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SERVICING OPTIONS REPORT

Project Name:

MILL STREET REDEVELOPMENT
GANANOQUE, ON

Project Number:

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**CLARENCE STREET DEVELOPMENTS INC.
MILL STREET REDEVELOPMENT**

GANANOQUE, ONTARIO

SERVICING OPTIONS REPORT

INTRODUCTION

The Servicing Options Report is to satisfy the requirements of the application for Development Permit by Clarence Street Developments Inc.. The proposed development is situated on a former industrial site which will be redeveloped in phases for residential use. Some of the existing buildings will be retained for renovation and new free standing buildings are proposed.

PURPOSE

This report is written to review various options for servicing the property and to provide preferred options based upon existing Town of Gananoque infrastructure location and capacity.

PROPOSED DEVELOPMENT

The site is approximately 2.0 hectares in size. It is bounded by residential property on the west, privately owned parking lots to the south on Water Street, the Gananoque River to the east and a mixture of commercial and residential to the North on Mill Street, in the Town of Gananoque.

It is proposed that the development be constructed in phases and become a residential development for the Town. The buildings will vary in terms of number of units and types of living accommodations. There will be townhomes, semi-detached homes, 3 storey residential condominiums, as well as multi-unit buildings.

EXISTING POLICY FRAMEWORK FOR SERVICING OPTIONS

The Provincial Policy Statement (PPS) states that municipal sewage and water services are to be utilized where possible. This development will utilize existing sanitary and water services currently in the area to service the proposed buildings.

Private communal sewage services can be utilized if a Municipality so chooses where municipal are not available.

Sanitary Service Options

The location of the existing sanitary sewer on Clarence Street, although very close to the development, is very shallow and would not allow for a gravity fed system. Utilizing this sewer would require a large communal pumping station on the development which would need backup power, large area for tanks and controls. The second option which is the desirable choice is connecting to the existing sanitary sewer at the intersection of Water Street and Main Street which feeds directly into the Town's gravity system. The Town has a pumping station which directs to the local sewage treatment plant. There would be a series of sanitary manholes draining by gravity to this existing point. The residences would have gravity fed servicing to the sanitary system for the upper floors. If sanitary was needed in the lower levels, interior pumps would be required in each unit/building to achieve this.

Water Service Options

The location of the existing watermain is on Clarence Street. There currently is a 200mm watermain that would be connected to with a new tee. The new service would be a 150mm watermain feeding the site, for residential demand, as well as fire protection. Other options would be to connect at the south end of the site at Water Street, but this option would be more costly due to length of pipe.

ENVIRONMENTAL SUITABILITY AND EVALUATION

Terrain

The site has three areas. The first area is the west side of the future Textron Building (Building 5). This area currently drains from north to south, uncontrolled onto the existing parking lot to the south of the property. The second area is the main proposed laneway/parking area between the four main buildings on Mill Street. This area is currently a gravel roadway. The terrain slopes from north to south and also toward the east. The final area is along the Gananoque River. The proposed area for this will be a public park and walkway system. This slopes to the east and currently drains into the Gananoque River uncontrolled.

ESA Reports

Phase II Environmental Site Assessments were completed for 185 Mill Street, Gananoque, and for 15 Clarence Street/60 Mill Street, Gananoque, both by Exp Services Inc., Kingston, ON. The report numbers are KIN-26260-A0 dated August 8, 2013 and KIN-27429-A0 dated November 24, 2013 respectively.

185 Mill Street

The ESA report state that the sites do not meet the applicable MOE (2011) SCS for soil and groundwater. Remediation of the on-Site soil and groundwater is recommended.

15 Clarence Street/60 Mill Street

The ESA report states that the site does not meet the applicable MOE (2011) SCS for soil and groundwater. It was recommended that a Risk Assessment be conducted at the site to manage the impacts in place and generate Property Specific Standards prior to applying for Record of Site Assessment.

Based upon the Phase II ESA Reports for both sites, the existing land must be remediated and monitored prior to development of the site.

SUITABILITY OF DEVELOPMENT

Municipal

Extending the municipal services to the site is the most economically viable option. The Town's infrastructure would allow for both the connection of water and sanitary services to the proposed development.

The proposed development of the site to multi-unit residential would help the Town expand their downtown area and bring more residents to the area. The development of the dock space along the Gananoque River would also help bring tourists to the area.

Textron Building (Building 5)

Residential (22) 2 BR @ 1,100 l/day = 44,000

Total 113,300 l/day

= 1.13 l/s

Peaking Factor 4.0 = 4.52 l/s

A 200 mm diameter PVC sanitary sewer at 1.0% grade has a full flow capacity of 33 l/s and therefore is adequate to service this site.

WATER SUPPLY

150 mm water main will be extended from existing water main on Clarence Street at the intersection of Clarence and Mill Streets. The water will extend southerly into the development and service each of the buildings as required. There is a new hydrant set installed as well for fire control.

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