UNION PARK DEVELOPMENT 40 SIR JOHN A. MACDONALD BOULEVARD in the City of Kingston

SERVICING REPORT For SIDERIUS DEVELOPMENTS LTD.

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JEI Project 792

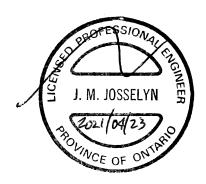


Table of Contents

1.	Intr	troduction4						
2.	Proj	posed Development	4					
3.	Gen	neral	6					
4.	San	itary Sewers	7					
	4.1	Proposed Sanitary Servicing	7					
5.	Wat	ter Servicing	9					
	5.1	Domestic Water Demand	10					
	5.2	Water Demand for Fire Protection	10					
6.	Sto	rmwater Management	12					
7.	Util	ities	13					
	7.1	Natural Gas	13					
	7.2	Steam service	13					
	7.3	Electricity	13					
8.	Con	nclusions	14					
	8.1	Sanitary Servicing	14					
	8.2	Water Servicing	14					
	8.3	Stormwater Management	15					
	8.4	Gas Servicing	15					
	8.5	Electricity	15					
	8.6	Bell	16					
	8.7	Telecommunications	16					

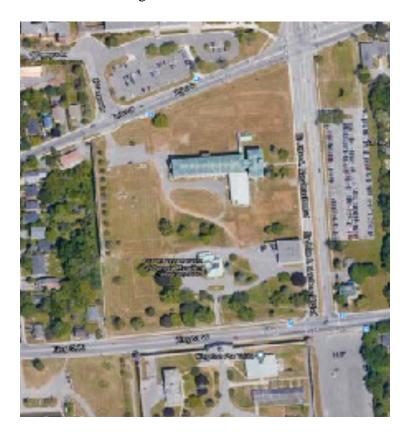
List of Appendices

- Appendix A Proposed concept site plan by Fotenn Planning & Design
- Appendix B Water, Sewer, Gas & Electric Infrastructure as provided by Utilities Kingston
- Appendix C Hydrant Flow Test & Fire Flow Calculations
- Appendix D Preliminary Servicing Plan & Preliminary Removals Plan
- Appendix E E-mail from Erika McEachran, Utilities Kingston
- Appendix F Preliminary Design Drawings for 1050mm Watermain, Utilities Kingston
- Appendix G Locate Investigation Sketches by Utilities Kingston
- Appendix H Natural Gas Load Summary
- Appendix I Electrical Service Analysis by Callidus Engineering

1. Introduction

The purpose of this analysis is to determine the servicing requirements for the proposed development at 40 Sir John A. MacDonald Boulevard in the City of Kingston. The site is located on the southwest corner of Sir John A. MacDonald Boulevard and Union Street, in the City of Kingston, and was formerly the Kingston Prison for Women (P4W). The intent of this report is to identify the existing and available services to the land, so that development decisions can be made. A concept plan of the overall development is attached as Appendix A.

The site has been the subject of several development concepts since 2005. The P4W was constructed in circa 1934 and closed in 2000. The only remaining structures of the original facility are the former cell block and administration building noted in Appendix A as Block B. All of the former prison walls have been removed, with the exception of the wall on the west limit of the site. The photo below shows an aerial view of the existing site lands.



2. Proposed Development

The proposed development will be developed as a plan of subdivision and consist of a mix of office, retail, residential, retirement home, hotel building and a park block, on five blocks created by severance, and therefore subject to individual ownership. The five blocks are identified as Blocks A, B, C, D & E on the Concept Plan in Appendix A.

Block A: Block A will consist of a future residential building with retail space. A unit count of 251 units is included for planning purposes.

Block B: The existing cell block, annex and administration building on Block B will be retained and converted to a residential condominium and be comprised of 24 units. Surface parking spaces on the site for Block B will be provided for approximately 12 vehicles and underground parking for 37 vehicles.

Block C: Block C is new construction of a seniors housing continuum of care community comprised of two 10 storey towers connected by a two storey link and underground parking. Building A will be comprised of 141 retirement suites and Building B will include 74 seniors' apartments. Surface parking will be provided for +/- 26 vehicles which include accessible and shuttle bus parking and underground parking for +/- 135 vehicles.

Block D: Block D will consist of a 10 storey hotel building and will be comprised of 119 units. Surface parking will be provided for 19 vehicles and underground parking for 100 vehicles. If the hotel building is to be residential it will be comprised of 72 units.

Block E: Block E will be a dedicated park block comprised of approximately 4,829 square metres and will include a subsurface stormwater detention facility specific to the site. Block E will be held and maintained by all Block owners of the subdivision.

At the concept planning stage the total number of residential units provided is 562 units. The residential population density for the site is based on 95 units/ha. The site has an approximate area of 3.28 hectares (8.09 acres).

The following table outlines the Blocks and associated buildings and proposed unit counts.

	Building	No. of	No. of Hotel	Commercial/Retail
Description		Residential Units	Units	Space (m2)
BLOCK A				
	Future	251		
	Residential/Retail			
BLOCK B				
	Existing Building	24		0
BLOCK C	-			
	Building A	141		0
	Building B	74		0
BLOCK D				_
	Hotel/Residential/	72	119	534
	Retail			
BLOCK E				
	Park Block	0		0
TOTALS		562	119	534

3. General

The site is located within the serviced area of the City of Kingston, and full municipal services are located within the general vicinity of the site. Adjacent streets are constructed to a full urban standard, with curb and gutter, concrete walks with storm sewers, sanitary sewers and municipal watermains.

A Borehole Investigation on the site was carried out by Jacques Whitford Inc. in January 2005. The investigation indicated that site has shallow overburden over bedrock. Depth to bedrock is noted from the Jacques Whitford report to be between 0.45 m below ground surface (near the southwest quadrant of the site) to 2.98 m (near the northeast quadrant of the site). It is anticipated that rock excavation will be required for the construction of new municipal services, particularly sanitary sewer, storm sewer and watermains. Rock excavation will be either by drilling and blasting, or by percussive techniques ("hoe-ram"). A detailed geotechnical investigation prior to any development proposal for the site should identify the requirements for rock excavation.

The P4W was constructed in circa 1934 and closed in 2000. The only remaining structures of the original facility are the former cell block and administration building noted in Appendix A as Block B. Because of the age of the facility, it may be that the buildings were in place prior to the construction of municipal services. It was identified from previous servicing investigations that there is a servicing tunnel linking the P4W and the Kingston Penitentiary following the Sir John A. MacDonald Boulevard road allowance. P4W drawings indicate that services exist in this tunnel through to Kingston Penitentiary. Utilities Kingston was not able to provide specific information regarding the services that may link the two sites. However, after investigation, Utilities Kingston did indicate (see Appendix - E - e-mail from Erika McEachran) "The underground crew has completed their investigation into the P4W sanitary lateral. Their best guess after completing the investigation leads them to believe that the P4W site drains through the tunnel to KP and then is pumped to a manhole at Alwington Avenue and King Street".

Based on all the above information, it is concluded that sanitary sewer, as well as other services, exist in or adjacent to the tunnel to Kingston Penitentiary. This would indicate that the existing P4W site is not currently tributary to the existing Portsmouth Sanitary Sewage Pumping Station.

A CCTV inspection of the sanitary and storm sewers adjacent to the site was performed in 2005; however it would be advisable to have the surrounding infrastructure re-investigated because of the age of the previous investigations.

Locate investigations were undertaken by Utilities Kingston in November 2020 to provide service locations of existing sanitary sewers, storm sewers, water services and gas and electric utility infrastructure on and around the perimeter of the site. Sketches of the locate investigation are attached as Appendix G.

It has been confirmed that sanitary servicing of the existing P4W building discharges to an existing 250mm sanitary sewer in an existing service tunnel located in the median of Sir John A

MacDonald Boulevard and is tributary to the existing sewage pumping station at Kingston Penitentiary. This connection at the P4W building will be required to be removed from service.

There is an existing interior storm sewer collection system of 250mm diameter pipes present on the site which discharges to the existing 450mm storm sewer on Union Street as noted on sketches included in Appendix G. This interior storm sewer system will be removed from the site.

4. Sanitary Sewers

As noted, plans indicate that the P4W building (Block B) is serviced directly by sanitary sewer through the underground service tunnel on Sir John A. MacDonald Boulevard to an existing pumping station located on the Kingston Penitentiary site. This federal government owned pumping station discharges to the municipal sanitary sewer located to the east on King Street.

There is an existing 250 mm gravity sanitary sewer on the opposite side of Union Street, near the northwest corner of the subject site, at approximate invert elevation 87.8 metres. There is also a gravity sanitary sewer on King Street which terminates in the vicinity of the westerly site boundary. A sketch showing the location of these sewers, as provided by Utilities Kingston, is attached as Appendix B.

In general terms, sanitary drainage from the neighbourhood surrounding the P4W (but not including the P4W site) is to the Portsmouth Sanitary Sewage Pumping Station located at King Street and Gardiners Street west of the P4W. The P4W site is within the pumping station tributary area. The pump station discharges by way of a 450 mm sewer forcemain, also located on King Street, to a gravity sewer to the east.

The City of Kingston Sewer By-law 2008-192 stipulates "only one sewer lateral per lot shall be permitted to connect to the sanitary sewer …where separate sewer laterals for each lot is impractical, the Owner shall create reciprocal easements for maintenance purposes over each lot."

As noted the site is to be developed as plan of subdivision and each of the five blocks will be serviced by separate sanitary laterals. Block B and proposed hotel will be provided with gravity sanitary lateral to the existing 250mm sanitary sewer on King Street via a proposed public walkway. Block A and Block C will be provided with sanitary servicing from the existing 250mm sanitary sewer on Union Street.

4.1 Proposed Sanitary Servicing

The existing 250mm sanitary sewer on Union Street will be extended 43 metres to the east to provide gravity sanitary service to Block A and to Block B. Two 250mm sanitary laterals will be installed from the extended sewer to the south side of Union Street. Block C will be provided with a 250mm sanitary service from the existing sanitary manhole on Union Street. Block B will be serviced via a 250mm sanitary lateral to be installed within the Block E common walkway. See preliminary servicing plan attached as Appendix D.

Block D of the site will be tributary to the existing 250mm sanitary sewer on King Street West on the south limit of the site. It will be necessary to extend the existing 250mm sanitary sewer on King Street West, approximately 6.0 metres easterly. A 250mm sanitary sewer will be installed within Block E common walkway to service Block D. See preliminary servicing plan attached as Appendix D.

The invert of the existing 250mm sanitary sewer on Union Street at the sanitary manhole at the northwest corner of the site is at an approximate elevation of 87.80 metres and will allow Block A and Block C to have gravity flow to the extended sanitary sewer, however depending on the underground parking levels of the buildings, lower levels may require pumping of sewage flows to the gravity laterals.

The following table depicts assumed ground floor elevation of all buildings on the site with the exception of Block B (former P4W Cellblock & Administration building).

Block	Existing Ground	Assumed Ground	Proposed Sanitary
	Elevation	Floor elevation	Invert at MH
Block A	90.8 to 93.0	92.60	MH G 89.50
Block B	90.6 to 93.0		MH E 86.71
Block C	90.5 to 91.0	91.0	MH F 88.61
Hotel	93.0	93.40	MH D 86.08

See Table below for calculated sanitary flows from the site. A contingency allowance of 15 % has been factored in to the design flows to account for any increase in the densities of the buildings.

Calculation of sani	tary sewage	flow□												
Date - January 13,	2021													
Tributary Area					Dome	stic flow		Co	ommercial flo	ow .		Infiltration	า	Total
	Number of rooms or units	persons/room or unit	incremental population	total population	Harmon factor (maximum = 4.0)	per capita flow (Vcap. Day)	domestic flow (I/s)	total Commercial floor area (ha.)	Commercial rate (Vha.sec)	Commercial flow (I/s)	Total Area (ha)	Infiltration rate (I/ha. s)	Infiltration flow (I/s)	total flow (Vs)
Block A	251	3	753	753	3.88	350	11.82	0.26	0.5800	0.15	3.05	0.14	0.43	12.40
Block C	215	2	430	430	4.00	350	6.97	0.00	0.5800	0.00	3.05	0.14	0.43	7.39
													Subtotal	19.79
									15	% continger	ncy flow	for density	/ increase	2.97
									Т	otal Design	Flow to	Union Str	eet Sewer	22.76
Block B	24	2	48	48	4.00	350	0.78	0.00	0.5800	0.00	3.05	0.14	0.43	1.20
Block D (Hotel)	119	2	238	238	4.00	350	3.86	0.07	0.5800	0.04	3.05	0.14	0.43	4.32
													Subtotal	5.53
									15	% continger	ncy flow	for density	/ increase	0.83
								Total Design Flow to King Street Sewer			6.35			
								Total Design Fow From Development			29.12			
Assumes 3 people p	er two bedro	oom unit,	and two p	persons p	er hotel roo	m. One be	droom units	would have	2 people pe	r unit.				
Block C - Seniors re														

Union Park - 40 Sir John A. MacDonald Boulevard

The existing 250 mm sanitary sewer on Union Street at approximately 3.86% gradient has adequate capacity to convey the sanitary sewage from Block A, Block B and Block C of the redeveloped site to the Portsmouth Sewage Pumping Station. Utilities Kingston has provided preliminary design drawings for a future 1050 mm trunk watermain on Union Street, and the watermain will be installed to an elevation that will allow the sanitary sewer connection to the existing sanitary manhole with no conflict. The preliminary design drawing for the watermain is attached as Appendix F.

The existing 250mm sanitary sewer on King Street also has adequate capacity to convey sanitary sewage flows from Block D to the Portsmouth Sewage Pumping Station. The existing sanitary sewer on King Street will require an extension easterly. See Appendix D for Servicing Plan.

5. Water Servicing

There are existing water mains on Sir John A. MacDonald Boulevard (600 mm), King Street (250 mm), and Union Street (250 mm) which encompass the site. There is an existing fire main connection (150 or 200 mm) to the P4W on Union Street, and a fire connection (150 mm) from the lower tunnel on Sir John A. MacDonald Blvd. A sketch showing the location of these watermains, as provided by Utilities Kingston, is attached as Appendix B. Utilities Kingston has provided preliminary design drawings for a future 1050 mm trunk watermain on Union Street, and is attached as Appendix F. Utilities Kingston has notified that no watermain connections will be allowed to this trunk watermain.

