



June 27, 2023

City of Niagara Falls  
4310 Queen Street  
Niagara Falls, ON L2E 6X5

## Functional Servicing Report

4473, 4475-4479 & 4499 Ferguson Street, Niagara Falls

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### 1.0 Introduction

#### 1.1 Background

LandSmith Engineering & Consulting Ltd. was retained by myHome Management Inc. for the completion of this Functional Servicing Report (FSR) for the addition of units within the existing buildings located at the above-mentioned addresses in the City of Niagara Falls.

Based on the feedback and comments received from the *City of Niagara Falls - Municipal Works, Development Section*, this report will focus on the water and waste-water servicing needs for the additional units and does not include a specific design for stormwater given the surface layout of the property is intended to remain the same under the proposed conditions.

#### 1.2 Site Location & Existing Conditions

The existing properties are located on Ferguson Street in the City of Niagara Falls on the north side of the street between Broughton Avenue and Hickson Avenue. The *Site Location Plan* (Figure 1) on the following page provides a more detailed description of the context of the site and its surroundings.

Under current conditions the existing buildings already have multiple units / uses as follows:

4473 Ferguson Street –	Basement: Unfinished
	1 <sup>st</sup> Floor: Single Residential Unit
	2 <sup>nd</sup> Floor: Single Residential Unit
	Total of 2 Units

4475-4479 Ferguson Street –	Basement: Laundry Facilities
	1 <sup>st</sup> Floor: 3 Residential Units
	2 <sup>nd</sup> Floor: 3 Residential Units
	Total of 6 Units + Laundry Facilities

4499 Ferguson Street -      Basement:      Unfinished  
                                                  1<sup>st</sup> Floor:      Commercial Use (Former Tavern)  
                                                  2<sup>nd</sup> Floor:      Boarding House (10 Bedrooms)  
                                                  Total of 10 Beds + Commercial Use

A Site Plan for the existing property was prepared by AAH Design Inc. and is attached to this report for reference purposes. This plan indicates which structures are associated with each noted address.

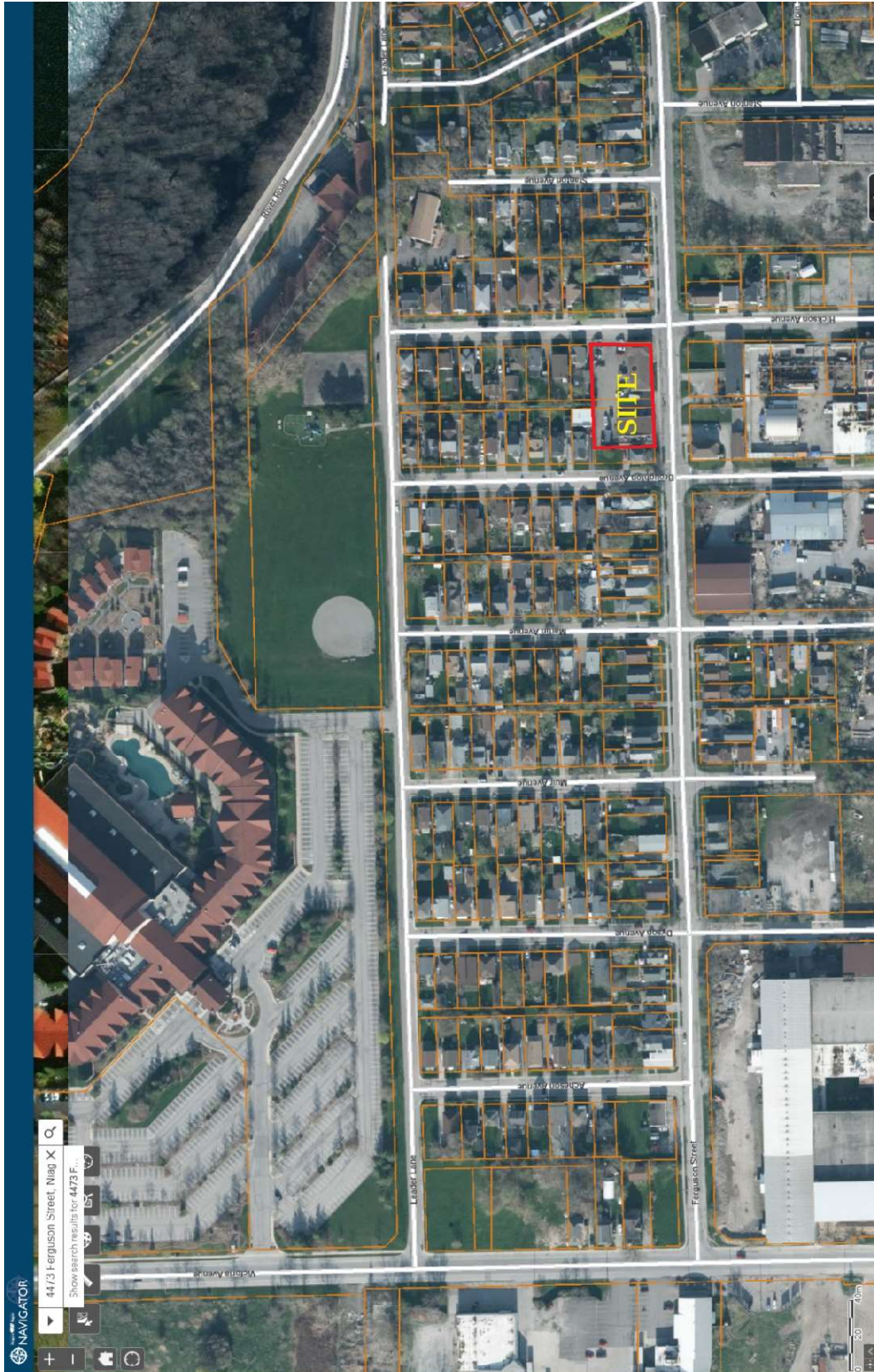
### 1.3 Proposed Development

The current proposal is for the addition of units to each of the existing structures on the property. The proposed layouts for each of these units is outlined on the floor plans provided by AAH Design Inc. and can be summarized as follows:

