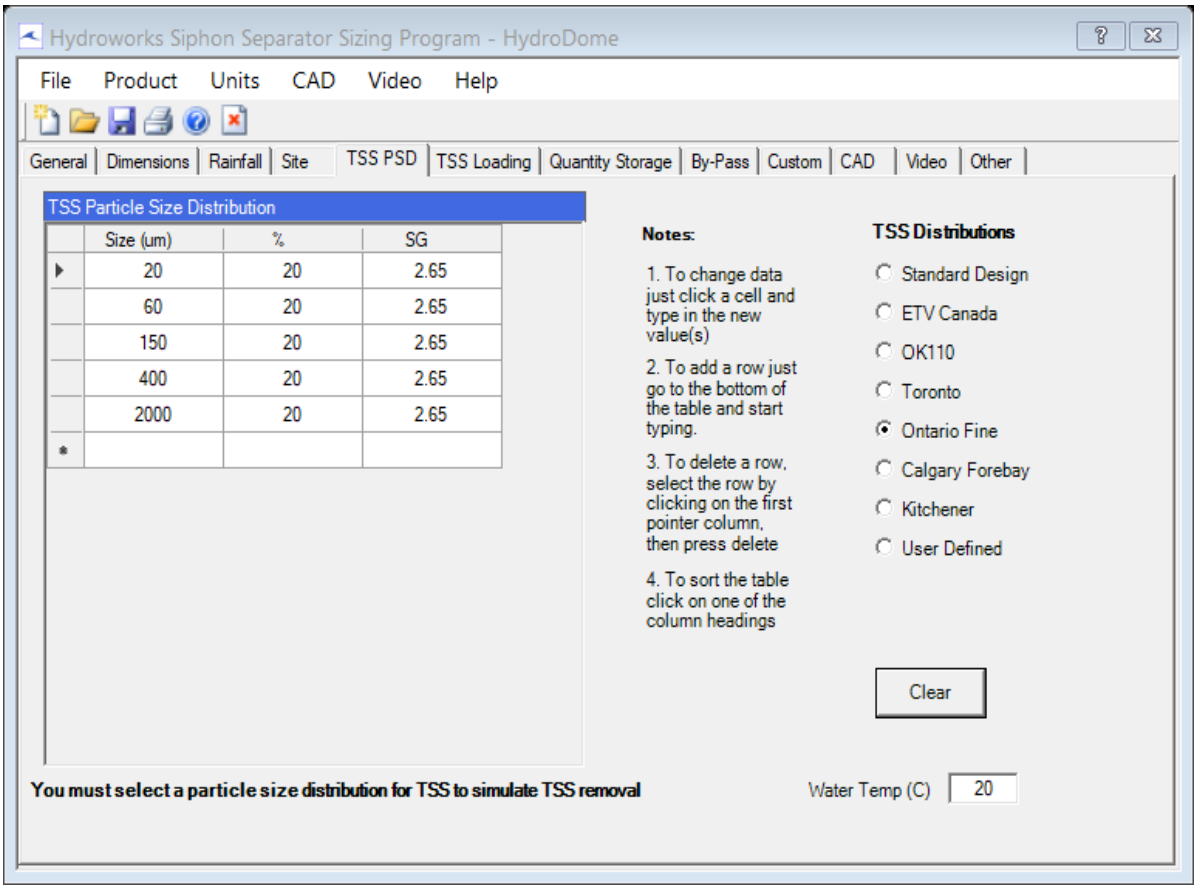
If you have any questions regarding this sizing summary please do not hesitate to contact Hydroworks at 888-290-7900 or email us at support@hydroworks.com.

The sizing program is for sizing purposes only and does not address any site specific parameters such as hydraulic gradeline, tailwater submergence, groundwater, soils bearing capacity, etc. Headloss calculations are not a hydraulic gradeline calculation since this requires a starting water level and an analysis of the entire system downstream of the HydroDome .