The City of Kingston Water By-law 2006-122 stipulates "only one water service per lot shall be permitted from the water distribution system."

Redevelopment of the P4W site will involve the removal of any watermains on the site, and the construction of new water services to the Blocks. The presence of an existing fire system on the site confirms the information provided by UK that adequate volume and pressure exists in the municipal system for the redevelopment of this site.

As noted the site is to be developed as plan of subdivision and each of the five blocks will be serviced by separate water services connected to the municipal system. Connection of new 250mm water services on the site to the municipal water distribution system will be to the 250mm watermain on Union Street for Block A and for Block C. Block B and Block D which includes the proposed hotel building will be serviced with new 250mm water services connected to the existing 600mm watermain on Sir John A MacDonald Boulevard. On-site fire hydrants may be required for the development. See preliminary servicing plan attached as Appendix D.

All buildings on the site will be provided with sprinkler systems for fire protection. The buildings will be constructed as non-combustible construction. Fire Underwriters Survey – Water Supply for Public Fire Protection – 1999 describes non-combustible construction as 'unprotected metal structural components, masonry or metal walls.'

A preliminary removals plan for removal of existing on-site services is attached in Appendix D.

5.1 Domestic Water Demand

Water demand for the site is based on domestic demand and demand for firefighting. Domestic demand is based on population and per capita consumption rates.

Domestic water demand is estimated in accordance with the City of Kingston Subdivision Design Guidelines and Technical Standards. The guidelines give estimated usage per person, and give peak factors based on usage at peak periods during the day and during the year, as follows:

- Average flow 350 L per person/day
- Peak Factor maximum day flow 2.75
- Peak Factor maximum hour flow 4.25

The maximum and minimum pressure under normal operating conditions is required to be 700 kPa and 280 kPa respectively. The following table gives the domestic demand for the required design conditions for this project.

Table - Water Dema	nd for Desig	n Conditions					
	Population	Per capita consumption (I/day)	Peak Factor	Domestic Flow (I/sec)	Fire Flow (I/sec	Design Condition (I/sec)	Design condition (USGPM)
BLOCK A							
Average Day	720	350	1	2.92	0	2.92	46.24
Max. Day	720	350	2.75	8.02	0	8.02	127.12
Max. Hour	720	350	4.25	12.40	0	12.40	196.54
BLOCK C							
Average Day	430	350	1	1.74	0	1.74	27.57
Max. Day	430	350	2.75	4.79	0	4.79	75.92
Max. Hour	430	350	4.25	7.40	0	7.40	117.29
BLOCK B - HOTEL							
Average Day	276	350	1	1.12	0	1.12	17.75
Max. Day	276	350	2.75	3.07	0	3.07	48.66
Max. Hour	276	350	4.25	4.75	0	4.75	75.28

5.2 Water Demand for Fire Protection

Utilities Kingston has provided hydrant flow test data for the following hydrants.

Hydrant ID#	Static Pressure (psi)	Colour Code
3074	66	Blue AA+
4098	70	Blue AA+
672	60	Blue AA+
2943	80	Blue AA+

Class	Colour code	Rated flow US gal/min @ 20psi	L/s @ 140kPa	
AA+ *	Blue	Greater than 2999	Greater than 189	
AA	Blue	Greater than 1499	Greater than 95	
A	Green	1000 to 1499	63 to 95	
В	Orange	500 to 999	32 to 63	
С	Red	Less than 500	Less than 32	

Hydrants are rated in accordance with the Ontario Fire Code as per the following criteria.

Hydrant flow information as provided by Utilities Kingston is attached as Appendix C. Fire hydrant ratings supplied by Utilities Kingston for the existing municipal hydrants in the immediate area indicate the hydrants as AA+.

Hydrant flow testing to NFPA standards was performed by Drapeau Automatic Sprinkler Corp. for hydrant #3074 located on Sir John A MacDonald Boulevard in front of Block B and the results are noted in the following table.

Hydrant ID#	Static Pressure (psi)	Available Flow @ 20 psi (1 port) USGPM	Available Flow @ 20 psi L/sec	Available Flow @ 20 psi (2 port) USGPM	Available Flow @ 20 psi L/sec	Colour Code & Class
3074	66	6734	424	7589	478	Blue AA+

The method for calculating the required fire flow for a new building is as follows:

• Fire Underwriters Survey (FUS) – Water Supply for Public Fire Protection – 1999

The buildings will be constructed as non-combustible construction. Fire Underwriters Survey – Water Supply for Public Fire Protection – 1999 describes non-combustible construction as 'unprotected metal structural components, masonry or metal walls.'

All buildings on the site will be provided with sprinkler systems for fire protection.

For the purpose of calculating required fire flow under the FUS, the technical document Water Supply for Public Fire Protection – 1999 is to be used in conjunction with the Fire Underwriters Survey calculation. See Appendix C for FUS fire flow calculation.

The following Table gives the design flow required for fire flow conditions for this project based on flow calculations for Block A - Building B and Block C - Building A as they are rated for the highest fire flow requirements.

^{*} AA+ is a non-standard classification that assists the fire department in identifying hydrants and mains that are capable of providing higher flow rates.

Design Condition	Fire flow (l/sec)	Fire Flow (1/min)	Fire flow (USGPM)
Max Day plus Fire (Fire Underwriters Calculation)	250	15000	3,962

The required fire flows for fire protection are calculated in Appendix C. The minimum requirement is 3,962 USGPM (260 l/sec) at 20 psi as calculated by FUS. The FUS calculation is a recommended best practice, and is required by the City of Kingston Site Plan Design Guidelines.

It is noted that the available flows from hydrant #3074 as provided by Drapeau Automatic Sprinkler Corp. exceed the required fire flows for FUS, and therefore the available flows are in excess of the required volumes for this project.

6. Stormwater Management

The topography of the site is generally from the northeast to the southwest corner of the site. An analysis of the existing conditions on the site today shows that the site is approximately 44% grassed area, and 56% hard surfaced (pavement, concrete and roof surfaces). (See aerial photo, Appendix F)

There are municipal storm sewers surrounding the site. There is a 375 mm storm sewer on the east side of Sir John A MacDonald Boulevard. On Union Street there is a 450 to 600 mm storm sewer, and on King Street a 300 mm and 375 mm storm sewer. There is an existing interior storm sewer collection system present on the site which discharges to the existing 450mm storm sewer on Union Street as noted on sketches included in Appendix G. This interior storm sewer system will be removed from the site.

Redevelopment of the site, under any scenario, will require on-site controls of peak runoff rates to pre-development levels, in accordance with current City of Kingston Site Plan Design Guidelines. This will require some level of on-site storage, in the form of a stormwater retention pond, surface storage (parking lot or roadway) or underground in a pipe or other sub-surface system, or a combination of both. The type of storage will depend on the type of development, the proposed phasing, and the detailed grading design for the site. At this time, suffice it to say that on-site controls will be required to control to pre-development peak flows levels.

Due to the adjacency to Lake Ontario, quality control of runoff will be required. Any application for Site Plan Approval, will involve review by the Cataraqui Region Conservation Authority.

Stormwater management for the site will be required, to control post development runoff to predevelopment levels. The final form of stormwater management, which could include rooftop storage, underground storage, surface storage, or a combination of the three, will be made at the detailed design stage. Block C buildings will be constructed with no rooftop storage. Block E (Park) will include a subsurface stormwater detention facility. The facility at planning stage will be a Stormtech system comprised of 90 chambers for stormwater detention to provide quantity control to the municipal storm system.

A Stormwater report will be submitted with Site Plan Approval application for the development.

7. Utilities

7.1 Natural Gas

The natural gas provider is Utilities Kingston. Municipally owned gas mains are immediately adjacent to the site, and no deficiencies in the distribution system were identified by Utilities Kingston. There is an existing 50mm I.P gas main on the north side Union Street opposite the site, a 100mm Steel I.P gas main on Sir John A MacDonald Boulevard and a 150mm Steel I.P. gas main on King Street West. Gas infrastructure sketch as provided by Utilities Kingston, is attached as Appendix B and see Appendix G for Locate Investigation Sketches by Utilities Kingston. A preliminary estimation of required gas load has been calculated as 20,000 MBH for Block C and 18,680,000 Btu/Hr for Block B and Block D. See attached Natural Gas Load Summaries in Appendix H.

Blocks A, B and D will be serviced from the existing 100mm Steel I.P. Gas Main on Sir John A MacDonald Boulevard. Block C will be serviced from the existing 50mm PE, I.P. Gas Main on Union Street. In the absence of a detailed loading calculation for Block C, gas service from Union Street needs to be further investigated.

7.2 Steam service

Steam service to the site is presently provided from the KP steam plant located to the south. This service will be abandoned, depending upon financial or other considerations by the owner.

7.3 Electricity

Utilities Kingston has confirmed that the electrical grid within the neighbourhood is adequate for the redevelopment of the site. There is a single feed of 5kV and also 44kV adjacent to the site. Electrical infrastructure sketch as provided by Utilities Kingston is attached as Appendix B.

There is an existing electrical distribution easement to the City of Kingston, and overhead pole line, along the west limit of the site, west of the existing wall. There is also an existing overhead 5kV pole line within an easement that provides hydro servicing to the Corrections Canada Museum and Corrections Canada Steam Plant on the lands to the southeast. This easement crosses the Block C and Park Block E and will require to be released. Alternate location of hydro servicing to the Corrections Canada land will be undertaken.

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An electrical service analysis has been completed by Callidus Engineering for the site. A total electrical demand for the site is calculated as 3,940 kW. The electrical service analysis is attached as Appendix I.

8. Conclusions

The subject site is within the serviced area of the City of Kingston, and the existing municipal services in the immediate area are generally sufficient for the development of the site. It is noted that some services are currently made through the tunnel connecting the former P4W with Kingston Penitentiary, and these services will have to be abandoned in favour of new municipal services in accordance with City of Kingston standards.

It is noted that rock excavation for the construction of new municipal services will be a large component of the servicing cost for the development. Any improvements to the existing systems, or new municipal works, will be required to be constructed by the developer, in accordance with City of Kingston standards.

8.1 Sanitary Servicing

Each Block will be serviced by separate sanitary laterals. Depending on the underground parking levels of the buildings lower levels may require pumping of sewage flows to the gravity laterals.

The existing 250mm sanitary sewer on Union Street will be extended 43 metres to the east to provide gravity sanitary service to Block A and to Block B. Two 250mm sanitary laterals will be installed from the extended sewer to the south side of Union Street. Block C will be provided with a 250mm sanitary service from the existing sanitary manhole on Union Street. Block B will be serviced via a 250mm sanitary lateral to be installed within the Block E common walkway. See preliminary sanitary sewer servicing sketch attached as Appendix D.

Block D of the site will be tributary to the existing 250mm sanitary sewer on King Street West on the south limit of the site. It will be necessary to extend the existing 250mm sanitary sewer on King Street West, approximately 6.0 metres easterly. A 250mm sanitary sewer will be installed within Block E common walkway to service Block D.

See the preliminary servicing plan attached as Appendix D. A preliminary removals plan for removal of existing on-site services is also attached in Appendix D.

8.2 Water Servicing

Connection of new 250mm water services on the site to the municipal water distribution system will be to the 250mm watermain on Union Street for Block A and for Block C. Block B and Block D which includes the proposed hotel building will be serviced with new 250mm water services connected to the existing 600mm watermain on Sir John A MacDonald Boulevard. On-site fire hydrants may be required for the development. See preliminary servicing plan attached as Appendix D.

Connection to the proposed 1050mm trunk watermain on Union Street will not be allowed to service the site.

It is noted that the available flows from hydrants as provided by Utilities Kingston and by Drapeau Automatic Sprinkler Corp., exceed the required fire flows, and therefore the available flows are in excess of the required volume for this project.

A preliminary removals plan for removal of existing on-site services is attached in Appendix D.

8.3 Stormwater Management

Stormwater management for the site will be required, to control post development runoff to predevelopment levels. The final form of stormwater management, which could include rooftop storage, underground storage, surface storage, or a combination of the three, will be made at the detailed design stage. Block C buildings will be constructed with no rooftop storage. Block E (Park) will include a subsurface stormwater detention facility. The facility at planning stage will be a Stormtech system comprised of 90 chambers for stormwater detention to provide quantity control to the municipal storm system.

A separate Stormwater Management report will be submitted with Site Plan Approval application for the development.

8.4 Gas Servicing

The natural gas provider is Utilities Kingston. Municipally owned gas mains are immediately adjacent to the site, and no deficiencies in the distribution system were identified by Utilities Kingston. Gas infrastructure sketch as provided by Utilities Kingston, is attached as Appendix B and see Appendix G for Locate Investigation Sketches by Utilities Kingston. A preliminary estimation of required gas load has been calculated as 18,680 MBH for Block B and the required load for Block C has been calculated as 20,000 MBH. See attached Natural Gas Load Summary in Appendix H.

Blocks A, B and D will be serviced from the existing 100mm Steel I.P. Gas Main on Sir John A MacDonald Boulevard. Block C will be serviced from the existing 50mm PE, I.P. Gas Main on Union Street. In the absence of a detailed loading calculation for Block C, gas service from Union Street needs to be further investigated.

8.5 Electricity

Utilities Kingston has confirmed that the electrical grid within the neighbourhood is adequate for the redevelopment of the site. There is a single feed of 5kV and also 44kV adjacent to the site. Electrical infrastructure sketch as provided by Utilities Kingston is attached as Appendix B.

There is an existing electrical distribution easement to the City of Kingston, and overhead pole line, along the west limit of the site, west of the existing wall. There is also an existing overhead 5kV

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pole line within an easement that provides hydro servicing to the Corrections Canada Museum and Corrections Canada Steam Plant on the lands to the southeast. This easement crosses the Block C and Park Block E and will require to be released. Alternate location of hydro servicing to the Corrections Canada land will be undertaken.

An electrical service analysis has been completed by Callidus Engineering for the site. A total electrical demand for the site is calculated as 3,940 kW. The electrical service analysis is attached as Appendix I.