4473 Ferguson Street -      Basement:      2 Single Bed Apartments  
                                                  1<sup>st</sup> Floor:      2 Single Bed Apartments  
                                                  2<sup>nd</sup> Floor:      2 Single Bed Apartments  
                                                  Total of 6 Units (Previously 2 units)

4475-4479 Ferguson Street -      Basement:      Laundry Facilities (To Remain) + 4 Studio Apts.  
                                                  1<sup>st</sup> Floor:      3 Residential Units (To Remain)  
                                                  2<sup>nd</sup> Floor:      3 Residential Units (To Remain)  
                                                  Total of 10 Units + Laundry Facilities

4499 Ferguson Street -      Basement:      Unfinished (To Remain)  
                                                  1<sup>st</sup> Floor:      3 Single Bed Apts., 1 Double Bed Apts.  
                                                  2<sup>nd</sup> Floor:      2 Studio Apts., 2 Double Bed Apts.  
                                                  Total of 8 Units



**Figure 1: Site Location Plan**

## 2.0 Servicing Analysis

### 2.1 Water Servicing

The Ontario Building Code has been utilized to calculate the expected maximum hydraulic load and associated flow rate for the buildings under the proposed layouts. These calculations have been based on the floor plans provided by AAH Design Inc. which are attached to this letter report for reference purposes.

Based on the fixture units method the fixture units, hydraulic load and recommended water service sizes for each building are summarized as follows:

Address:	4473 Ferguson	4475-4479 Ferguson	4499 Ferguson
Fixture Units:	46.8	72.4	59.6
Hydraulic Load (L/s):	3.19	3.59	3.31
Water Service Size (Inch / mm):	1.25", 32mm	1.5", 38mm	1.5", 38mm

The supporting calculations describing how this value was determined have been attached to this letter report for reference purpose.

Given the existing structures are not changing in size or shape we have not analyzed the existing and proposed fire demands for the buildings based on the criteria of the OBC will not change. (Refer to OFM-TG-03-1999, FIRE PROTECTION WATER SUPPLY GUIDELINE FOR PART 3 IN THE ONTARIO BUILDING CODE, <http://www.mcscs.jus.gov.on.ca/english/FireMarshal/Legislation/TechnicalGuidelinesandReports/TG-1999-03.html>)

The City of Niagara Falls have noted that there are existing watermains on the adjacent streets as follows:

Ferguson Street: 150mm Watermain (Ductile Iron)  
Hickson Avenue: 150mm Watermain (Cast Iron)

Based on the size of the adjacent watermain the required water services can easily be provided to the buildings at the Site Plan stage. When the buildings are developed through Site Plan review of the existing service sizes for each building should be completed and if up-sizing of the proposed services is required a service permit for the upgrades can be applied for and obtained at that time.

## 2.2 Wastewater Servicing

Based on the Ontario Building Code the calculation for expected generation of sanitary effluent based on the proposed building layouts is as follows:

Using Table 8.2.1.3.A 'Residential Occupancy'

Apartments, Condominiums, Other Multi-family dwellings – 275 L / day / person.

Section 3.1.17.1 'Occupant Load Determination' clause (b), "two persons per sleeping room, or sleeping area in a dwelling unit or suite"

### **4473 Ferguson Street:**

Units: 6 x 1 beds = 12 persons

275 L/day/ person x 12 persons = 3,300 L/day = 0.0382 L/s

Peaking Factor = 4.5

Peak Instantaneous Flow = 0.172 L/s

### **4475 - 4479 Ferguson Street:**

Units: 4 x 1 beds + 6 x 2 beds = 32 persons

275 L/day/ person x 16 persons = 8,800 L/day = 0.102 L/s

Peaking Factor = 4.5

Peak Instantaneous Flow = 0.458 L/s

### **4499 Ferguson Street:**

Units: 3 x 1 beds + 5 x 2 beds = 26 persons

275 L/day/ person x 16 persons = 7,150 L/day = 0.083 L/s

Peaking Factor = 4.5

Peak Instantaneous Flow = 0.372 L/s

Given the capacity of a 100mm sanitary service lateral connection - which is the minimum size which could have been installed to each of the properties - at the minimum slope of 2.0% is 7.30 L/s there is no question that the proposed sanitary flows can be accommodated by the existing service lateral connections.

With that noted, it should be confirmed that all downspouts and weeping tile are disconnected from the sanitary lateral connections and are discharged to grade as the lateral connections are not designed to accommodate stormwater flows and stormwater should be directed to storm sewers only.

The City of Niagara Falls have noted that there is an existing 250mm sanitary sewer on Ferguson Street, and a 200mm sanitary sewer on Hickson Avenue.

Given the adjacent sanitary sewers are present on the frontage and the existing sanitary lateral connections no changes are expected to be required under future site plan applications. It is suggested however, that in buildings where basement units are proposed, back-flow prevention devices should be installed on the existing service lateral connections as a precaution - to prevent any back-ups into the units based on poor performance of the municipal sewers.

### 3.0 Conclusions

In conclusion, based on the foregoing analysis we recommend that the proposed additional units for the above noted parcels may be serviced from municipal infrastructure as follows:

1. Water services should be upsized to the recommended diameter service connections as outlined in Section 2.1 if required (to be determined at Site Plan stage).
2. Existing sanitary service lateral connections can be re-used for the servicing of the proposed additional units. Downspouts and weeping tile should not be directly connected to the sanitary laterals and if they are currently connected they should be disconnected. In addition, it is recommended that back-flow prevention devices be installed as a precaution for the basement units.

As noted above, stormwater analysis was not part of the scope of our report given there are no proposed changes to the site surface areas. In addition, fire-flows were not considered given no changes to the size and shape of the buildings are contemplated as part of the current proposal.

We trust that the above analysis will be sufficient for the approval of the re-zoning applications for the property. Should you have any questions or require clarification with respect to any part of the above please do not hesitate to contact the undersigned.

Respectfully submitted,



Andrew Smith, P. Eng.  
Principal & Director  
LandSmith Engineering & Consulting Ltd.  
289-309-3632  
[andrew@landsmithec.com](mailto:andrew@landsmithec.com)





**Attachments:**

Site Plan – AAH Design Inc.

