

Memo

SUBJECT

Preliminary Servicing Strategy
166 & 186 Ferguson Avenue North and 203 Robert Street
Hamilton, Ontario

TO

Carmen Jandu, MCIP RPP, Sr. Associate, Sr. Planner
Arcadis Professional Service (Canada) Inc

DATE

February 21, 2025

DEPARTMENT

Land Engineering

PROJECT NUMBER

136464

COPIES TO

Jason Jenkins, P.Eng. P.E.

NAME

Imad Qneibi, P.E.ng

This memo has been prepared to discuss the Preliminary Servicing Strategy for the on-going development application located at 166 & 186 Ferguson Avenue North and 203 Robert Street.

The Hamilton Land Development team has reviewed both the topographic survey and available City record drawing information and in turn has prepared a conceptual site servicing exhibit which identifies both existing / available municipal infrastructure (storm sewer, sanitary sewer and water supply network) and a preliminary high-level servicing strategy to service the proposed development. The existing municipal infrastructure is summarized as follows:

Storm Sewers

- 525 mm and a 600 mm storm sewer within Ferguson Avenue North which conveys flows to an existing 600 mm combined sewer.
- 600 mm storm sewer within Ferguson Avenue North which conveys flows to the existing 2.44 m x 2.44 m storm sewer.
- 2.44 m x 2.44 m storm sewer within the site from Ferguson Avenue North to Cathcart Street which is located within phase 1 of this project.
- An existing Y-shaped private storm service conveys flows from the adjacent commercial sites (Tim Hortons and A&W) contained within a servicing easement, located within the subject site. This service varies in size between 250 mm to 750 mm, and will need to be rerouted through the subject site to reconnect to the existing 2.44 m x 2.44 m storm sewer.

Sanitary Sewers

- 300 mm combined sewer within Ferguson Avenue.
- 1200 mm combined sewer within the subject site and will be rerouted for the development of block 6 in phase 4 of the project.
- 0.91 m x 1.22 m brick combined sewer within Cathcart Street.
- 150 mm combined sewer within Robert Street.

Water Supply Network

- 200 mm water main within Barton Street.
- 200 mm water main within Ferguson Avenue North.
- 150 mm water main within Robert Street.

The corresponding preliminary servicing strategy for each phase is summarized as follows:

Phase 1 (Blocks 1 and 2)

Storm Servicing

- 250 mm storm service at a 1.0 % slope for Block 1
- 300 mm storm service at a 1.0 % slope for Block 2
- Each service will connect to the existing 600 mm storm sewer within Ferguson Avenue North.

Sanitary Servicing

- 200 mm sanitary sewer at 1.0 % for Block 1.
- 200 mm sanitary sewer at 1.0 % for Block 2.

Water Servicing

- Two (2) 200 mm fire services per the OBC and one (1) 150 mm Domestic service for Block 1.
- Two (2) 200 mm fire services per the OBC and one (1) 150 mm Domestic service for Block 2.
- Each block connects to the existing 200mm water main within Ferguson Avenue North.

Phase 2 (Blocks 3 and 4)

As previously mentioned, an existing Y-shaped private storm service, which conveys flows from the adjacent commercial site (Tim Hortons and A&W) and the subject site will need to be rerouted, dedicated as a new shared storm sewer between properties and reconnected to the existing 2.44 m x 2.44 m storm sewer located within Phase 1. This proposed storm sewer will require an easement. Further discussions with the City will be required.

Storm Sewer

- 300 mm storm service at a 1.0 % slope for Block 3.
- 300 mm storm service at a 1.0 % slope for Block 4.

Sanitary Servicing

- 200 mm sanitary service at 2.00 % slope for Block 3.
- 200 mm sanitary service at 2.00 % slope for Block 4.
- Each service line will ultimately connect to the existing 300 mm combined sewer within Ferguson Avenue North.

Water Supply Network

- Two (2) 200 mm fire services per OBC for Block 3.
- One (1) 150 mm domestic service for Block 3.
- Two (2) 200 mm fire services per the OBC for Block 4.
- One (1) 150 mm domestic service for Block 4.
- Each block will connect to the existing 200 mm water main within Ferguson Avenue North.

Phase 3 (Block 5)

Storm Sewer

- 300 mm storm service at a 1.0 % slope.
- Block 5 will connect to the rerouted 750 mm storm sewer as mentioned in phase 2.

Sanitary sewer

- 200 mm sanitary service at a 2.00 % slope.
- Block 5 will connect to the existing 1200 mm combined sewer that traverses the existing site.

Water Supply Network

In this phase a proposed 200 mm water main¹ will be extended from Barton Street by connecting to the existing 200 mm water main. The new water main will be installed adjacent to the existing 1200 mm combined sewer within the site access south to Phase limits of Phase 3 and Phase 4 and contained within a servicing easement.