8.6 Bell

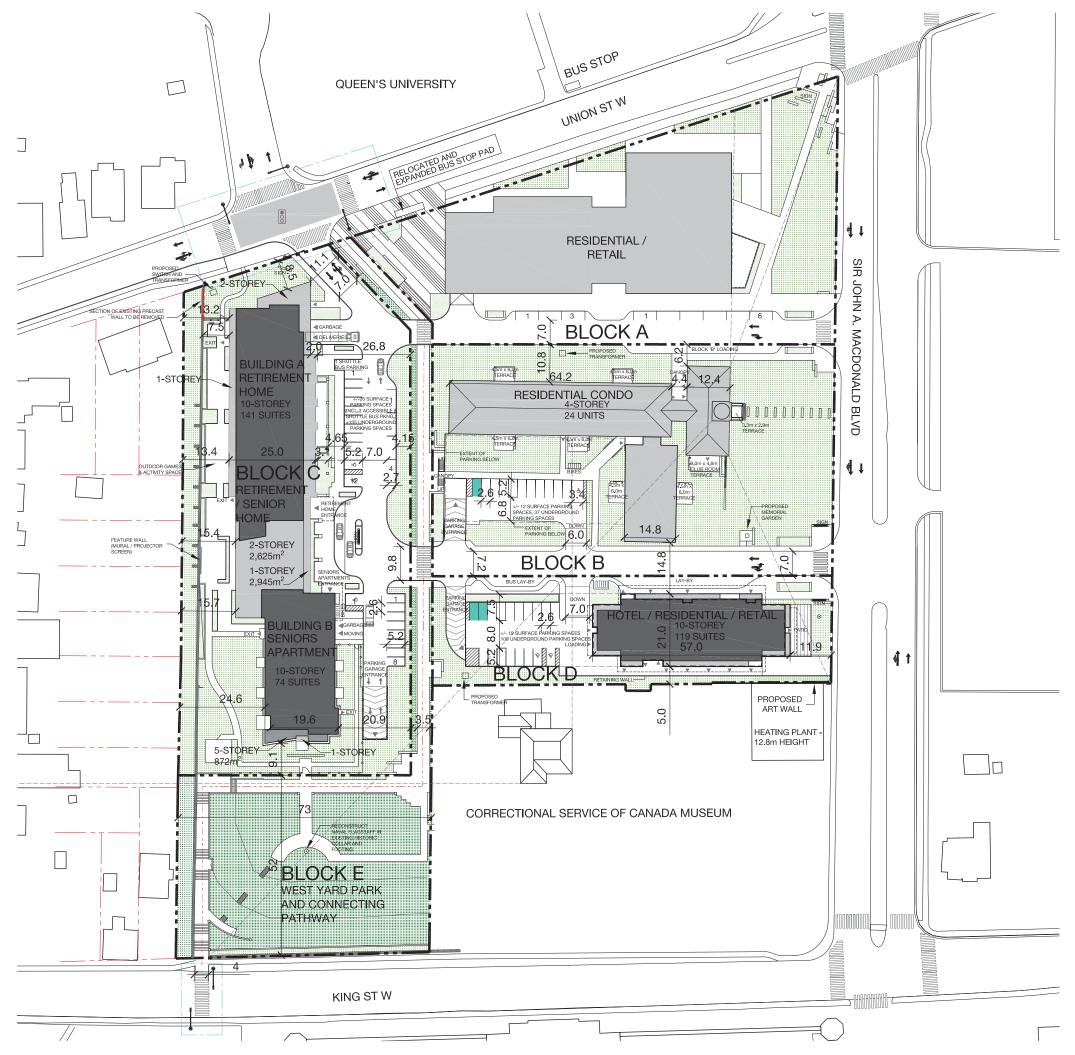
The proposed concept plan has been circulated to Bell, and provisions for servicing shall be made as the surrounding lands are developed. There are no known constraints for servicing of the site.

8.7 Telecommunications

High band/high speed telecommunication capability is provided by Bell Canada and Cogeco and Utilities Kingston fibre network. The cable provider is Cogeco Cable Systems Inc. The proposed concept plan has been circulated to Cogeco, and provisions for servicing shall be made as the surrounding lands are developed. There are no known constraints for servicing of the site.

Appendix A

Proposed concept site plan by Fotenn Planning & Design



SITE STATISTICS

SITE AREA

32,825 m² (3.28 ha) Total Site Area: *Retail GFA: 364 m² (3,918 sf) *Residential GFA: 29,163 m² (313,908 sf) *Hotel GFA: 8,335 m² (89,717 sf) *TOTAL GFA: 37,862 m² (407,543 sf)

*excludes Block A

*SITE COVERAGE	
Built:	25.6%
Roads:	18.0%
Landscape / Sidewalks:	56.4%

*an estimated building footprint was used for Block A

DEVELOPMENT BLOCKS

BLOCK A - FUTURE PHASE RESIDENTIAL/RETAIL Severed Lot Area: 7,144 m² (76,897 sf)

BLOCK B - RESIDENTIAL CONDOMINIUM

Severed Lot Area: 7,737 m² (83,280 sf) Total Residential GFA: 7,108 m² (76,510 sf)

Total Units: 24

Ground Floor Area: 1,540 m² (16,576 sf)

Vehicle Parking: ± 49 spaces (± 12 surface, ± 37 underground) Bicycle Parking: 24 spaces

BLOCK C - SENIORS HOUSING CONTINUUM OF CARE

Severed Lot Area: 9,526 m² (102,537 sf) Total Residential GFA: 22,055 m² (237,398 sf)

Total Units: 215 (141 Retirement Units and 74 Seniors

Ground Floor Area: 2,813 m² (30,279 sf)

Vehicle Parking: ± 161 spaces (± 26 surface, ± 135 underground) LEGEND Bicycle Parking: 12 spaces

Bus Parking: 1 space

BLOCK D - HOTEL / RESIDENTIAL / RETAIL

Severed Lot Area: 3,608 m² (38,836 sf) Retail GFA: 364 m² (3,918 sf)

Hotel GFA: 8,335 m2 (89,717 sf) Total GFA: 8,699 m² (93,635 sf)

Total Units: 119

Ground Floor Area: 908 m² (9,773 sf)

Vehicle Parking: ± 119 spaces (± 19 surface, ± 100 underground) Bus Parking: 1 space

BLOCK E - WEST YARD PARK AND CONNECTING PATHWAY

Severed Lot Area: 4,820 m² (51,882 sf)

Total # Residential Units: 239

Total # Hotel Rooms: 119

Total # Residential Units + Hotel Rooms: 358

(both excluding Block A)

Total # Vehicle Parking Spaces: ± 329

- Surface: ± 57

- Underground: ± 272

- 1. For the purpose of this plan, Block A is conceptual and will be subject to future planning applications.
- 2. This plan is based on a survey.

40 SIR JOHN A. **MACDONALD BLVD** CONCEPT SITE PLAN

UNION PARK





.....

•

MID-RISE BUILDING LANDSCAPE/ PARK

HIGH-QUALITY HARDSCAPING

PROPOSED SEVERANCE LINE PROTECTED VIEW PLANE

PUBLIC CONNECTION PATHWAY

PROPOSED PEDESTRIAN CROSSING

CAR SHARE PARKING STALL ACCESSIBLE PARKING STALL

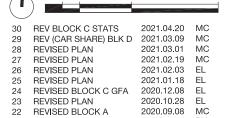
PROPOSED SIGNALIZED JUNCTION (TO BE DESIGNED)

WESTYARD PARK AND CONNECTION PATHWAY

FLAGPOLE

BIKE BACKS

EXISTING WEST LIMESTONE



DATE

CLIENT

No. REVISION

SIDERIUS DEVELOPMENTS LTD.

REVISED BLOCK A

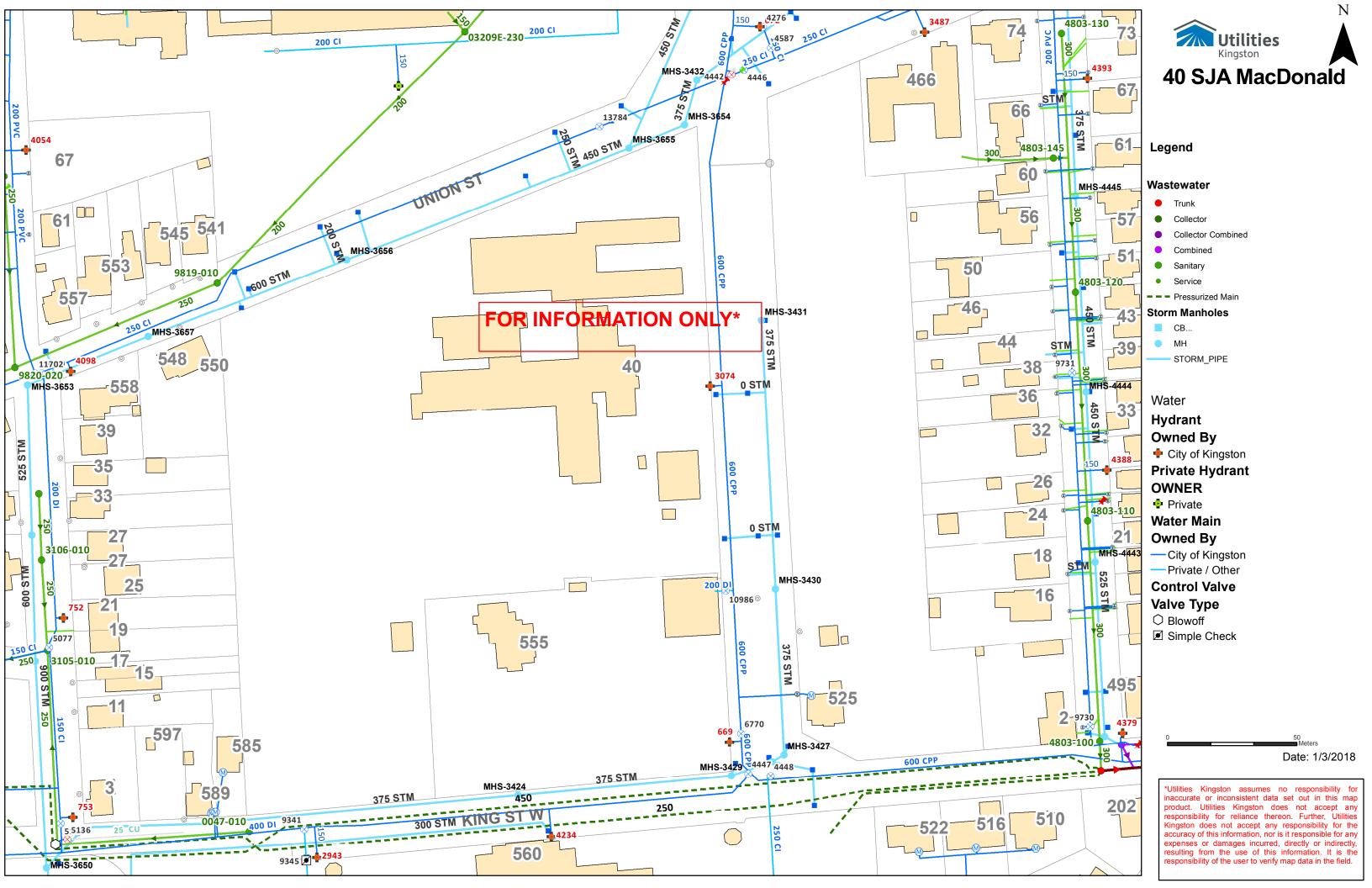
Planning + Design

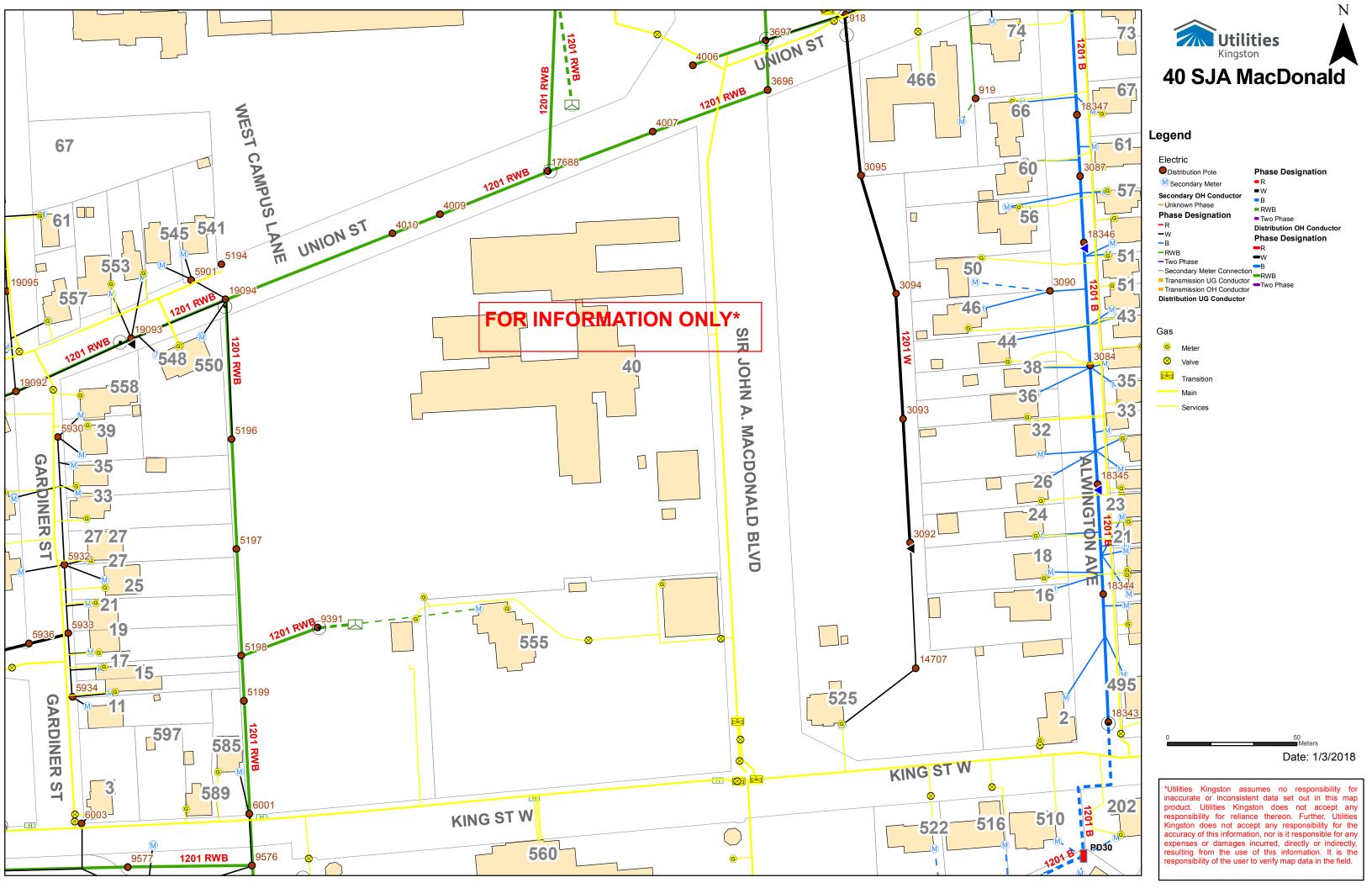
396 Cooper Street, Suite 300, Ottawa ON K2P 2H7 613.730.5709 www.fotenn.com