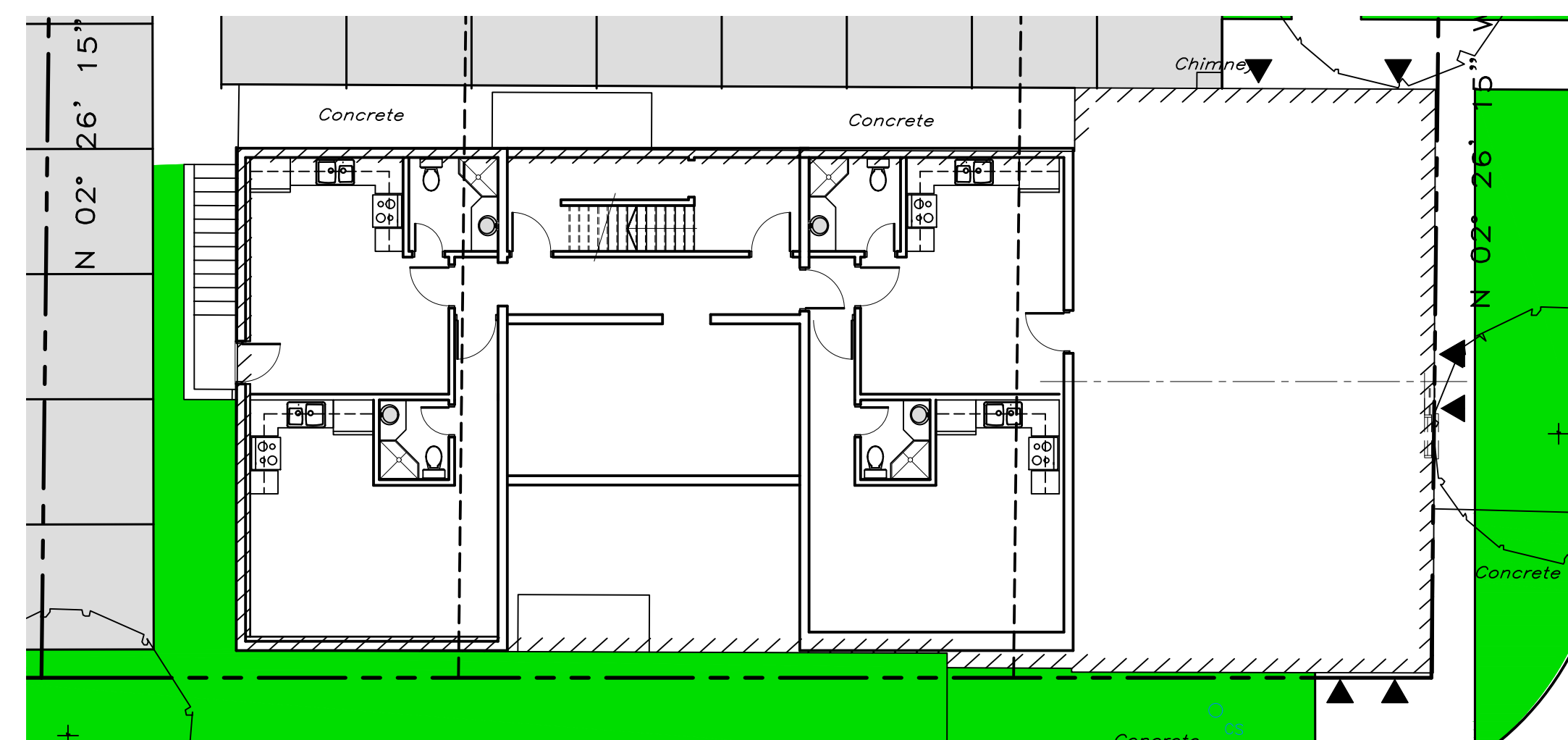
Floor Plans – AAH Design Inc.

Domestic Water Demand Calculations

City of Niagara Falls Existing Infrastructure Summary from Pre-Consultation

Copy: Mitchell Baker, LandPro Planning Solutions  
Ajay Kahlon, myHome Management Inc.





4475-4479 Proposed Basement Level unit development plan

Ferguson



andrew allen hellwig | design inc

consultant

notes

ajay kahlon

14-30 EGLINGTON AVENUE WEST  
MISSISSAUGA, ONTARIO  
1-416-931-6461

proposed existing  
building retrofits  
4499, 4473+4479  
ferguson street @  
hickson street  
niagara falls ontario

drawing

## Site Plan Parking Management

disclaimer

All work drawings, with all dimensions and information prior to construction represent any errors and/or discrepancies to the maker of these plans immediately. All construction must meet or exceed all applicable current building codes including all revisions. Contractors shall be responsible for providing with work not fully checked or verified on site to ensure intent of the drawings are fully adhered to in regards to the basic design intent.