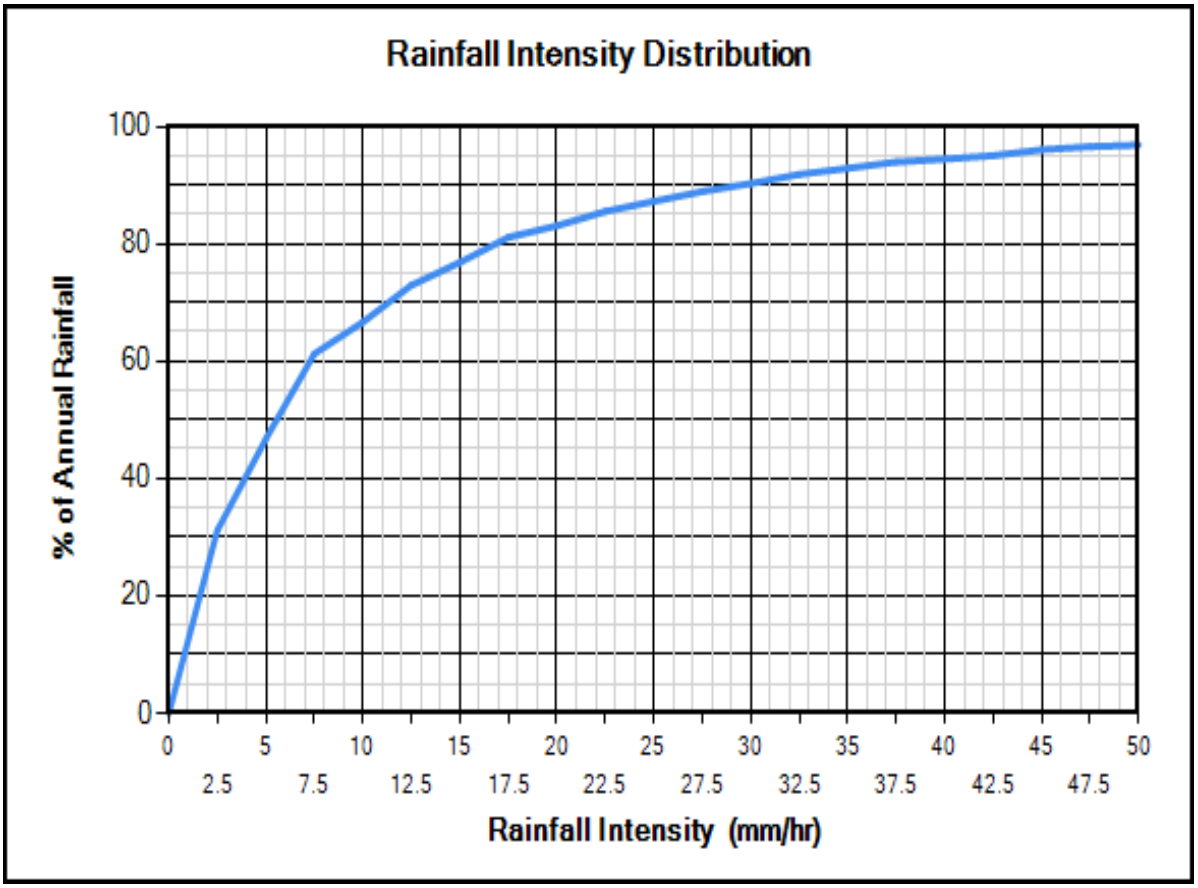
TSS Removal Sizing Summary



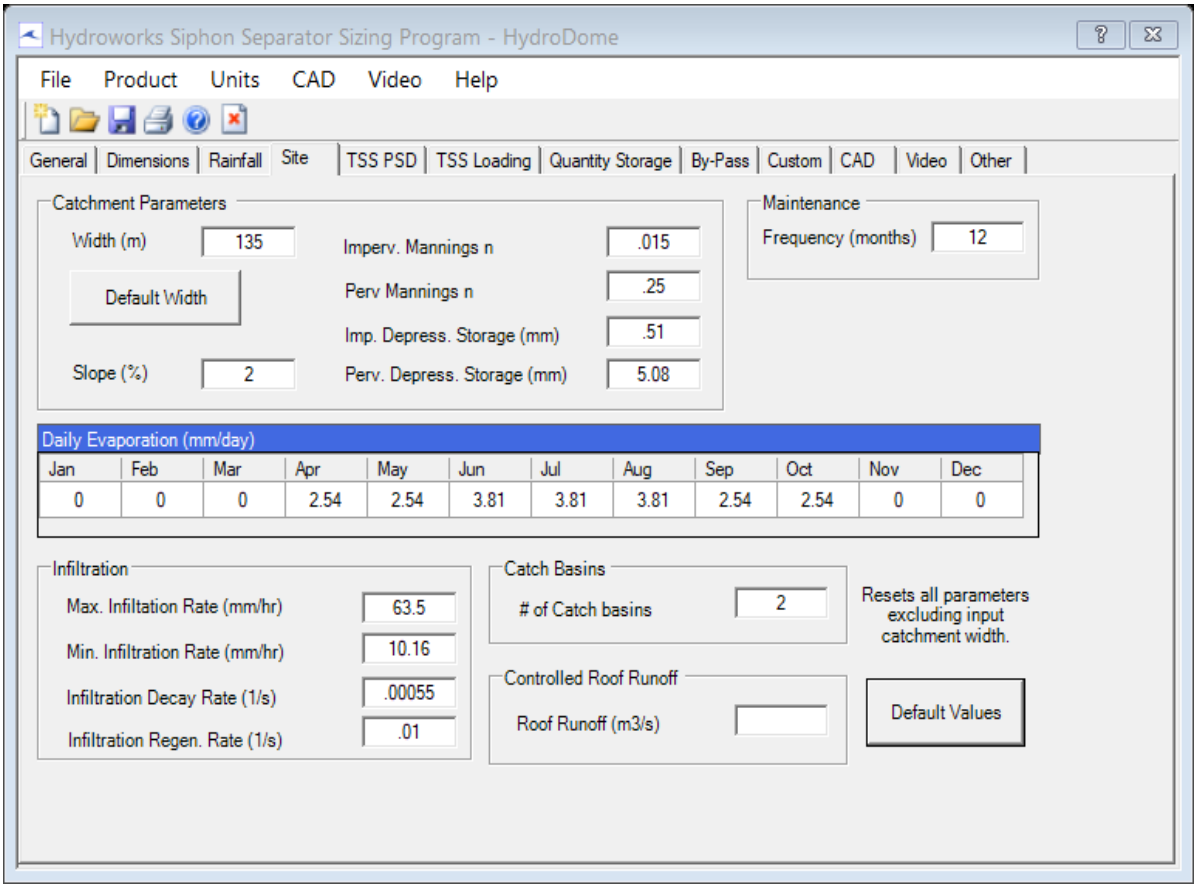
TSS Particle Size Distribution



Rainfall Station - Peterborough, Ontario(1971 to 2006)



Site Physical Characteristics



Dimensions And Capacities