DESIGNED	MS/RP
REVIEWED	MS
DATE	2018.01.29

Appendix B

Water, Sewer, Gas & Electric Infrastructure as provided by Utilities Kingston





Appendix C

Hydrant Flow Test & Fire Flow Calculations



Owner	Siderius Developments Ltd.	Property being Inspected	Union Park
Address	588 Scotland Road	Property address	Sir John A between Union and King
	Odessa, ON K0H 2H0	TWSP/MUN	Kingston
City, Prov, PC	Kingston ON	Date	November 17 2020
Telephone No.		Time AM / PM	2:00PM

Flow Test type? Hydrant _ 3074

Standpipe _____ (number of floors) _____

Size &	Pres	sure (PSI)	Pitot	Flow	US GPM Available at 20 PSI Residual
Number Discharges	Normal	Residual	Reading (PSIG)	USGPM	
Static	66				
1 - 2 1/2		65	30	852	6734.86
2 - 2 1/2		64	20	1396	7589.59



Appendix C

Union Park - Union Street at Sir John A. MacDonald Boulevard Calculation of required fire flows using Fire Underwriters (1999) methodology February 11, 2021

February 11, 2021 BLOCK B	Duilding 4 -	torov buildin	a /former cell blac	ale)		1
BLOCK B	Building 4 storey building (former cell block)			:к)		
	separation distance (m)	maximum charge	applied percentage of maximum charge	applied charge/credit		Note
approximate building footprint (m2)					1777	
number of storeys					4	
A = total floor area (m2)					7108	
C = coefficient related to type of construction *1					0.8	Coefficient for non-combustible construction (unprotected metal structural components, masonry or metal walls
Step 1 calculation of (F=220 x C x A^0.5) in litres						
per minute					14838	
per minute					14030	
Reduction for low hazard occupancy				-15%	-2226	
Treduction for low nazard occupancy				1370	2220	
Step 2 - calculation result					12612	
otop 2 - dalodiation roddit					12012	
Step 3 - reduction for sprinklers				-40%	-5045	
Step 4 - Separation charges (see table)						
						Block D to the south, any future development would be
south side	15.00	15%	75%	11%		sprinkler protected. Use 75% of maximum charge
						Block A to the north, any future development would be sprinkle
north side	20.50	10%	75%	8%		protected. Use 75% of maximum charge
						Block C to the west any future development would be sprinkle
west side	38.00	5%	75%	4%		protected. Use 75% of maximum charge
						Sir John A MacDonald Blvd and open space to the east. Use
east side	>45	0%	75%	0%		75% of maximum charge
total separation charges as a percentage of step 2				000/	0000	
value (maximum = 75%)				23%	2838	
TOTAL REQUIRED FIRE FLOW (Step 2, plus						
charges and credits, rounded to nearest 1000						
litres/minute)					10000	
TOTAL REQUIRED FIRE FLOW (I/s)					167	
TOTAL REQUIRED FIRE FLOW (USGPM)					2640	
Flow available at Hyd 4098 (USGPM)					4719	Hydrant on south side of Union Street at Gardiner Stree
Flow available at Hyd 3074 (USGPM)		i	1		6195	1 ,

<u>Separation</u>	
distance (m)	Maximum Charge
0 to 3	25%
3.1 to 10	20%
10.1 to 20	15%
20.1 to 30	10%
30.1 to 45	5%
The total perco	entage shall not exceed

Appendix C
Union Park - Union Street at Sir John A. MacDonald Boulevard
Calculation of required fire flows using Fire Underwriters (1999) methodology
February 11, 2021

Block C	Ruilding A	10 storey buil	lding			
BIOCK C	building A	lo storey buil	T	I		
	separation distance (m)	maximum charge	applied percentage of maximum charge	applied charge/credit		Notes
approximate building footprint (m2)					2108	
number of storeys					10	
A = total floor area (m2)					13228	
C = coefficient related to type of construction *1					0.8	Coefficient for non-combustible construction (unprotected metal structural components, masonry or metal walls
Step 1 calculation of (F=220 x C x A^0.5) in litres					20242	
per minute					20242	
Reduction for low hazard occupancy				-15%	-3036	
reduction for low nazard occupancy				-1370	-3030	
Step 2 - calculation result					17206	
otop 1 - darodiation rodak					11200	
Step 3 - reduction for sprinklers				-40%	-6882	
Step 4 - Separation charges (see table)						
						Building B to the south is connected by 2 storey atrium. Use
south side	20.90	10%	75%	8%		75% of maximum charge
						to centreline of Union Street road allowance. Use 75% o
north side	18.50	15%	75%	11%		maximum charge
						Existing residential to the west and the penitentiary wall, any
west side	13.20	15%	75%	11%		future development would be sprinkler protected. Use 75% o maximum charge
west side	13.20	15/0	13/0	11/0		Block B and open space to the east. Use 75% of maximum
east side	30.00	5%	75%	4%		charge
total separation charges as a percentage of step 2				.,,		
value (maximum = 75%)				34%	5807	
TOTAL REQUIRED FIRE FLOW (Step 2, plus						
charges and credits, rounded to nearest 1000						
litres/minute)					16000	
TOTAL REQUIRED FIRE FLOW (I/s)					267	
TOTAL REQUIRED FIRE FLOW (USGPM)					4224	
Flow available at Hyd 4098 (USGPM)					4719	·
Flow available at Hyd 3074 (USGPM)					6195	Hydrant on Sir John A MacDonald Blvd west side

Separation	
distance (m)	Maximum Charge
0 to 3	25%
3.1 to 10	20%
10.1 to 20	15%
20.1 to 30	10%
30.1 to 45	5%
The total perce	entage shall not exceed

Appendix C
Union Park - Union Street at Sir John A. MacDonald Boulevard
Calculation of required fire flows using Fire Underwriters (1999) methodology
February 11, 2021

Block C	Building B 10 storey building					
		maximum charge	applied percentage of maximum charge	applied charge/credit		Notes
approximate building footprint (m2)					816	
number of storeys					10	
A = total floor area (m2)					8031	
C = coefficient related to type of construction *1					0.8	Coefficient for non-combustible construction (unprotected metal structural components, masonry or metal walls)
Step 1 calculation of (F=220 x C x A^0.5) in litres						
per minute					15772	
u · · · · · · · · · · · · · · · · · · ·						
Reduction for low hazard occupancy				-15%	-2366	
Step 2 - calculation result					13406	
Step 3 - reduction for sprinklers				-40%	-5362	
Oten A. Compantian absence (and table)						
Step 4 - Separation charges (see table) south side	>45	0%	75%	0%		Open Space to the south. Use 75% of maximum charge
South side	>40	0%	73%	0%		Building A to the north is connected by 2 storey atrium. Use
north side	20.90	10%	75%	8%		75% of maximum charge
west side	23.00	10%				Existing residential and the penitentiary wall to the west, any future development would be sprinkler protected. Use 75% of maximum charge
11001 0,000	20.00	1070	1070	370		Open space and Penitentiary Museum to the east. Use 75% of
east side	21.00	10%	75%	8%		maximum charge
total separation charges as a percentage of step 2 value (maximum = 75%)				23%	3016	
TOTAL REQUIRED FIRE FLOW (Step 2, plus charges and credits, rounded to nearest 1000 litres/minute) TOTAL REQUIRED FIRE FLOW (I/s) TOTAL REQUIRED FIRE FLOW (USGPM)					11000 183 2904	
Flow available at Hyd 2943 (USGPM)					9141	Hydrant on King Street 0m south side of stree
Flow available at Hyd 3074 (USGPM)					6195	, ,

Separation	
distance (m)	Maximum Charge
0 to 3	25%
3.1 to 10	20%
10.1 to 20	15%
20.1 to 30	10%
30.1 to 45	5%
The total perconstance 75%.	entage shall not exceed

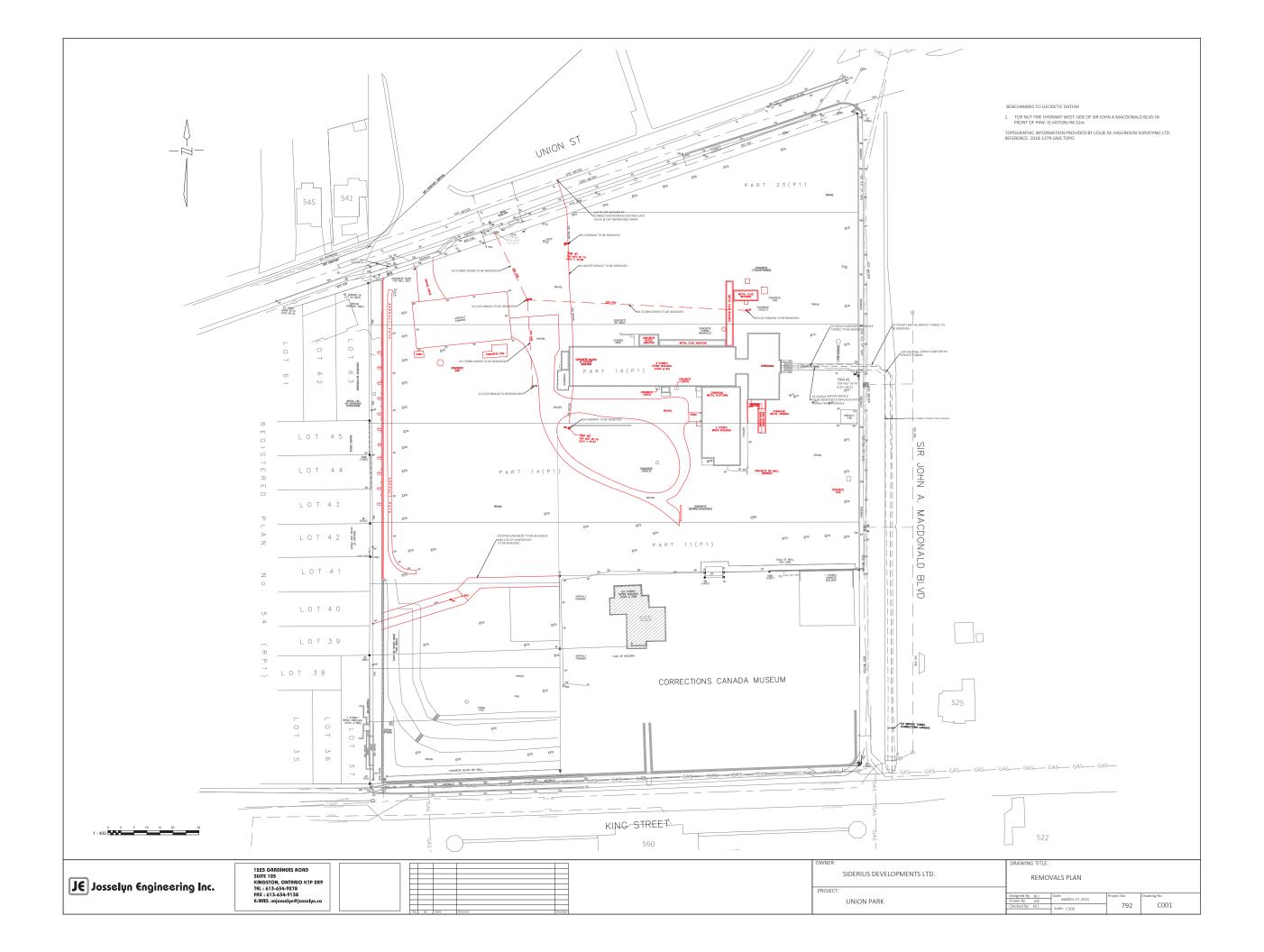
Appendix C
Union Park - Union Street at Sir John A. MacDonald Boulevard
Calculation of required fire flows using Fire Underwriters (1999) methodology
February 11, 2021