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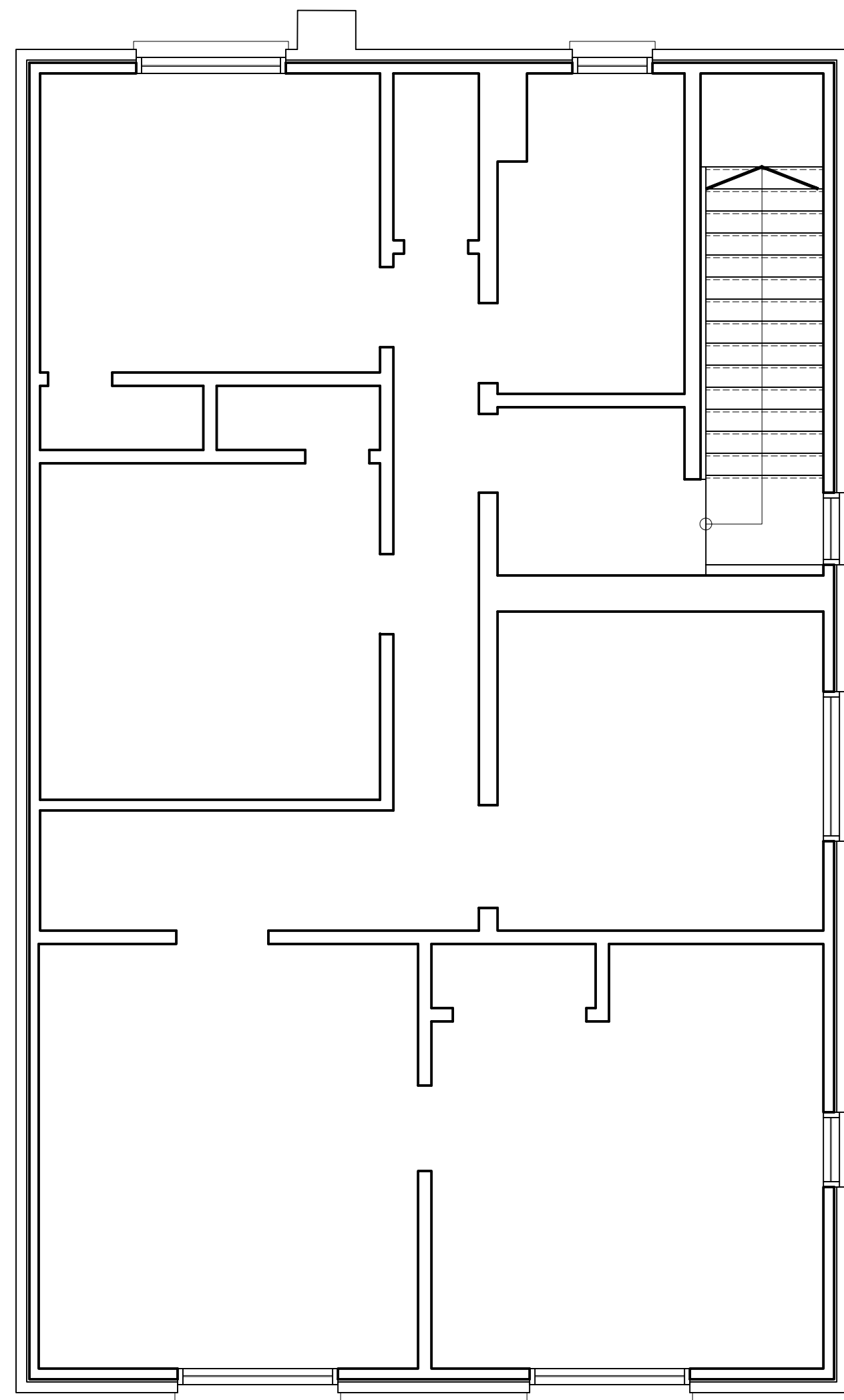
date of issues and revisions

drawn drawing no.

reviewed

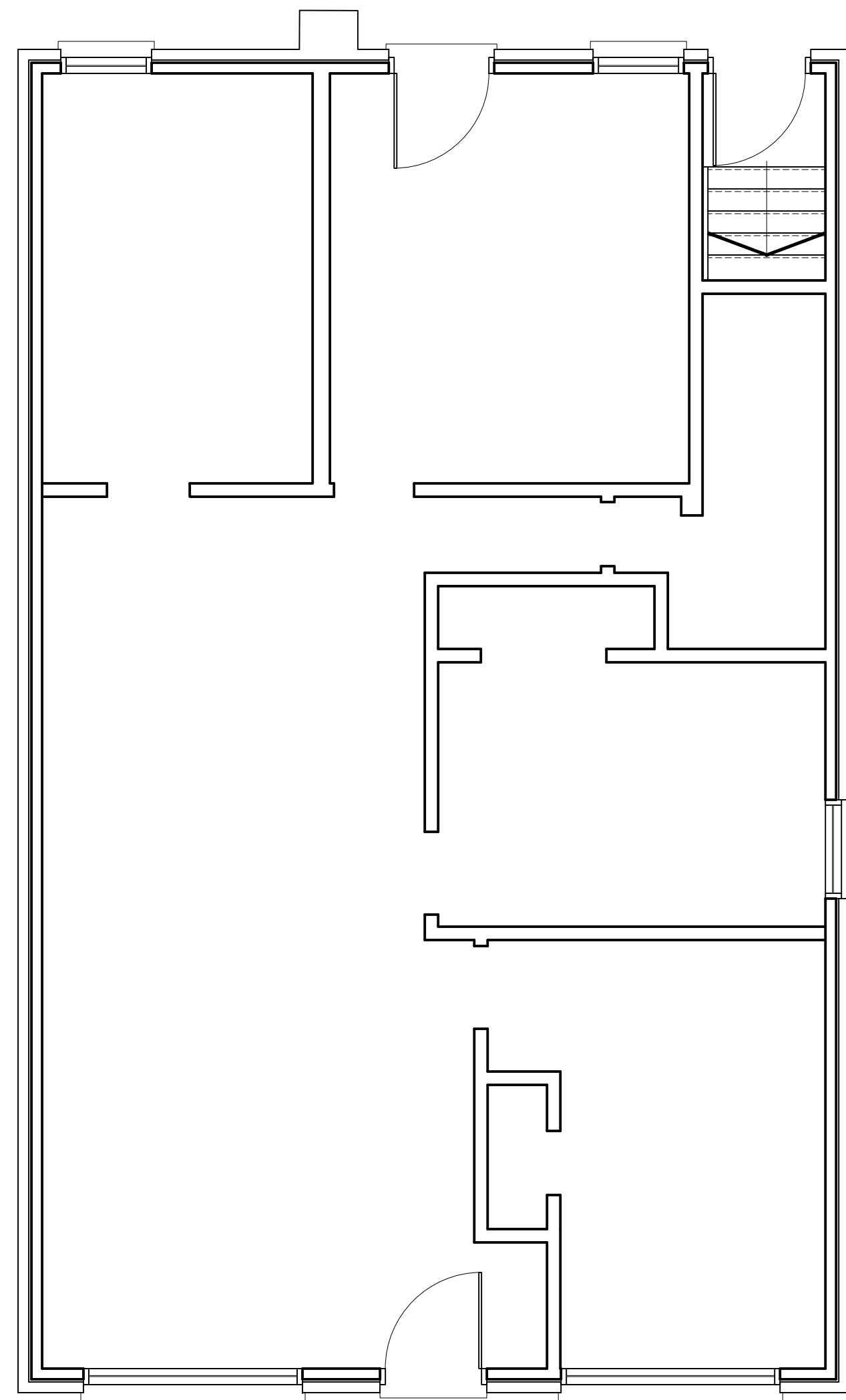
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plot