- Two (2) 200 mm fire services per the OBC.
- One (1) 150 mm domestic service.
- Water services for each block will connect to proposed 200 mm water main as mentioned above.

Phase 4 (Blocks 6 and 7)

Storm Sewer

- 300 mm storm service at a 1.0 % slope for Block 6.
- 300 mm storm service at a 1.0 % slope for Block 7.
- Each block will connect to the relocated 750 mm storm sewer mentioned in phase 2.

Sanitary Sewer

To provide sanitary servicing to the subject site, the existing 1200 mm combined sewers within the site will be relocated 7.5 meters to the west and be located within a 12.5 m municipal easement as discussed with the City of Hamilton. This relocation is also required to permit Block 6 to be constructed.

- 200 mm sanitary sewer at 2.0 % for Block 6.
- 200 mm sanitary sewer at 2.0 % for Block 7.
- Each block will connect to the relocated 1200 mm combined sewer.
- Additionally, the sanitary service connection for Phase 3 will be reinstated to the relocated 1200 mm combined sewer.

Water Supply Network

- Two (2) 200 mm fire services per the OBC for Block 6.
- One (1) 150 mm domestic service for Block 6.
- Two (2) 200 mm fire services per the OBC for Block 7.
- One (1) 150 mm domestic service for Block 7.
- Water services for each block will connect to the newly extended 200 mm water main¹ mentioned in phase 3 servicing strategy.

¹ New municipal water main size to be verified.

Preliminary Servicing Strategy
166 & 186 Ferguson Avenue North and 203 Robert Street
February 21, 2025

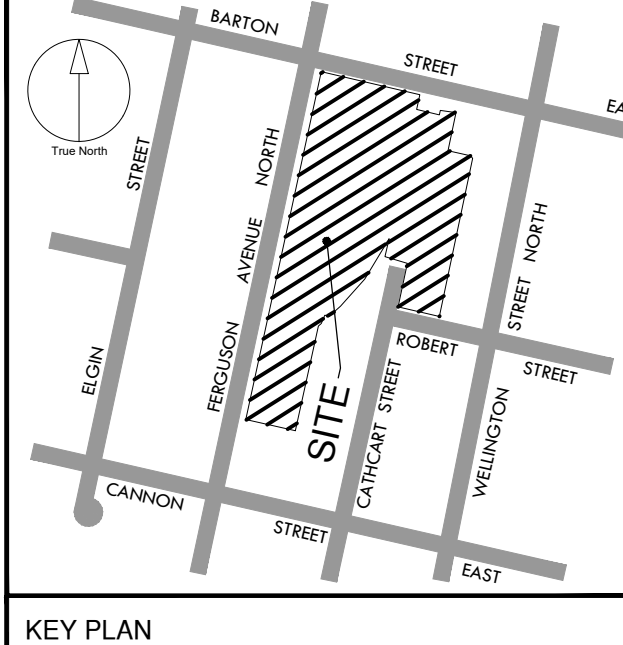
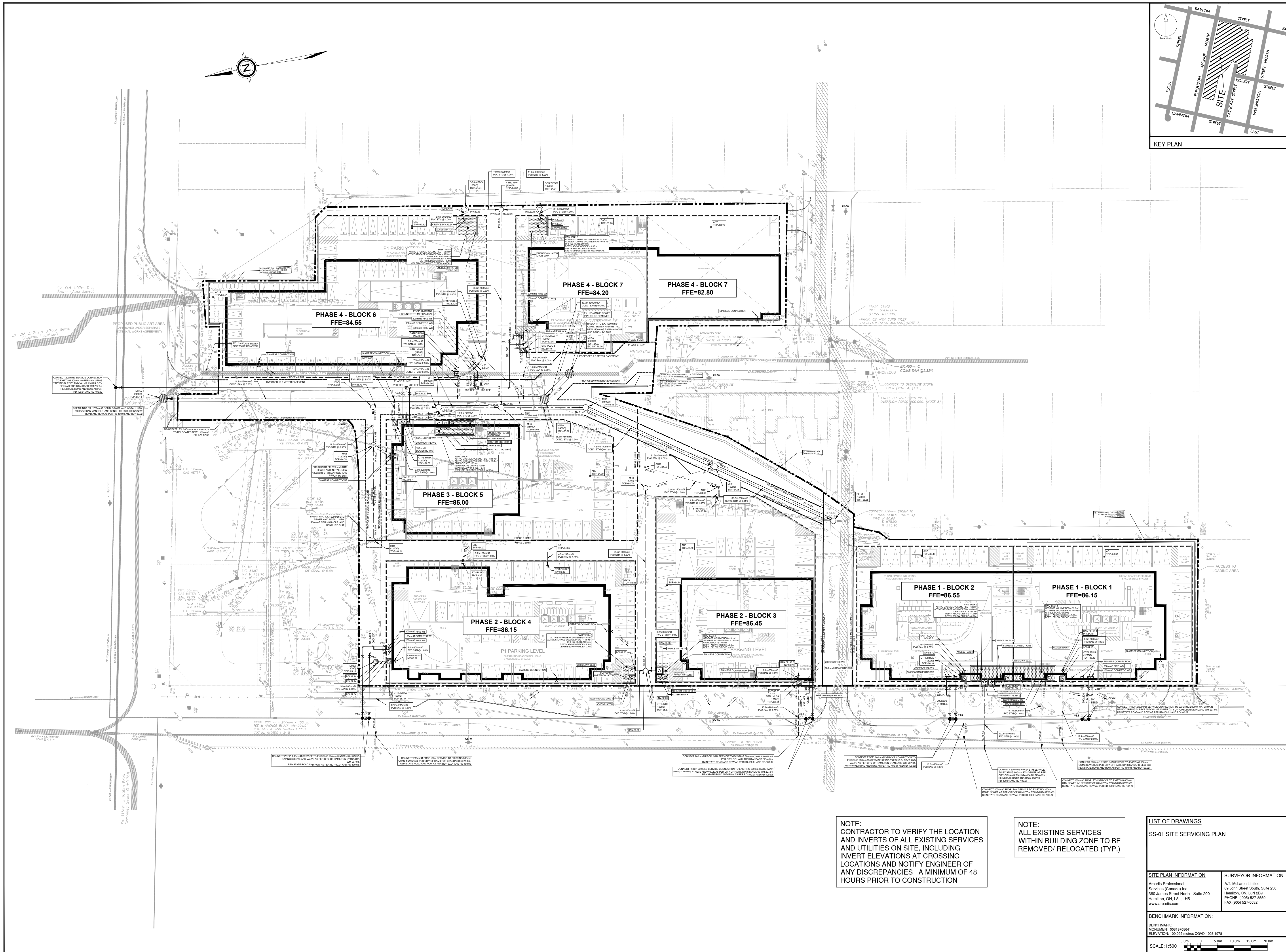
Kindly note that this servicing memo is based on the conceptual master servicing plan which may be subject to change due to comments from the City of Hamilton and detailed design review.