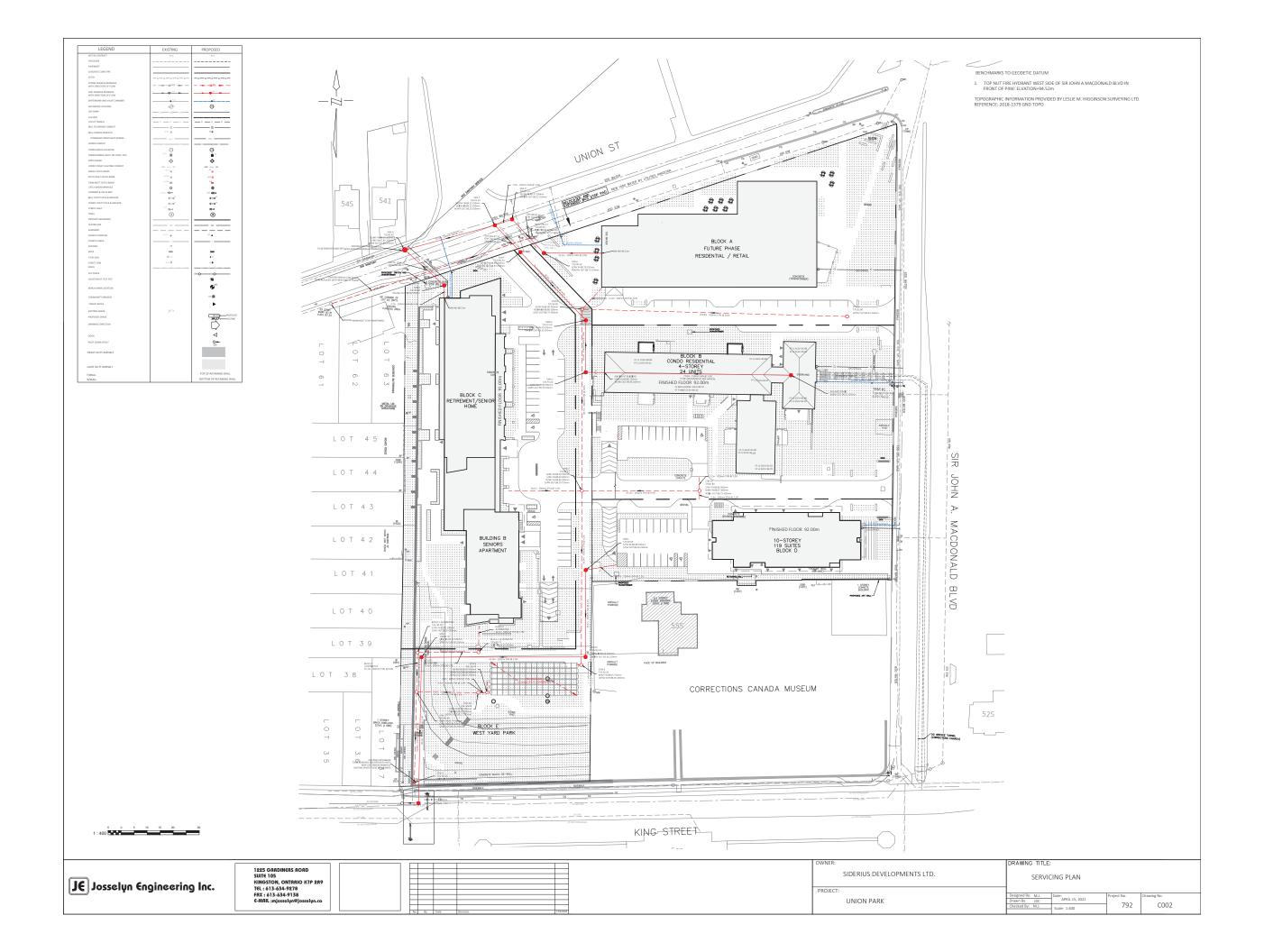
Block D	Hotel - 10 storey building					
			applied percentage of maximum charge	applied charge/credit		Notes
approximate building footprint (m2)					800	
number of storeys					10	
A = total floor area (m2)					8000	
C = coefficient related to type of construction *1					0.8	Coefficient for non-combustible construction (unprotected metal structural components, masonry or metal walls)
Step 1 calculation of (F=220 x C x A^0.5) in litres per minute					15742	
per minate					101 12	
Reduction for low hazard occupancy				-15%	-2361	
Step 2 - calculation result					13381	
Step 3 - reduction for sprinklers				-40%	-5352	
Step 4 - Separation charges (see table)						
	7.00	000/	750/	4.50/		Correction Canada Steam Plant to the south. Use 75% of
south side	7.00	20%	75%	15%		maximum charge Block B (residential building) to the north, any future
porth cido	15.00	150/	750/	440/		development would be sprinkler protected. Use 75% of
north side	15.00	15%	75%	11%		maximum charge
west side	<45	0%	75%	0%		Block C and parking lot to the west, any future development would be sprinkler protected. Use 75% of maximum charge
east side	>45	0%	75%	00/		Sir John A MacDonald Blvd to the east. Use 75% of maximum
total separation charges as a percentage of step 2		0 /6	15/0	0%		charge
value (maximum = 75%)				26%	3513	
TOTAL REQUIRED FIRE FLOW (Step 2, plus charges and credits, rounded to nearest 1000						
litres/minute)					12000	
TOTAL REQUIRED FIRE FLOW (I/s)					200	
TOTAL REQUIRED FIRE FLOW (USGPM)					3168	
Flow available at Hyd 3074 (USGPM)					6195	Hydrant on Sir John A MacDonald Blvd west side

<u>Separation</u>	
distance (m)	Maximum Charge
0 to 3	25%
3.1 to 10	20%
10.1 to 20	15%
20.1 to 30	10%
30.1 to 45	5%
The total perce	entage shall not exceed

Appendix D

Preliminary Servicing Plan & Preliminary Removals Plan





Appendix E

E-mail from Erika McEachran, Utilities Kingston

Murray Josselyn

From:

McEachran, Erika [emceachran@utilitieskingston.com]

Sent: To:

Thursday, September 02, 2004 2:47 PM McEachran, Erika; mjosselyn@josselyn.ca

Cc:

iwu@wndplan.com

Subject:

RE: Prison for Women re-development

Murray,

The underground crew has completed their investigation into the P4W sanitary lateral. Their best guess after completing the investigation leads them to believe that the P4W site drains through the tunnel to KP and then is pumped to a manhole at Awlington and King Street.

Thoughts or comments?

Erika

E.McEachran Engineering Intern Utilities Kingston (613) 546-1181 ext. 2465

----Original Message----

From: McEachran, Erika

Sent: Monday, August 30, 2004 3:57 PM

To: 'mjosselyn@josselyn.ca'

Cc: jwu@wndplan.com

Subject: RE: Prison for Women re-development

Murray,

I've been doing some research into the existing lateral connections from the P4W site. At this time I do not have anything conclusive to share with you however there is a feeling out that the P4W site does not drain to the Portsmouth Pumping Station.

Through communication with Cameron Smith, who completed the Portsmouth Pump Station EA, he recalls the site to drain into the gravity sewer along King Street east of Sir John A. In addition I spoke with Randy McIvor and he recalls from memory that the site drains towards Sir John A and potentially through an easement to Awlington Place. The Underground Department will be further investigating the lateral connections. I will let you know when a more conclusive answer is available.

Just in case, I am also reviewing the Portsmouth Pumping Station records and design to confirm if there would be capacity to handle an additional 12 1/s peak flow.

If you have any questions please contact me.

Erika

E.McEachran Engineering Intern Utilities Kingston (613) 546-1181 ext. 2465

----Original Message---From: Murray Josselyn [mailto:mjosselyn@josselyn.ca]

Sent: Saturday, August 21, 2004 10:47 AM

To: McEachran, Erika Cc: jwu@wndplan.com

Subject: Prison for Women re-development

Erika:

A number of concepts for the re-development of the Prison for Women site have been prepared, and we have reviewed the sanitary sewage generation from each.

The highest rate, although they are all very similar, is approximately 12.0 litres per second peak flow.

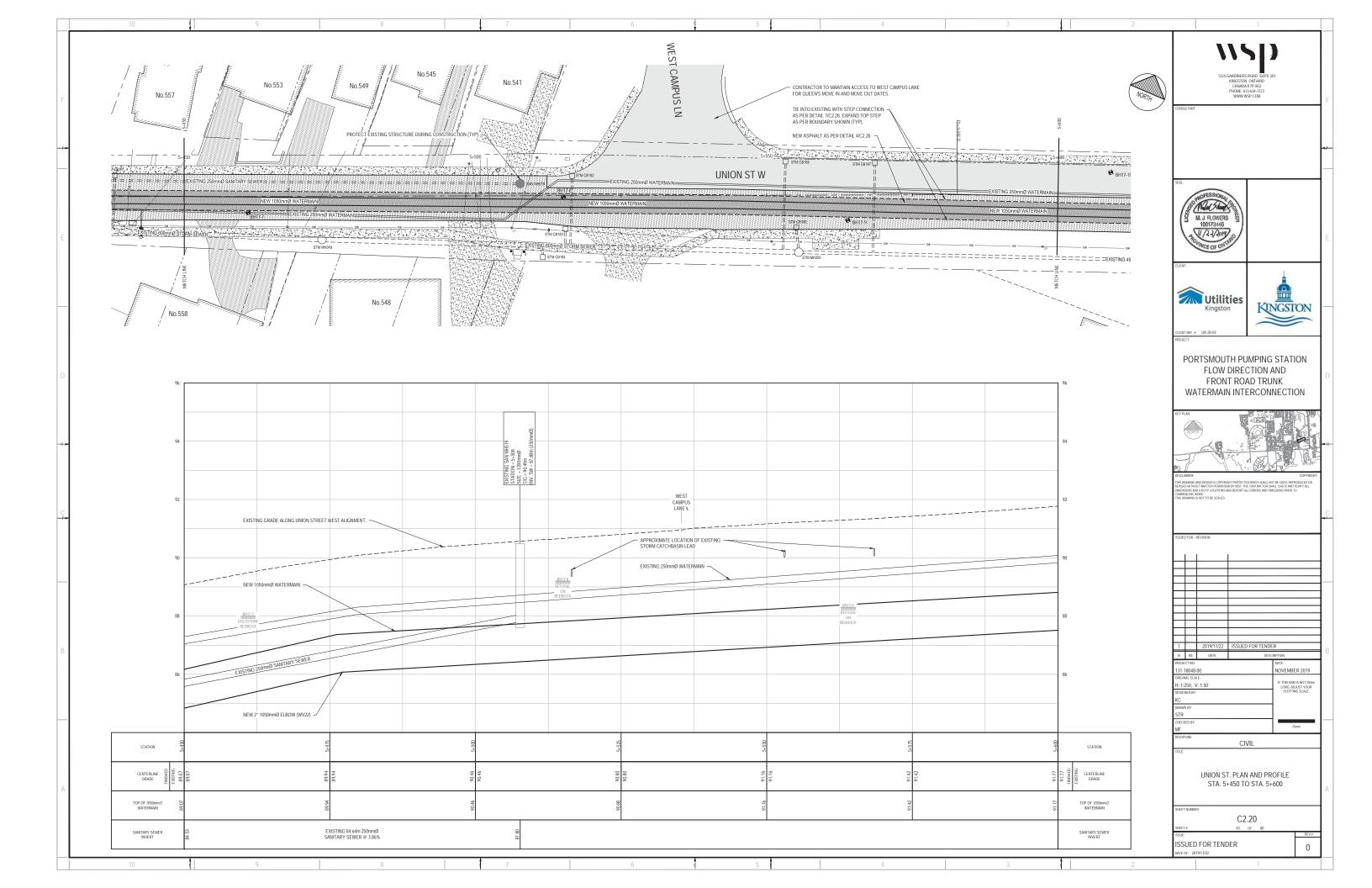
- 1. Does the sewage pumping station have the capacity to accept this flow without the need for upgrades?
- 2. If the station does need upgrades, please confirm that this would be an Impost funded work.

Murray Josselyn, P. Eng. Josselyn Engineering Inc. 633 Norris Court, #3 Kingston, Ontario K7P 2R9 tel: 613-634-9278 fax: 613-634-9138