Hydroworks Siphon Separator Sizing Program - HydroDome

File Product Units CAD Video Help

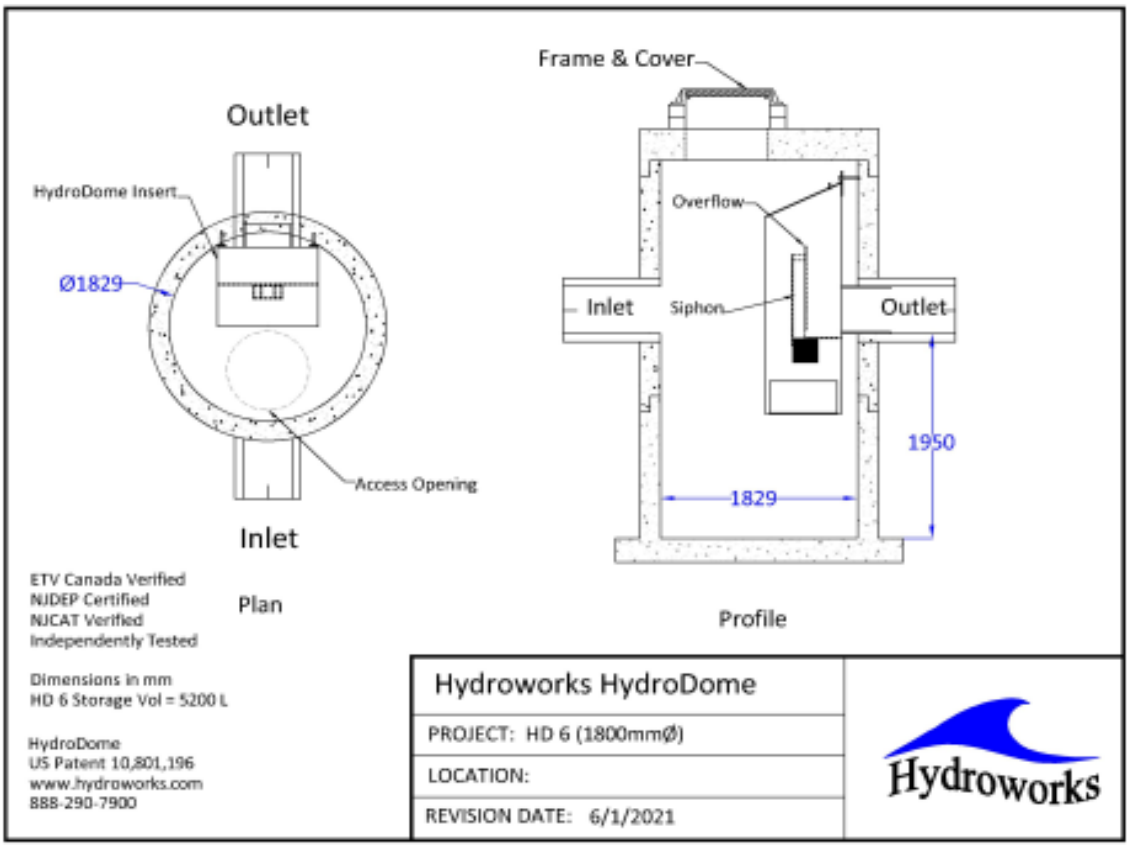
General | Dimensions | Rainfall | Site | TSS PSD | TSS Loading | Quantity Storage | By-Pass | Custom | CAD | Video | Other