ARCADIS PROFESSIONAL SERVICES (CANADA) INC.



Imad Qneibi, P.Eng,
Associate, Project Manager
Land Engineering

Enc. SS-01 Conceptual Site Servicing Drawing.



CLIENT
HOTZ
HAMILTON

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Arcadis Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
1	CONCEPTUAL DESIGN	FEB. 18, 2025

LEGEND

PROPERTY LINE	---
PROPOSED STORM MANHOLE	○
PROPOSED SANITARY MANHOLE	○
EXISTING STORM MANHOLE	○
EXISTING SANITARY MANHOLE	○
EXISTING CATCH BASIN	○
PROPOSED VALVE AND BOX	⊗ V&B
EXISTING FIRE HYDRANT	● EX.FH
PROPOSED SIAMSE CONNECTION	—
PROPOSED STORM	---
PROPOSED SANITARY	---
EXISTING COMBINED	---
EXISTING WATER	---
EXISTING STORM	---
PROPOSED DOMESTIC WATER METER	M
PROPOSED BACKFLOW PREVENTER	B
PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY	D
AREA DRAIN	⊗
PHASE LIMIT	---

SEAL

CONCEPTUAL

ARCADIS
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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
166 & 186 FERGUSON AVENUE NORTH & 203 ROBERT STREET
HAMILTON, ONTARIO

PROJECT NO:
136464
DRAWN BY:
DL
PROJECT MGR:
IQ

CHECKED BY:

APPROVED BY:

SHEET TITLE
SITE SERVICING EXHIBIT

SHEET NUMBER
SS-01

ISSUE
01

NOTE:
CONTRACTOR TO VERIFY THE LOCATION AND INVERTS OF ALL EXISTING SERVICES AND UTILITIES ON SITE, INCLUDING INVERT ELEVATIONS AT CROSSING LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION

NOTE:
ALL EXISTING SERVICES WITHIN BUILDING ZONE TO BE REMOVED/ RELOCATED (TYP.)

LIST OF DRAWINGS
SS-01 SITE SERVICING PLAN

SITE PLAN INFORMATION
Arcadis Professional Services (Canada) Inc.
360 James Street North - Suite 200
Hamilton, ON L8L 1H5
www.arcadis.com

SURVEYOR INFORMATION
A.T. McLaren Limited
69 John Street South, Suite 230
Hamilton, ON L8N 2B8
PHONE: (905) 527-8559
FAX: (905) 527-0032

BENCHMARK INFORMATION:
BENCHMARK:
MONUMENT 0891978641
ELEVATION: 109.825 metres CGVD-1988 1978

SCALE: 1:500