mjosselyn@josselyn.ca

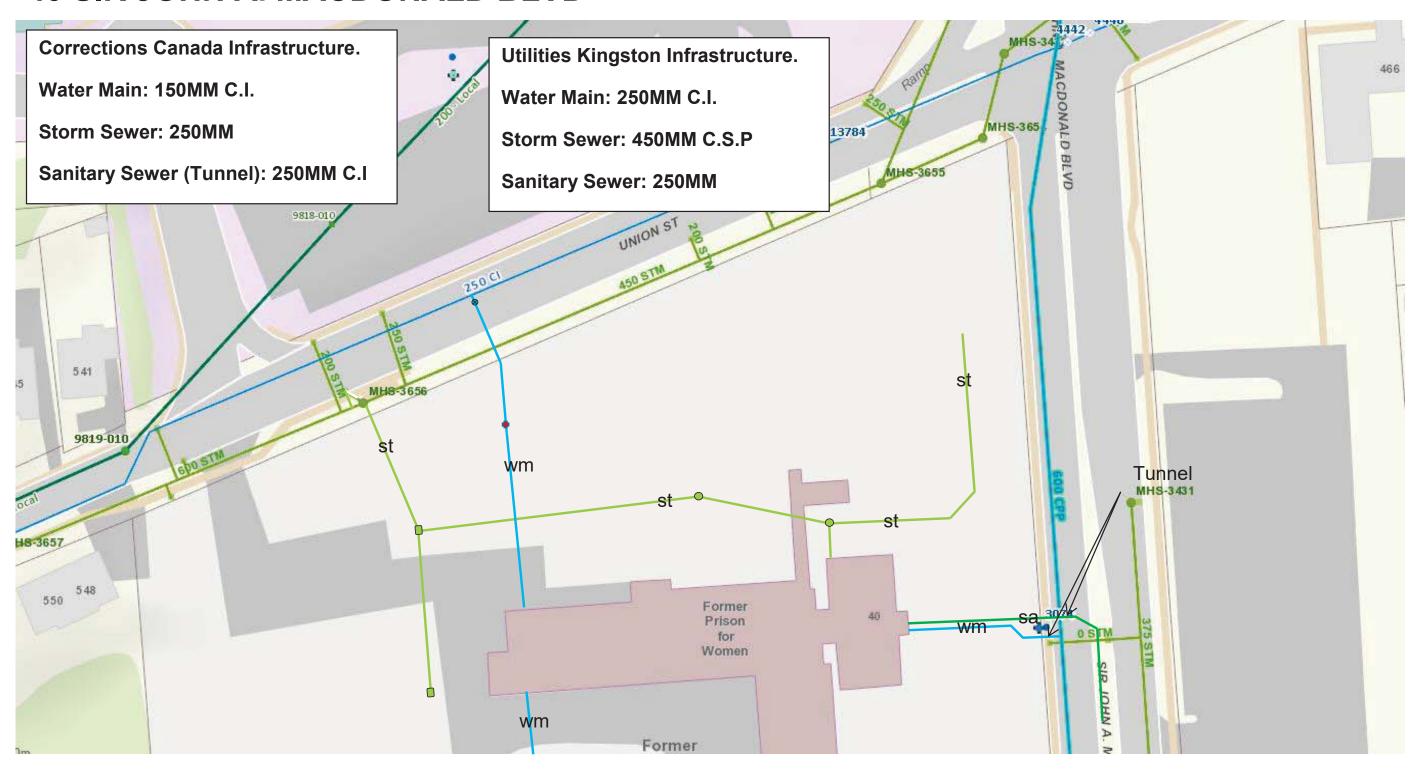
Appendix F

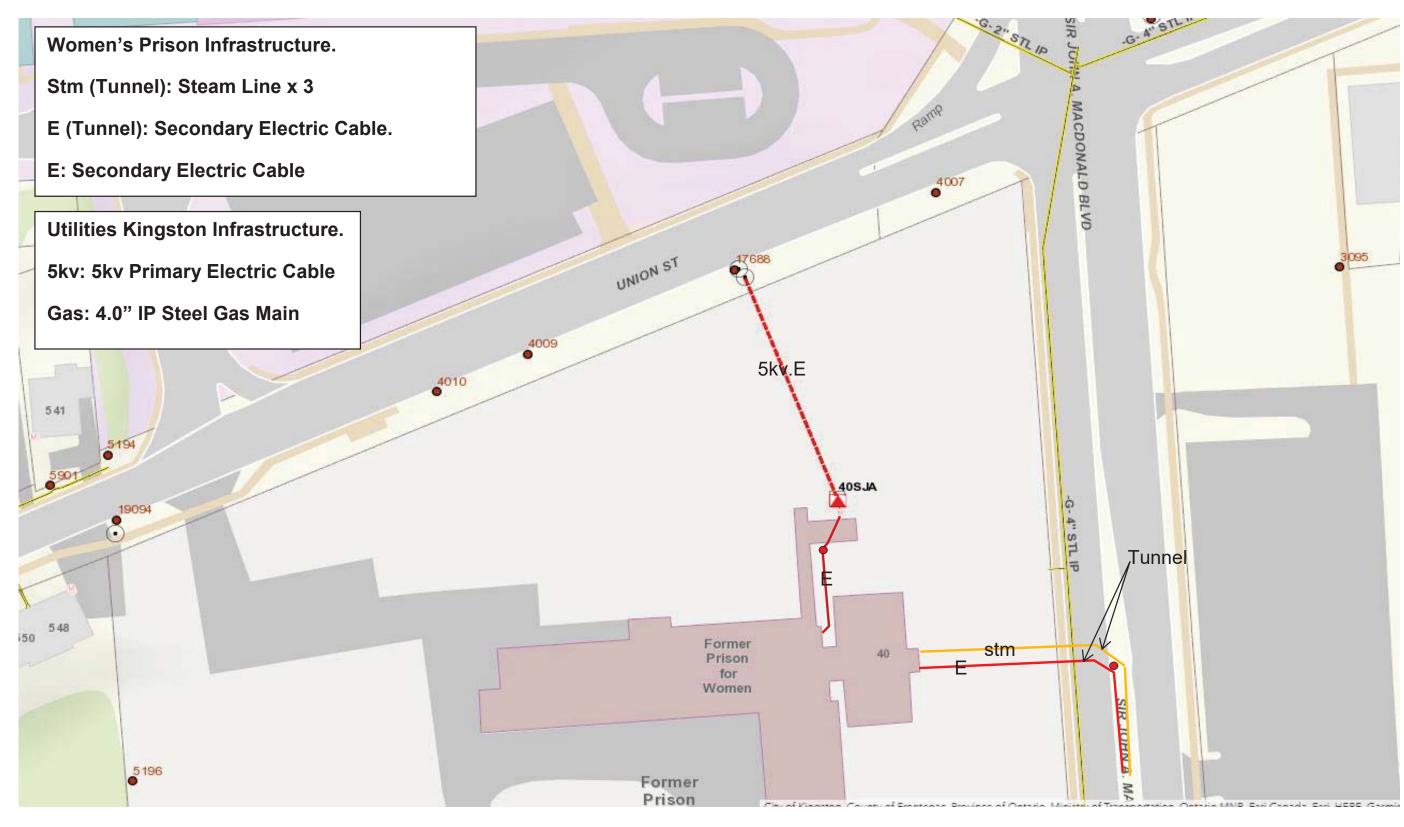
Preliminary Design Drawings for 1050mm Watermain, Utilities Kingston

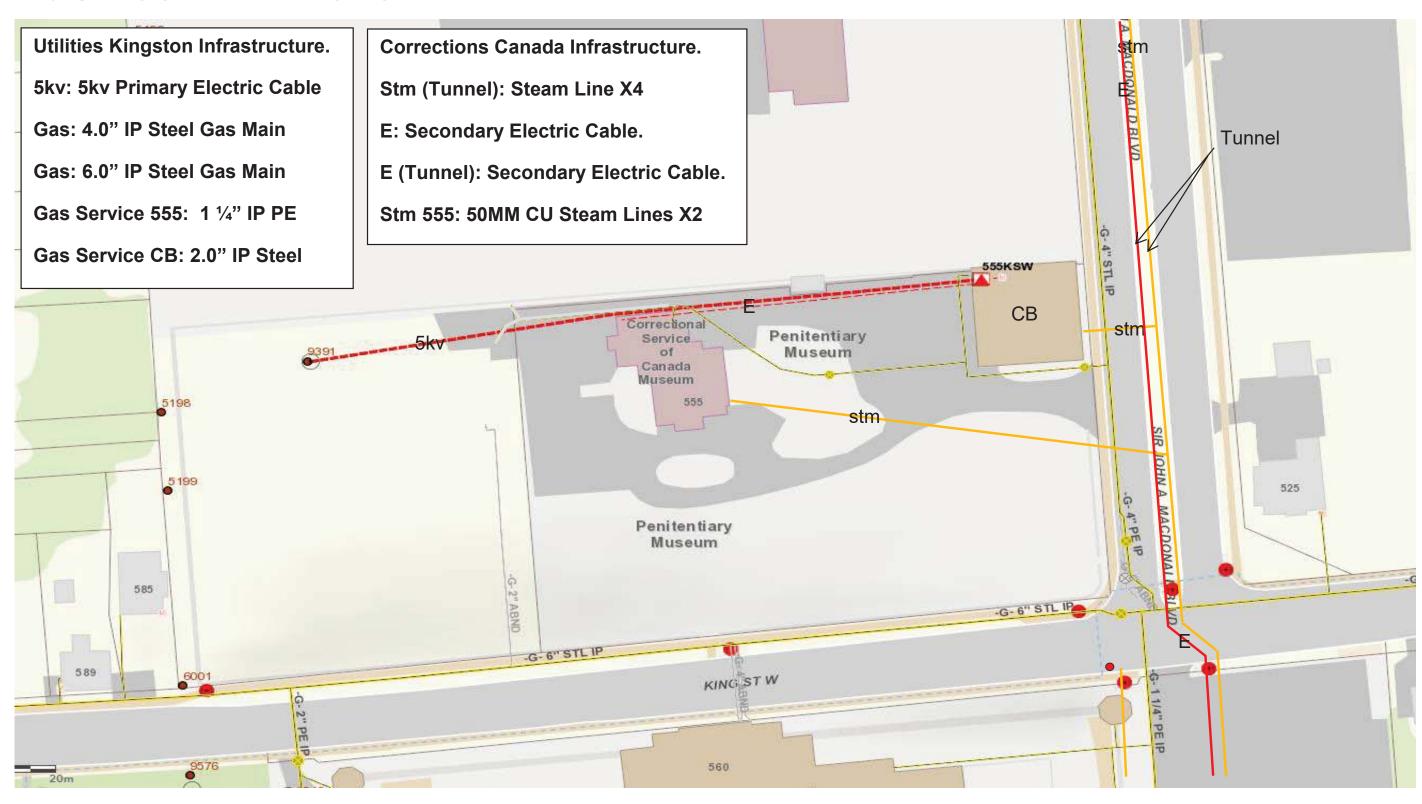


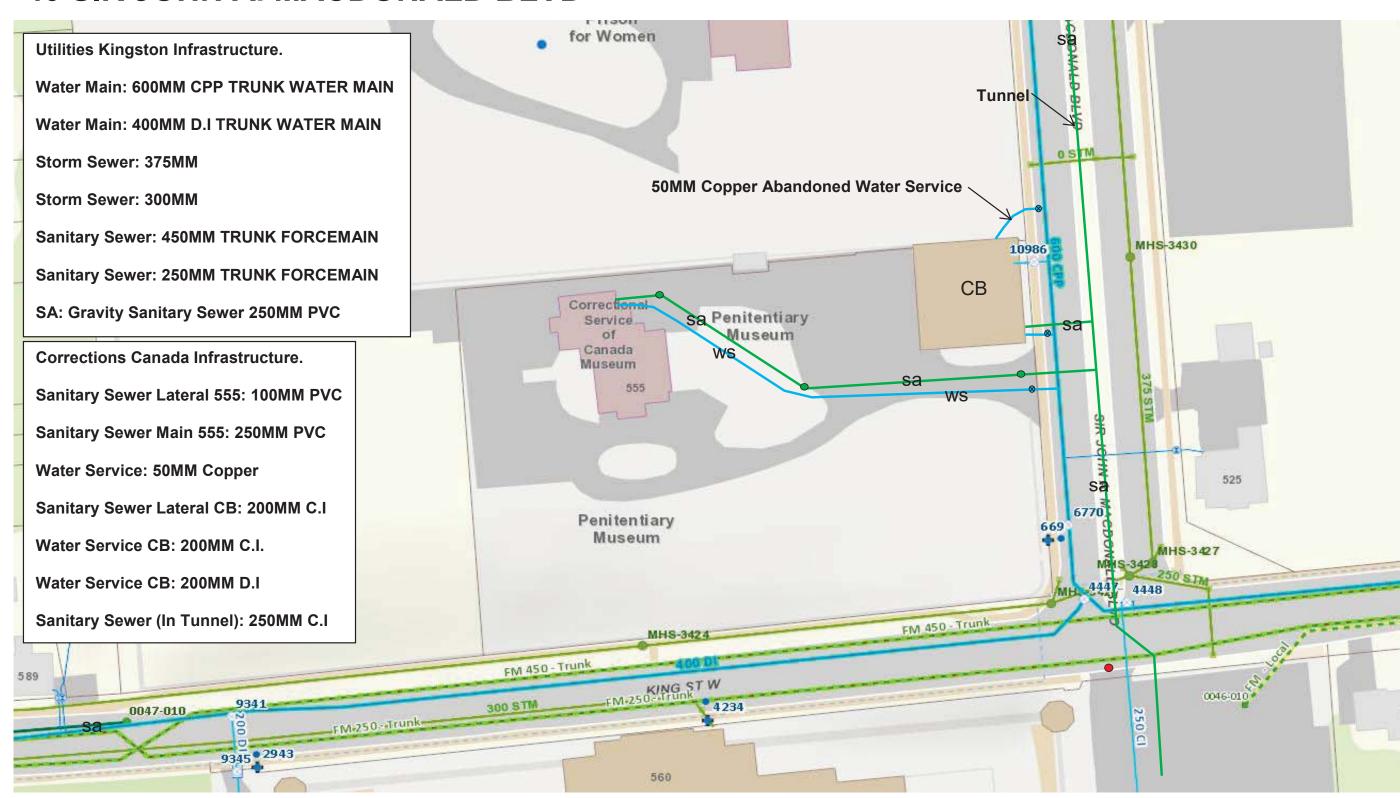
Appendix G

Locate Investigation Sketches by Utilities Kingston









Appendix H

Natural Gas Load Summary Block B & Block C

Natural Gas Load Summary



Minium Pressure Required at Meter (psig)

P.O. Box 790 85 Lappan's Lane Kingston, Ont. K7L 4X7 Phone: (613) 546-1181

ext 2285

Fax: (613) 546-5391 www.utilitieskingston.com

	Duilding Address	Union @ C.IA Kingstor	D. ildina	Dlask D			
1.	Building Address:	Union @ SJA, Kingstor	η Building name: Total Bklg area	Block B			
2.	Building used for:		(m²):				
3.	Apartment Buildings only - # of Apts: Area for Commercial Use (m ²):						
4.	Billing Name:		Telephone#:				
5.	Billing Address						
	(If different from above)						
6.	Owner name:						
7.	HVAC Consultant:						
8.	HVAC Contractor:						
9.	Date when gas service required (mm/dd/yy):						
		Natural Gas Lo	oad Details				
List al	l proposed equipment by individua appropriat	al unit in the space provided below the e heading	Input Rating (BTU/HR)	Appliance Pressure Requirements in W.C.			
0. C	onnected Heating Loa						
	D :1 (:10 1 =	(Boilers, FAG Furnaces, Spa		-			
	Residential Condos: 7		5,000,000	7" wc			
	Hotel: 95,000 s	sq π x /0 Β10	6,700,000	7" wc			
1. C	onnected Domestic / F	Production Load					
	(Water H	eaters, Cooking, Fireplace, Pr	roduction Equipmen	t etc.)			
	Residential Water Heat	ing: 24 units x 40 MBH	960,000	7" wc			
	Residential Firepla		720,000	7" wc			
Hot	tel Water Heating: 138 uni	ts, use 2 x 500 MBH heaters	1,000,000	7" wc			
	Hotel Kitchen: 16 ft hood	with cooking equipment	2,000,000	7" wc			
2. O	ther Loads						
2. Ot	ther Loads (Please	Specify)					
2. Ot			1,500,000	7" wc			

Note: Utilities Kingston standard delivery pressure to gas customers piping is approximately 1.75 kPa (0.25psig) and is sufficient for appliance requirements of <7" W.C. Any customer who requests a higher delivery pressure for the purpose of minimizing the size of downstream piping or for the purpose of connecting to appliances with requirements in the 7"-14" W.C. range will be charged for required non-standard metering equipment. Utilities Kingston does not provide any regulators (PRV's) with this meter assembly; customers at their expence are to provide and install a regulator immediately after the meter and outside the building that meets the customer's gas pressure requirements and adheres to applicable gas codes.

Date:	Signed:
Date.	Olgrica.