Dimensions and Capacities

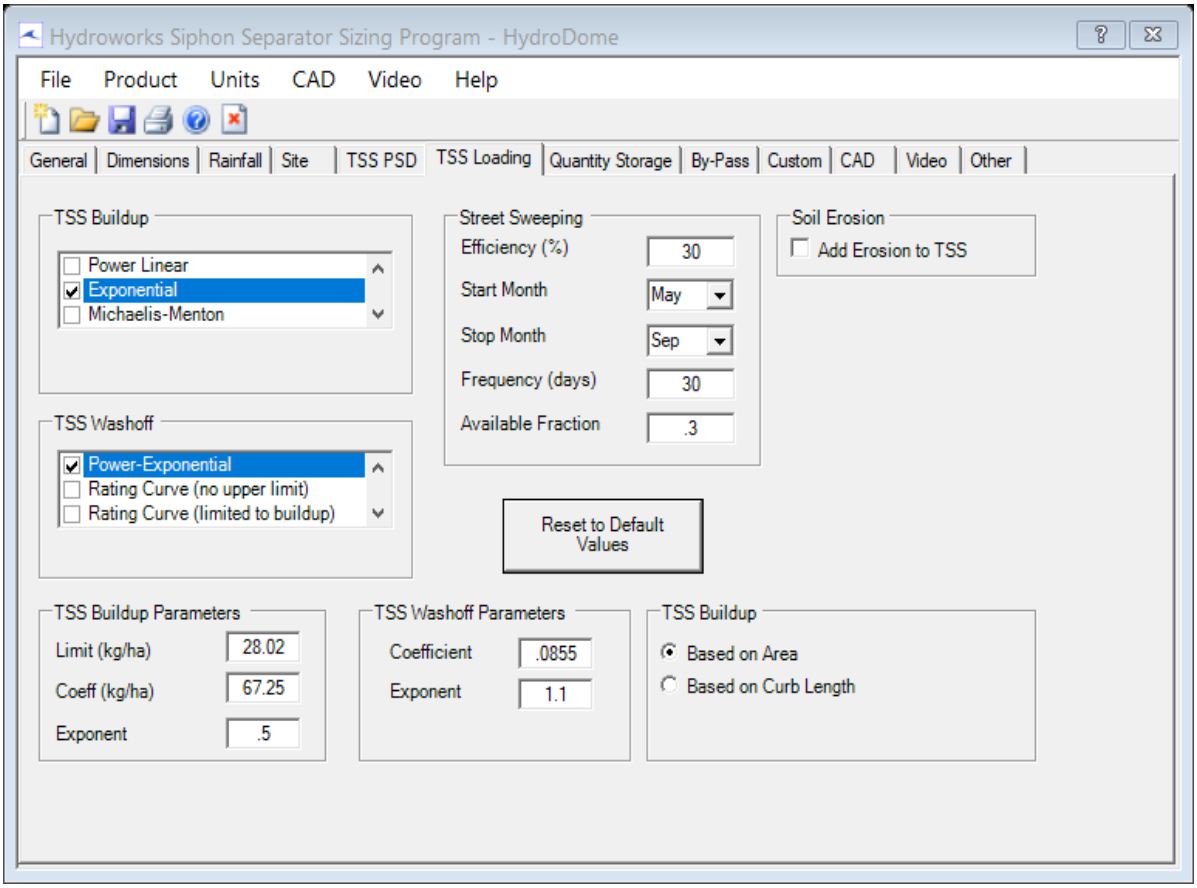
Model	Diam. (m)	Depth (m)	Float. Vol. (L)	Sediment Vol. (m3)	Total Vol. (m3)
HD 3	0.91	1.22	114	0.3	0.8
HD 4	1.22	1.37	243	0.6	1.6
HD 5	1.52	1.68	442	1.1	3.1
HD 6	1.83	1.98	728	1.9	5.2
HD 7	2.13	2.29	1114	3	8.2
HD 8	2.44	2.59	1698	4.3	12.1
HD 10	3.05	3.2	3284	8.2	23.3
HD 12	3.66	3.81	5639	13.9	40