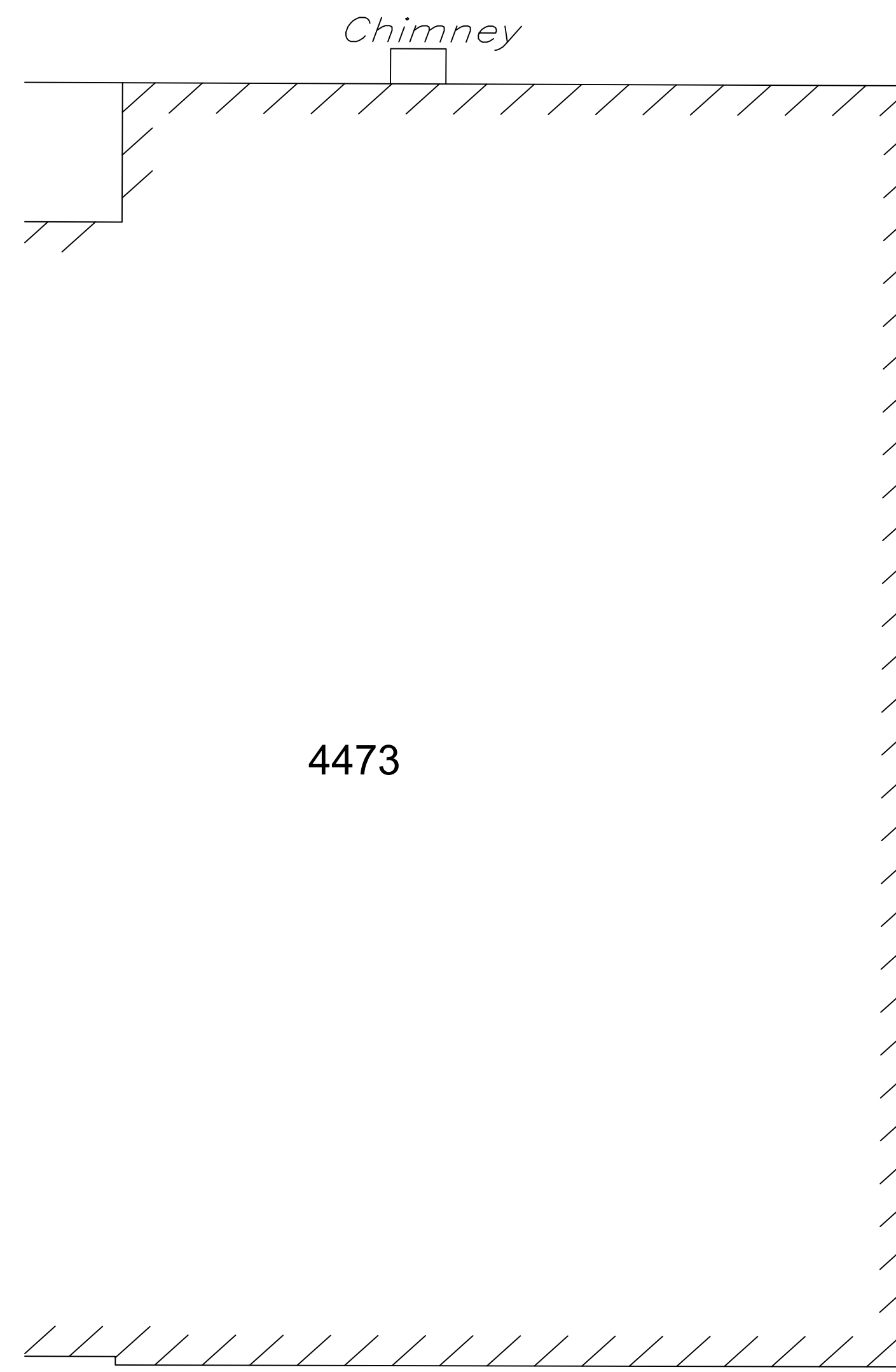
CS

Concrete Sidewalk



CS

Concrete Sidewalk



Concrete CS

Concrete Sidewalk

N 02° 26' 15" W

4473

Chimney

Ferguson



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proposed existing  
building retrofits  
4499,4473+4479  
ferguson street @  
hickson street  
niagara falls ontario

drawing

BUILDING PLANS  
4473

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A2.01

plot

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proposed existing  
building retrofits  
4499,4473+4479  
ferguson street @  
hickson street  
niagara falls ontario