Natural Gas Load Summary



P.O. Box 790 85 Lappan's Lane Kingston, Ont. K7L 4X7 Phone: (613) 546-1181

Fax: (613) 546-5391 www.utilitieskingston.com

		NATURAL GAS LOA	DSUMMARY				
Project	t Name:	Union Park Retirement Reside	ence & Seniors Apartme	ents by Signature			
1.	Building Address:	40 Sir John A. MacDor		As above			
2.	Building used for:	Seniors Housing	Total Bldg area (m²):	+/- 28,535			
3.	Apartment Buildings only - # of Apts:	215 (141 Retirement Suites +	215 (141 Retirement Suites + 74 Seniors Apartments)				
	Area for Commercial Use (m²):	N/A					
4.	Billing Name:	Reichmann Seniors Ho	(416) 646-4087				
5.	Billing Address	22 St. Clair Avenue East, Suite	e 1200, Toronto, Ontari	o M4T 2S3			
	(If different from above)						
6.	Owner name:	Reichmann Seniors Housing [Dev. Corp.				
7.	HVAC Consultant:	N/A					
8.	HVAC Contractor.	N/A					
9.	Date when gas service required (mm/dd/yy):	06/01/22					
		Natural Gas L					
List all	proposed equipment by individua appropriate	al unit in the space provided below the e heading	Input Rating (BTU/HR)	Appliance Pressure Requirements in W.C.			
10. C	onnected Heating Loa	d	,				
		(Boilers, FAG Furnaces, Sp	ace Heaters etc.)				
11 C	onnected Domestic / R	Production Load		-			
11. 0	(Water H	leaters, Cooking, Fireplace, F	Production Equipmen	nt etc.)			
	(1101011)	3)					
12. O	ther Loads						
	(Please	Specify)					
	Proposed Load (Btu/Hi		20,000 MBH				
Miniu	m Pressure Required at I	Meter (psig)	SHE KIND OF THE PARTY OF THE PA	5psi service			

Note: Utilities Kingston standard delivery pressure to gas customers piping is approximately 1.75 kPa (0.25psig) and is sufficient for appliance requirements of <7"W.C. Any customer who requests a higher delivery pressure for the purpose of minimizing the size of downstream piping or for the purpose of connecting to appliances with requirements in the 7"-14" W.C. range will be charged for required non-standard metering equipment. Utilities Kingston does not provide any regulators (PRV's) with this meter assembly; customers at their expende are to provide and install a regulator immediately after the meter and outside the building that meets the customer's gas pressure requirements and adheres to applicable gas codes.

Date: December 4th, 2020

Signed:

Appendix I

Electrical Service Analysis by Callidus Engineering

UNION PARK: ELECTRICAL SERVICE ANALYSIS & COST COMPARISON

40 SIR JOHN A. MACDONALD BLVD KINGSTON, ON

DATE:

APRIL 22, 2021

PROJECT:

CE-3901

UNION PARK: ELECTRICAL SERVICE ANALYSIS & COST COMPARISON

UNION ST W AND SIR JOHN A. MACDONALD BLVD, KINGSTON, ON

CLIENT:

SIDERIUS DEVELOPMENTS LTD 588 SCOTLAND RD

ODESSA, ON

NATE DOORNEKAMP

613-536-8551

NATE@DOORNEKAMP.CA

PREPARED BY:

ANDREW HALL, P.ENG

DAN MCDOUGALL, P.ENG



WE MAKE BUILDINGS WORK

1471 JOHN COUNTER BLVD. UNIT 301 KINGSTON, ON K7M 8S8

613 900 0845 T info@callidus.ca E

DISCLAIMER:
This report was prepared by Callidus Engineering Inc. for Siderius Developments Ltd. The material contained herein represents our best judgement I light of the information available to us at the time of preparation. Without express written permission, any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibility of such third parties. Callidus Engineering Inc., accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.
UNION PARK: ELECTRICAL SERVICE ANALYSIS & COST COMPARISON CALLIDATION

INTRODUCTION

Callidus Engineering has been retained by Siderius Developments Ltd to provide a high-level analysis of the electrical service required to service the multi-use development proposed at the SW corner of Union St W and Sir John A MacDonald Blvd in Kingston, ON. This analysis includes a preliminary electrical load calculation based on building sizes and uses.

The purpose of this analysis is to provide a basic understanding of the expected loads for each block of the proposed development and the total load for the property as a whole. This report was initially issued on February 23, 2018 and has been revised in 2020 and 2021 for the updated building layouts and uses.

The information included in this report is based on meetings and phone calls with Nate Doornekamp of Siderius Developments Ltd and a concept site plan produced by Fotenn Design + Planning updated in March 2021.

Estimates of service sizes and costs should be considered as having an order-of-magnitude accuracy based on the preliminary nature of the information available and the limited amount of time provided to complete the analysis. Cost estimates produced in the original 2018 report have been increase by a total of 6% (approximately 2% per year to 2021) to account for inflation and revised to account for the updated layout and quantity of property blocks.

PROPERTY DESCRIPTION

The proposed development has a total site area of 3.28 hectares and is comprised of 5 separate blocks. Block A is for future residential high-rise development; total building size is undetermined. Block B includes an existing building intended to be renovated for residential use, a new below grade parking garage. Block C is a new construction of a seniors housing continuum of care community comprised of two tower connected by a two storey link and underground parking. Block D includes a new building to be constructed for retail, residential, or hotel use. Block E including park area.

A general description of the structures is below in Table 1.



Structure	Description
Block A	Future phase residential high-rise tower(s), with a common podium with retail space and underground parking.
Block B	An existing 4 storey building with partial basement converted to 24 residential condominiums. Gross floor area is 7,108 sq m. A single level underground parking garage to be adjacent to the building with some grade level parking.
Block C	Two 10 storey residential towers with 215 units total and a focus on retirement living joined by a 2 storey link with underground parking. Gross floor area above grade is 22,055 sq m.
Block D	A 10 Storey Hotel / retail with underground parking, 364 sq m retail space and 8,335 sq m hotel space (119 units). Total gross floor area is 8,699 sq m.
Block E	A severed lot with 4,820 sq m of park space and connecting pathways.

Table 1: Description of Structures

ELECTRICAL DEMAND CALCULATION

A preliminary electrical demand calculation based on the requirements of the Ontario Electrical Safety Code for equipment sizing is outlined below in Table 2. Total amperage for each service is expressed in the most likely and useable voltage configuration of 600/347V based on the proposed building sizes. This voltage is ideal for internal power distribution and major equipment loads as it reduces conductor sizes and infrastructure costs. Additional voltage transformation will be required within each building to achieve 208/120V power for general suite and house loads.

Structure	Description	Non- Continuous Demand	Service Equipment Size
Block A	Future residential high-rise allowance	1,500 kW	1600A, 600/347V, 3 phase, 4 wire
Block B	4 storey 24 unit residential condominiums	370kW	400A, 600/347V, 3 phase, 4 wire
Block C	10 storey, 215 seniors housing units	1320 kW	1600A, 600/347V, 3 phase, 4 wire
Block D	10 storey 119 unit hotel/residence	750kW / 715kW	800A, 600/347V, 3 phase, 4 wire
	Development Total	3,940 kW,	

Table 2: Electrical Demand Summary



The information above in Table 2 is outlined again below in Figure 1 with service equipment sizes overlaid on the plan of the proposed development.

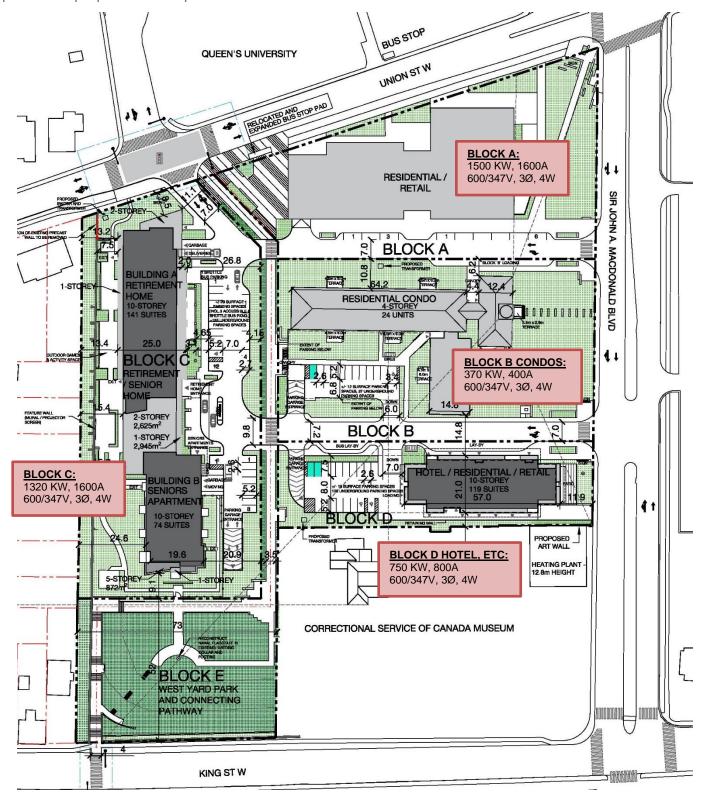


Figure 1: Site Plan with Electrical Demand per Block



44KV SWITCH AND TRANSFORMER TO SERVICE BLOCK A & C

Proposed customer owned substation to service Blocks A & C without a fenced in substation is to use a pole mounted switch and tamperproof transformer. Below is an image from a similar project.



Figure 2: Pole Mounted Switch and Transformer

BLOCK B & D - ELECTRICAL SERVICES

The Block B Residential Condominiums and Block D Hotel can each be serviced by a pad mounted 4160V to 600V transformer supplied and owned by the utility at customer's cost.

ELECTRICAL SERVICE COST ESTIMATES

Based on our understanding that each property will be separated before construction begins, we provide the following scope and estimate of the cost to service each building.

The total estimated cost for all of the services to each block is \$840,600



BLOCK A - FUTURE RESIDENTIAL / RETAIL

Scope:

- New 44kV Overhead by Utilities Kingston
- Ground Resistance Study including GPR and Ground Grid
- New Pole and 44kV Pole Mounted Switch
- Concrete Pad for the Transformer
- 1.5MVA Pad mounted transformer
- New 25m Underground Duct and Cable from Transformer to Building

Estimate:

				Cost Per	
Item	Description	Quantity	Units	Unit	Total Cost
				\$	\$
1	44kV Overhead Service	1	Lot	-	-
	Ground Resistance Study				
2	including GPR	1	ea	\$ 6,000	\$ 6,000
3	Copper ground grid est	1	ea	\$ 26,000	\$ 27,000
4	Pole for 44kv switch	1	ea	\$ 8,000	\$ 8,500
5	44kv Pole mtd switch	1	ea	\$ 40,000	\$ 41,000
	Transformer Concrete				
6	foundation	1	LOT	\$ 10,000	\$ 10,000
7	1.5MVA, 44kV Transformer	1	ea	\$ 88,000	\$ 89,000
8	Duct bank to building	25	m	\$ 1,000	\$ 26,000
9	Miscellaneous	1	Lot	\$ 20,000	\$ 22,000
				Total	\$ 229,500

BLOCK B - RESIDENTIAL CONDOMINIUMS

Scope:

- New Underground Duct and Cable from Utility Pole to pad mount transformer. May require easement through Block A.
- Utility supplied 500 kVA, 4160 to 600V Pad Mount Transformer
- New Underground Duct and Cable from Transformer to Building

Estimate:



				Cost Per	
Item	Description	Quantity	Units	Unit	Total Cost
1	Transformer foundation	1	LOT	\$ 10,000	\$ 10,000
	500 kVA Pad Mounted				
2	Transformer	1	ea	\$ 35,000	\$ 36,000
3	Duct bank to building	124	m	\$ 1,000	\$ 126,000
4	Miscellaneous	1	Lot	\$ 10,000	\$ 10,600
		•		Total	\$ 182,600

BLOCK C

Scope:

- New 44kV Overhead by Utilities Kingston
- Ground Resistance Study including GPR and Ground Grid
- New Pole and 44kV Pole Mounted Switch
- Concrete Pad for the Transformer
- 1.5MVA Pad mounted transformer
- New 50m Underground Duct and Cable from Transformer to Building

Estimate:

				Cost Per	
Item	Description	Quantity	Units	Unit	Total Cost
1	44kV Overhead Service	1	Lot	\$ -	\$ -
	Ground Resistance Study				
2	including GPR	1	ea	\$ 6,000	\$ 6,000
3	Copper ground grid est	1	ea	\$ 26,000	\$ 27,000
4	Pole for 44kv switch	1	ea	\$ 8,000	\$ 8,000
5	44kv Pole mtd switch	1	ea	\$ 40,000	\$ 41,000
6	Transformer foundation	1	LOT	\$ 10,000	\$ 10,000
7	1.5MVA, 44kV Transformer	1	ea	\$ 88,000	\$ 90,000
8	Duct bank to building	50	m	\$ 1,000	\$ 51,000
9	Miscellaneous	1	Lot	\$ 20,000	\$ 22,000
				Total	\$ 255,000

BLOCK D HOTEL / RESIDENTIAL / RETAIL

Scope:

- New Underground Duct and Cable from Utility Pole to pad mount transformer using ductbank to Block
 B above and extending it to new transformer pad
- Utility supplied 750 kVA, 4160 to 600V Pad Mount Transformer
- New Underground Duct and Cable from Transformer to Building



Estimate:

				Cost Per	
Item	Description	Quantity	Units	Unit	Total Cost
1	Transformer foundation	1	LOT	\$ 10,000	\$ 10,500
	750 kVA Pad Mounted				
2	Transformer	1	ea	\$ 40,000	\$ 41,000
3	Duct bank to building	110	m	\$ 1,000	\$ 112,000
4	Miscellaneous	1	Lot	\$ 10,000	\$ 10,000
				Total	\$ 173,500

REVISED KINGSTON HYDRO CAPTIAL COST RECOVERY PROCESS

On Monday, April 12, 2021 Utilities Kingston circulated an announcement and information outlining changes to how they manage connections to Kingston Hydro's distribution system for new developments. Utilities Kingston describes the changes as, "significant and will be different from any past experience you may have had with your electrical service." These changes include the following:

- 1. A thorough and complete rewrite of the Contributed Capital process which will now be referred to as the Capital Cost Recovery Process.
- 2. A change to how Customer Connection Charges are managed.
- 3. Under the current/existing 5kv distribution system a change to the maximum permitted connected load from 750kva to a maximum of 1000kva under certain conditions.
- 4. Introduce a new distribution voltage of 13.8kv to assist in servicing intensification projects.
- 5. A change in the "ownership" of certain electrical assets that are part of a customer's connection.