Depth = Depth from outlet invert to inside bottom of tank

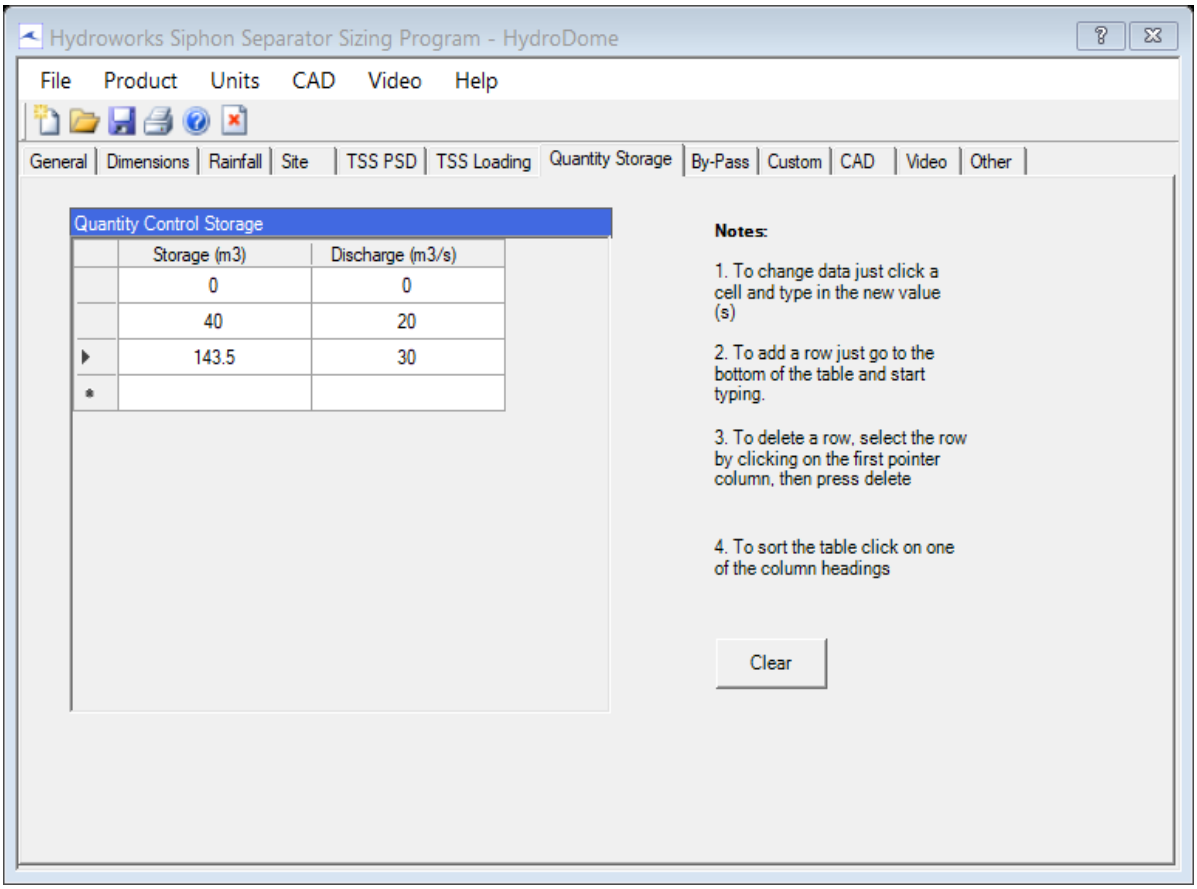
Generic HD 6 CAD Drawing



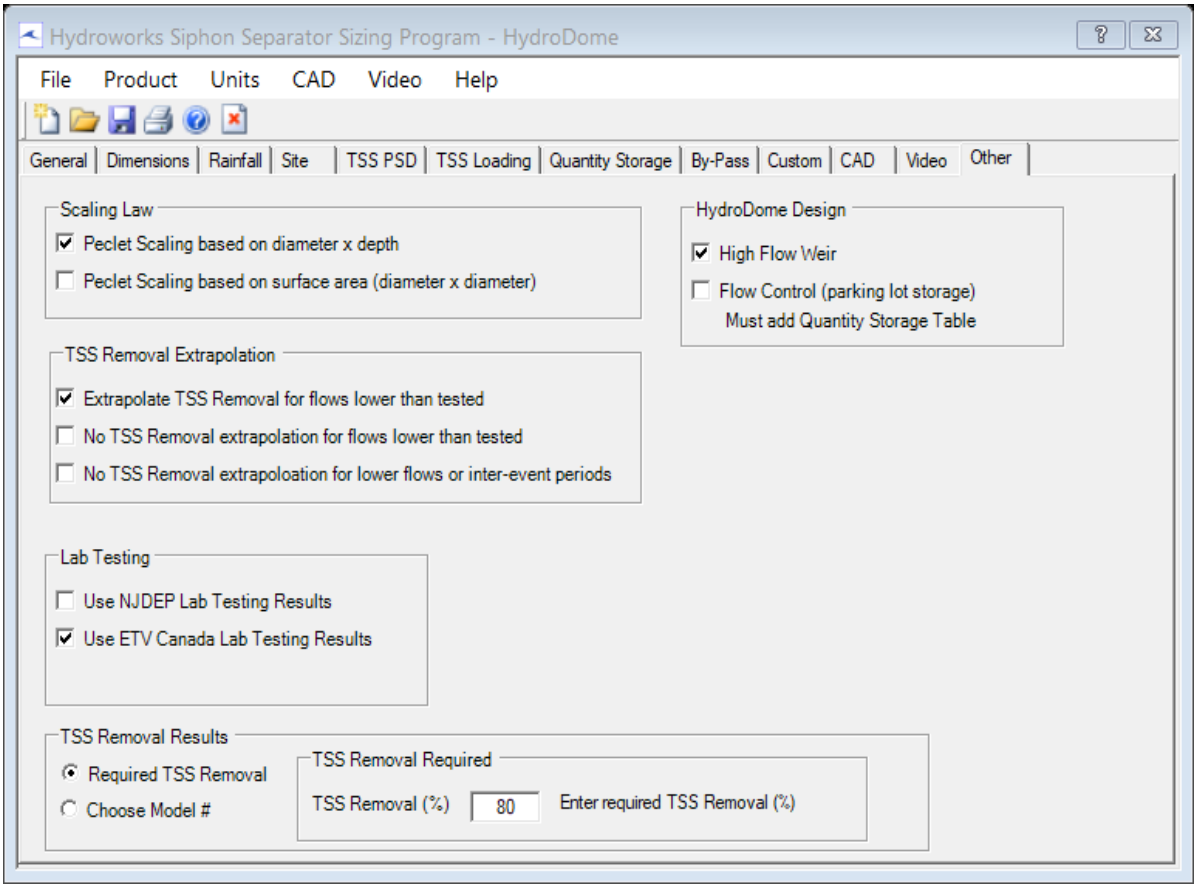
TSS Buildup And Washoff



Upstream Quantity Storage



Other Parameters



Hydroworks Sizing Program - Version 5.5

APPENDIX E

ODAN/DETECH GROUP ENGINEERING DRAWINGS

CONCEPT SITE SERVICING

CONCEPT SITE GRADING