drawing

Proposed Layouts  
main floor+ upper  
4473

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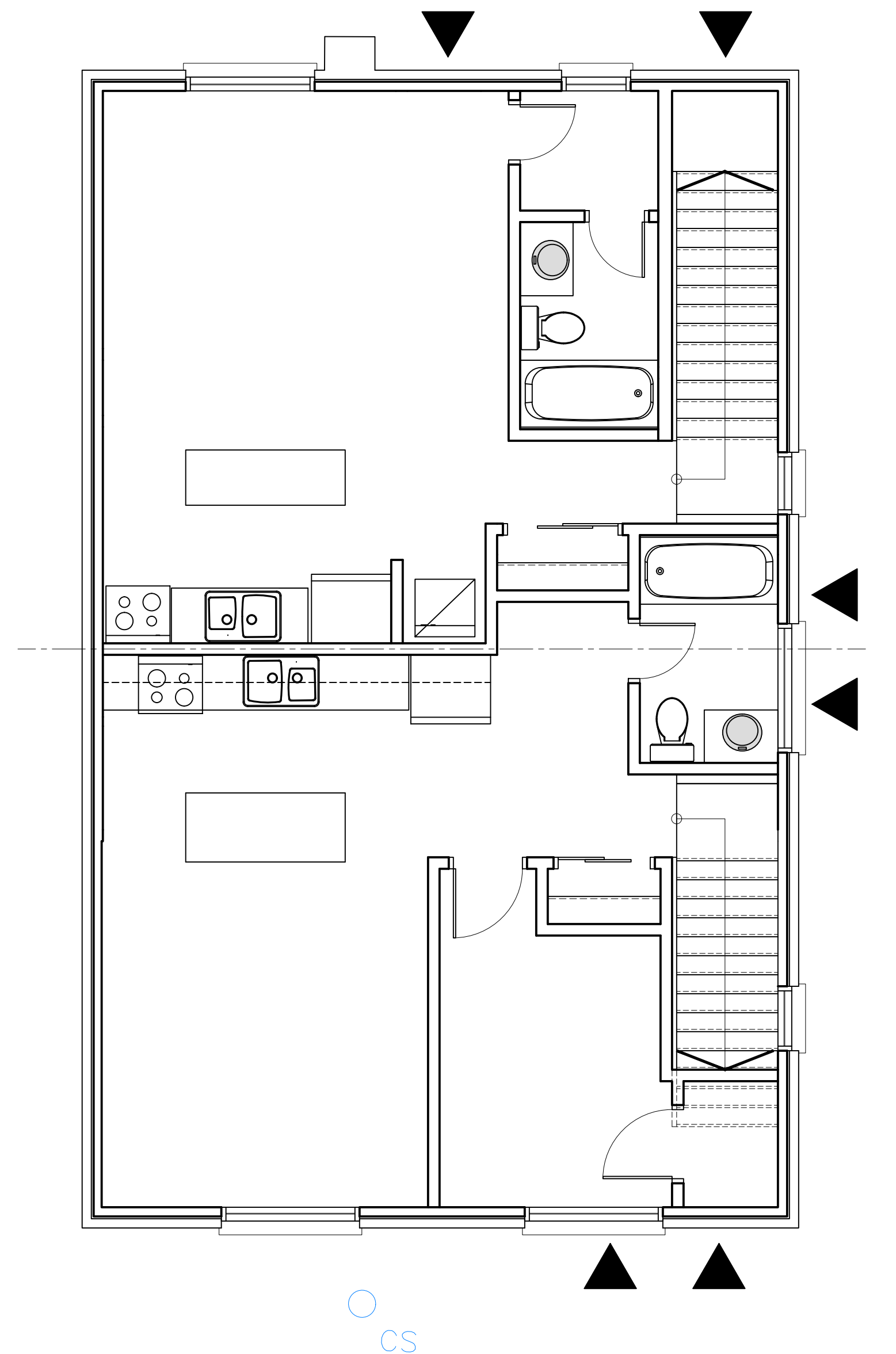
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plot