Utilities Kingston has not shared the specifics how capital contribution costs will be calculated and we do not expect this information will be made public. The official communication and specifics of what Utilities Kingston has shared are appended to this report.

CLOSING REMARKS

Any questions regarding the information contained within this report can be directed to the report authors via the phone number listed on the cover page.

END OF REPORT



APPENDIX 1 - REVISED KINGSTON HYDRO CAPTIAL COST RECOVERY PROCESS





April 12, 2021

RE: KINGSTON HYDRO

Service Connections and Capital Cost Recovery Processes Changes and Updates

Throughout 2020 Utilities Kingston undertook a thorough review of how we connect new customers to our electrical distribution system. That review focused on several principles:

- Fairness
- Consistency
- Transparency
- Equity, and
- Economic competitiveness.

That review was completed in the last quarter of 2020 with a report taken to Kingston Hydro's Board of Directors for approval that recommended a number changes that can be summarized as:

- A thorough and complete rewrite of the Contributed Capital process which will now be referred to as the Capital Cost Recovery Process.
- 2. A change to how Customer Connection Charges are managed.
- Under the current/existing 5kv distribution system a change to the maximum permitted connected load from 750kva to a maximum of 1000kva <u>under certain conditions</u>.
- 4. Introduce a new distribution voltage of 13.8kv to assist in servicing intensification projects.
- 5. A change in the "ownership" of certain electrical assets that are part of a customer's connection.

These changes are now in effect and I invite you to review the changes and information contained in attached link should you be considering a new electrical connection in Kingston Hydro's service area.

https://utilitieskingston.com/Electricity/NewServices/CapitalCostRecovery

The changes are significant and will be different from your past experience if you've had a development requiring an electrical connection to Kingston Hydro distribution system.

We hope that you find the attached informative and that it answers most of your questions. However please feel free to reach out should further clarity be needed to Dan Micallef, Engineering Technologist, at dmicallef@utilitieskingston.com

Sincerely,

Jim Miller, Chief Operating Officer Utilities Kingston



Capital cost recovery financial process

Introduction and contact

The *capital cost recovery financial process* is a standardized and regulated industry tool used by electricity utilities to recover infrastructure expansion costs triggered by new development.

This process is sometimes not well understood and can be confusing for customers. In order to provide excellent customer service and transparency, it is important for Utilities Kingston to assist land developers in understanding this process and how costs are evaluated.

Utilities Kingston put this information together to help explain the process to our customers. If you have any questions or require further clarification, please contact us:

Dan Micallef, Engineering Technologist, 613-546-1181, extension 2376 DMicallef@utilitieskingston.com

Visit KingstonHydro.com

Kingston Hydro is the Ontario Energy Boardlicensed distributor of electricity in Central Kingston.

The assets of the corporation are proudly maintained and operated by the employees of Utilities Kingston, providing customer service and cost-saving advantages through multi-utility services that include water, wastewater, gas and electricity, as well as a fibre optics provider.

Related: Kingston Hydro's conditions of service

Overview

The capital cost recovery (CCR) financial process is an industry-wide tool used by electricity utilities in Ontario, including Kingston Hydro.

We use this process to recover infrastructure expansion costs that are triggered by new development. Although electricity utilities may use different names for this process, the economic evaluations are governed by regulation and are completed in a standardized way.

The financial process for <u>CCR (capital cost recovery)</u> for hydro connections is governed by the Ontario Energy Board's *Distribution System Code*.

The web page you are reading now explains the process, the financial terms used in calculating capital cost recoveries and the process used for typical customer connection scenarios.

Offer to connect

When a customer needs an electrical connection to Kingston Hydro's distribution system that involves new, expanded, enhanced, upgraded or otherwise improved infrastructure, Utilities Kingston will provide one or more of the following:

- a connection cost (A.customer charge to cover work completed by Kingston Hydro on the
 customer's side of the demarcation point, to connect a new or upgraded service to Kingston
 Hydro existing distribution assets. The Ontario Energy Board DSC defines what is included in
 these costs. In most cases a connection charge would not apply to a 5 kV. or 13.8 kV
 connection (except metering charges) but would apply in situations where a 44 kV service is
 required.), and/or
- a capital contribution cost (The financial contribution the customer is required to make to
 Kingston Hydro when the expansion costs and the ongoing O&M costs are not covered by
 the expected distribution revenue from the new service connection. This capital contribution
 is not a deposit and therefore is not refundable...), and/or
- an expansion deposit.

These may form part of the offer to connect that customer.

Economic evaluation

Through this process, Utilities Kingston will complete an economic evaluation to determine the customer's share of the capital contribution cost, if any. This may include the initial capital costs of the expansion, plus the present value of the ongoing operation and maintenance (O&M) costs associated with the customer's connection.

The capital contribution cost that Utilities Kingston requires the customer to pay shall not exceed the customer's share of the difference between the following:

- present value of the estimated capital and the ongoing <u>O&M (operation and maintenance)</u>
 costs
- present value of the projected estimated distribution revenue from the customer's connection

The <u>CCR (capital cost recovery)</u> process takes into consideration the following:

- expansion infrastructure costs
- the number and type of customers expected to be connected by the expansion in the first five years
- the revenue from those customers, less the <u>O&M (operation and maintenance</u>) costs of the facilities

Revenue horizon

Utilities Kingston will normally compute the customer charge using a 25-year determination of net present values. However, we may choose to shorten the revenue horizon, if at our sole discretion we feel that a revenue stream will not persist for 25 years (e.g., some types of commercial uses).

Expansion deposit

The <u>CCR (capital cost recovery)</u> process will also determine the amount required for an expansion deposit. This considers the following:

- expected distribution revenue
- customer's connection, expansion costs and <u>O&M (operation and maintenance)</u> costs

An expansion deposit is intended to cover the forecasted risk that the revenue assumed in the <u>CCR</u> (<u>capital cost recovery</u>) model does not materialize. If revenues materialize as expected, then some or all of the deposit may be returned to the customer.

Large service connections

In some cases, where large service sizes are required (i.e., at 44 kV) customers may receive a connection charge as part of the offer to connect.

Large service size connections are unique and typically costly. As a result, certain costs are applied directly to the customer to facilitate the connection.

Cost for connecting a new customer

Kingston Hydro's cost for connecting a new customer is recovered through a combination of tools or processes. These include the following:

- Revenue from the new connection, and/or
- A deposit to support that revenue until it materializes, and/or
- An upfront financial payment from the customer (known as a capital contribution). We use this if the revenue from the new connection is not sufficient to offset the total costs and ongoing Ω&M (operation and maintenance) costs.



Overview of the process and getting started

The first step is to make an application for service. **To get started, complete a new service request form**.

For further information, please contact a services advisor directly at 613-546-1181, extension 2285 or email serviceadvisors@utilitieskingston.com.

From there, Utilities Kingston will complete the following:

- 1. Determine service size (voltage and kilowatt capacity).
- 2. Assess the distribution system and determine the following:
 - 1. if the system needs to be expanded, and/or;
 - 2. if the existing system has capacity available, or, if not;
 - 3. what improvements are required to service the new/increased load.
- 3. Prepare an estimate of the connection costs and/or expansion costs.
- 4. Run the capital cost recovery model, with the following inputs:
 - 1. estimated increase/new kW load.
 - 2. supply voltage.
 - 3. number and required type of revenue meters.
 - 4. O&M expenses per customer for the respective rate class for the applicable year, as approved by the OEB. This number changes yearly.
 - 5. expected future distribution revenue, as derived from the approved distribution rates for that rate class, for that year. This number changes yearly.
 - 6. expected revenue and cost horizons.
 - 7. expansion costs.

From this process, we provide three possible financial reports to the customer:

- 1. A connection cost estimate
- 2. A capital contribution cost
- 3. An expansion deposit

To view samples of these reports in advance, contact DMicallef@utilitieskingston.com.

Utilities Kingston will collect applicable costs from the customer, prior to hydro work commencing.

Definitions

Connection cost

A customer charge to cover work completed by Kingston Hydro on the customer's side of the demarcation point, to connect a new or upgraded service to Kingston Hydro existing distribution assets. The Ontario Energy Board <u>DSC (Distribution System Code</u>) defines what is included in these costs. In most cases a connection charge would not apply to a 5 kV or 13.8 kV connection (except metering charges) but would apply in situations where a 44 kV service is required.

Capital contribution cost

The financial contribution the customer is required to make to Kingston Hydro when the expansion costs and the ongoing <u>O&M (operating and maintenance)</u> costs are not covered by the expected distribution revenue from the new service connection. This capital contribution is not a deposit and therefore is not refundable.

Expansion cost

This refers to the costs associated with work completed to upgrade or extend Kingston Hydro's existing distribution assets in order to connect the requested service. This also includes circumstances where Kingston Hydro assets have not fully depreciated and are to be replaced as a result of the customer's project. The value of those assets being replaced before end-of-life shall be based on the remaining net book value of the replaced asset, plus advancement cost. The OEB DSC (Ontario Energy Board Distribution System Code) defines what is included in these costs.

Operation and maintenance cost

The costs related to Kingston Hydro's ongoing requirements to provide a safe, reliable and efficient electricity distribution system to our customers. These costs include maintenance and operational aspects of running the distribution system. The <u>Q&M (Operation and Maintenance)</u> costs are derived from the rate class of the application submitted, such as residential or commercial >50 kW.

Capital cost recovery model

A net present value calculation that determines the financial requirements of the project that must be completed by the customer and submitted to Kingston Hydro. The model (calculation) considers the following factors:

- Expansion costs
- <u>O&M (operation and maintenance)</u> costs
- Expected future distribution revenue earned from the customer connection over time (years)
- Expansion and <u>O&M</u> (<u>operation and maintenance</u>) costs of the new customer connection, assessed against the expected future distribution revenue
- Net present value: a financial calculation to express the difference between the present value of cash inflows (expected future distribution revenues) and the present value of cash outflows (expansion and ongoing Q&M (operation and maintenance) costs)

Number of customers

The total number of customers or connections by rate class, serviced by Kingston Hydro. The customer classifications for Kingston Hydro are as follows:

- residential
- small commercial <50 kW
- commercial >50 kW
- large users

The number of customers by class is a factor in the <u>CCR (capital cost recovery)</u> model, since the costs for one customer are the total costs for the class, divided by the number of customers. Each class has its own rates and service charges, because the costs of servicing each class of customers are different.

Expected distribution revenues

For residential and general service less than 50 kW (GS<50 kW) rate classes, the expected distribution revenues (EDR) from a customer connection request is considered met if the number of accounts indicated on the customer load forecast form or service request form matches the

actual activated accounts. The customer load forecast form is provided to Kingston Hydro by the customer (or agent) as the basis to determine and calculate the revenue and costs. Kingston Hydro reviews the number of accounts annually against the data submitted in the customer load forecast form

For general service greater than 50kW (GS>50kW) and large users the <u>FDR (expected distribution revenues.</u>) is based on the new or upgraded customer's estimated electrical load for the first five years of the new or upgraded service. The average monthly peak electrical load is provided by the customer (or agent) to Kingston Hydro and is expressed in Kilowatts (kW). The <u>FDR (expected distribution revenue</u>) is calculated using the electrical load based on Kingston Hydro electricity rates as approved by the <u>OFB (Ontario Energy Board</u>).

Expansion deposit

A financial deposit that the customer provides to Kingston Hydro when expansion costs are incurred. It is calculated by subtracting the capital contribution from the expansion costs and ongoing <u>O&M</u> (operating and maintenance) costs. The value of the deposit is determined by the Kingston Hydro <u>CCRM</u> (capital cost recovery model).

If the <u>FDR</u> (expected distribution revenues) is equal to or greater than the combination of the expansion costs and ongoing <u>O&M</u> (operating and maintenance) costs, the <u>CCRM</u> (capital cost recovery model) will only generate a requirement for an expansion deposit (not a capital contribution).

If the <u>EDR</u> (<u>expected distribution revenues</u>) is less than the combination of the expansion costs and ongoing <u>O&M</u> (<u>operating and maintenance</u>), the <u>CCRM</u> (<u>capital cost recovery model</u>) will generate a need for both an expansion deposit and capital contribution from the customer.

The expansion deposit is returned to the customer if the expected distribution revenues materialize. If the <u>FDR (expected distribution revenues</u>) does not materialize as expected from the load provided by the customer, a portion of the expansion deposit will be kept by Kingston Hydro to make up for this shortfall

Expand all Collapse all

Frequently asked questions

Can you send me the calculations you used for the capital contribution charges?

The calculations are completed using licensed software that restricts us from disclosing calculation methodology. However, cost estimates, publicly-available information regarding rates, <u>O&M</u> (operating and maintenance), etc. is available. Utilities Kingston can discuss these elements further, upon request.

Is it better to have multiple residential meters or one bulk commercial meter?

In most cases, it is better to have multiple residential meters, as this will increase the <u>EDR (expected distribution revenue)</u> and thus reduce (and some cases eliminate) the required capital contribution. The expansion deposit may increase, but if the project is fully connected in five years, the entire expansion deposit is returned.

What happens if I overestimate load?

If the load is overestimated, a portion of the expansion deposit will not be returned to the customer.

What happens if I underestimate electrical load?

If the load is underestimated, the capital contribution will be higher.

How does revenue impact the model?

Assuming expansion costs and O&M (operating and maintenance) are constant between two projects, the expected distribution revenue received as derived from the applicable rates will have a significant impact on the amount of any capital contribution or expansion deposit required from a customer. For example:

- Distributor A has higher rates for residential than Distributor B.
- Expansion costs and <u>O&M (operating and maintenance</u>) are equal.
- Distributor A will project in the <u>CCRM (capital contribution revenue model)</u> a higher expected distribution revenue/return for that development than Distributor B.
- As a result, with a higher expected distribution revenue, Distributor A would require a smaller capital contribution/expansion deposit than Distributor B.
- Distributor B would require a higher/greater capital contribution/expansion deposit amount, due to lower expected distribution revenue being received from the same development.