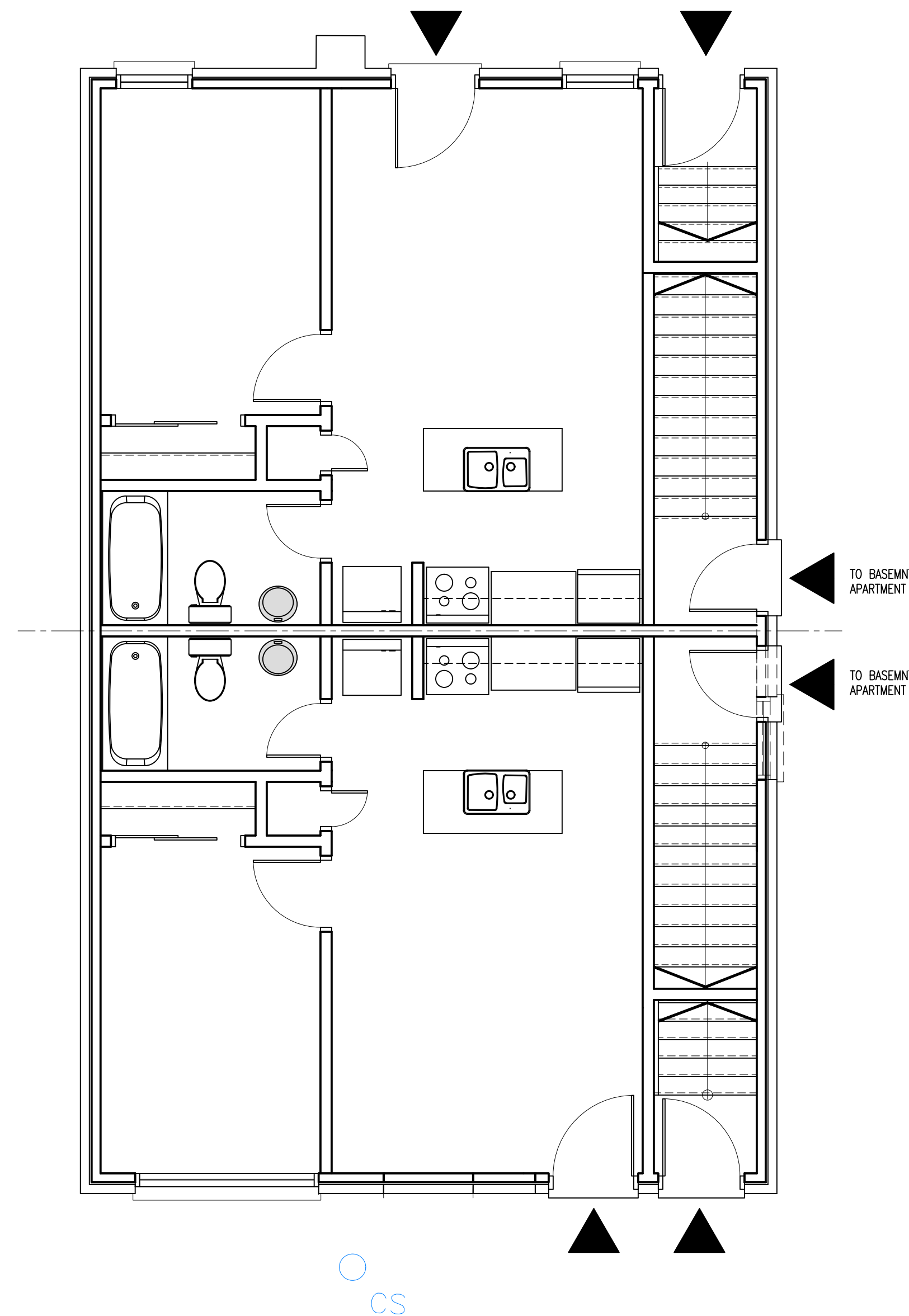
N 02° 26' 15" W



SECOND LEVEL RENOVATION

2 UNITS

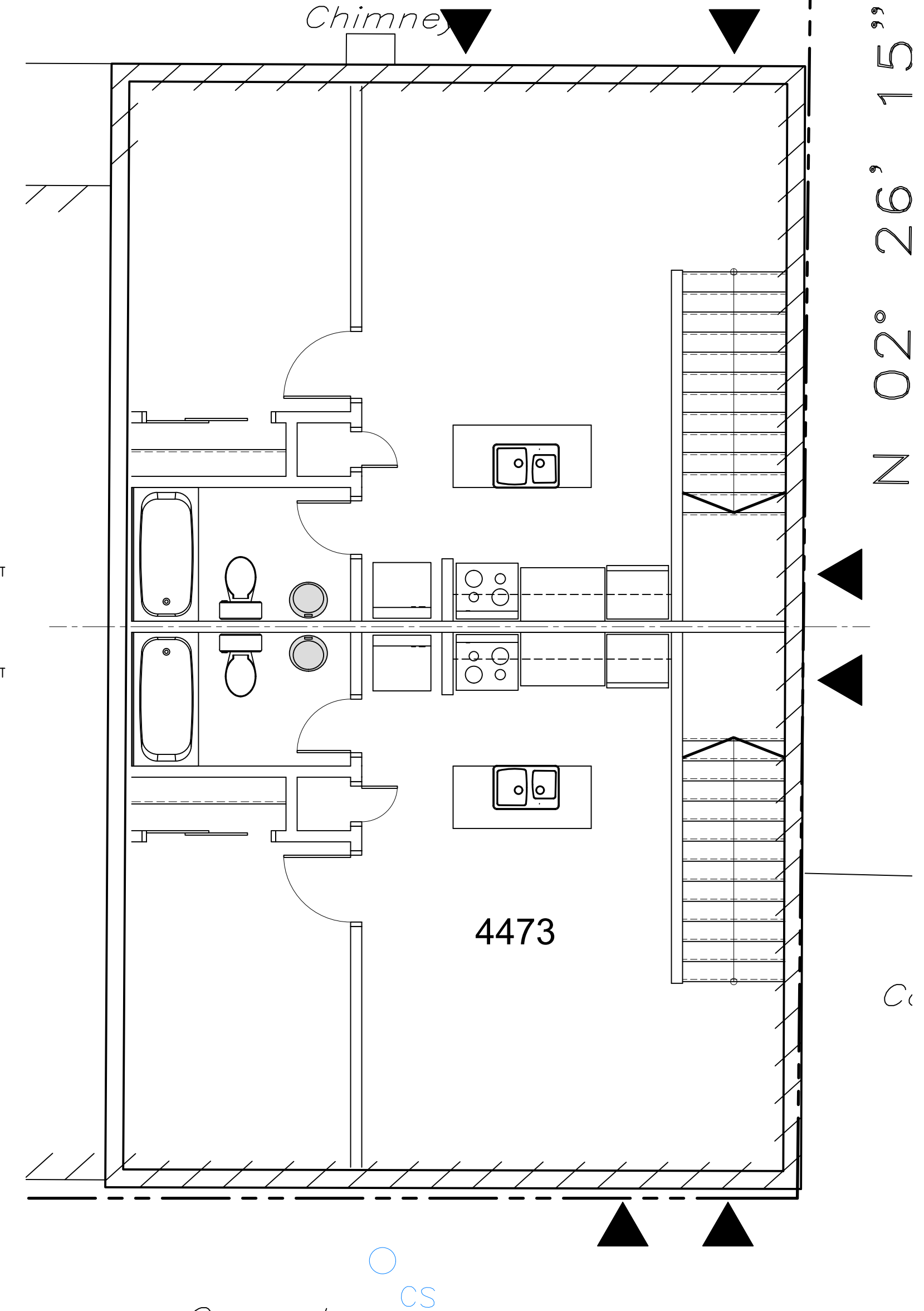
Concrete Sidewalk



MAIN LEVEL RENOVATION

2 UNITS

Concrete Sidewalk



LOWER LEVEL RENOVATION

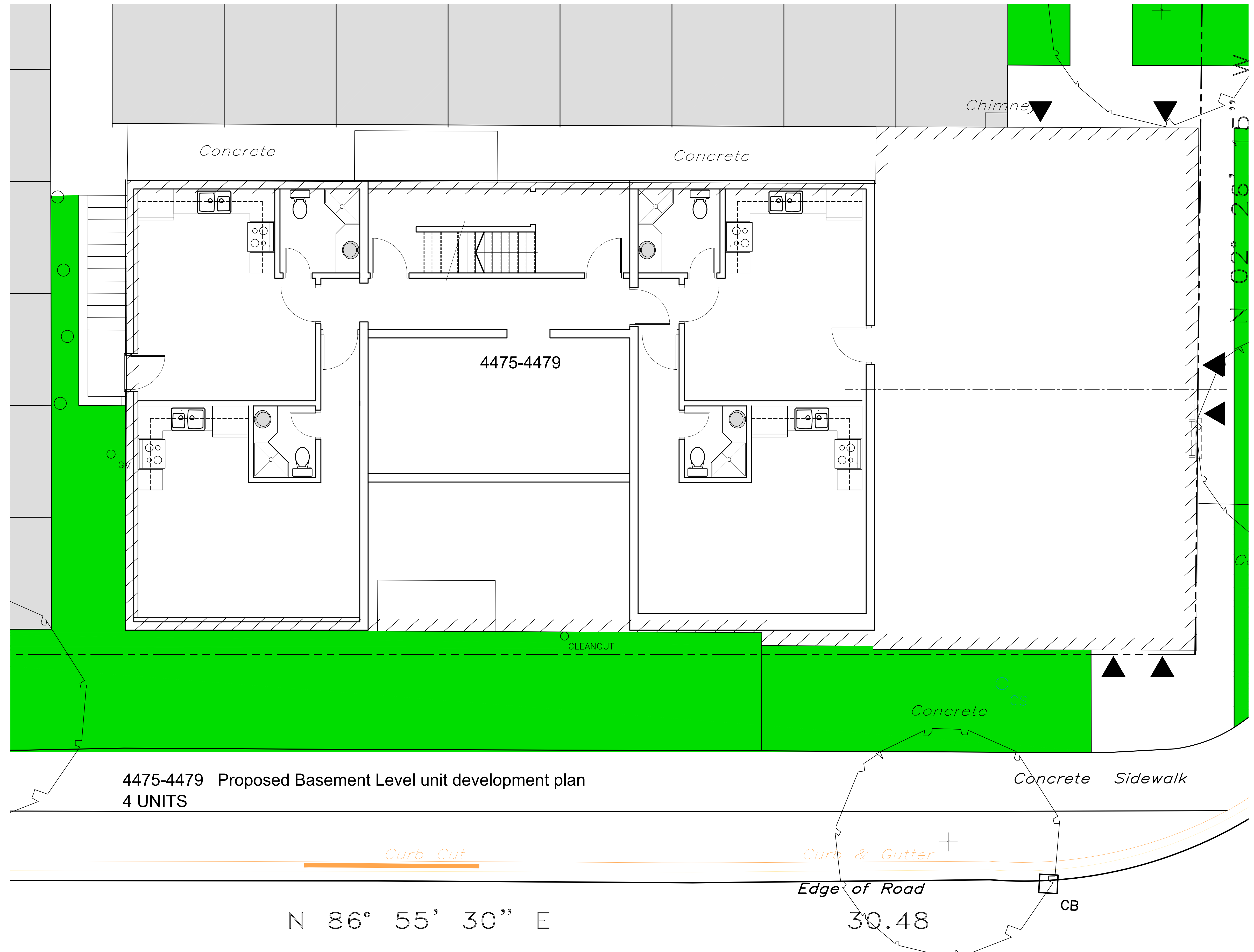
2 UNITS

Concrete Sidewalk

5/20/2022

5/20/2022

5/20/2022



4475-4479 Proposed Basement Level unit development plan  
4 UNITS

N 86° 55' 30'' E

Edge of Road

30.48

CB

Ferguson



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proposed existing  
building retrofits  
4499,4473+4479  
ferguson street @  
hickson street  
niagara falls ontario

drawing

Proposed Layouts  
basement level  
4475-4479

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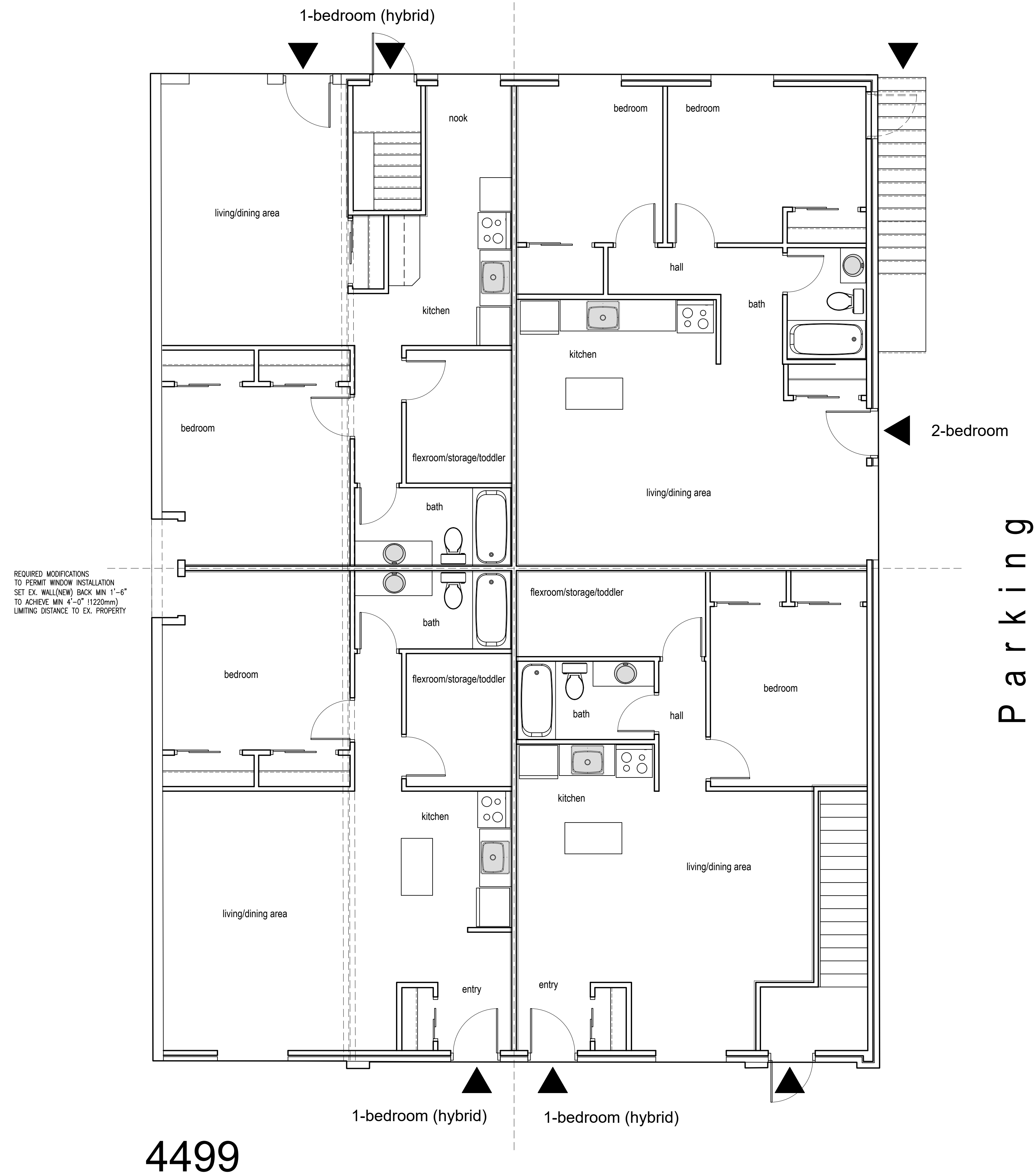
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reviewed

A2.03

plot



Ferguson



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proposed existing building retrofits  
4499,4473+4479  
ferguson street @ hickson street  
niagara falls ontario

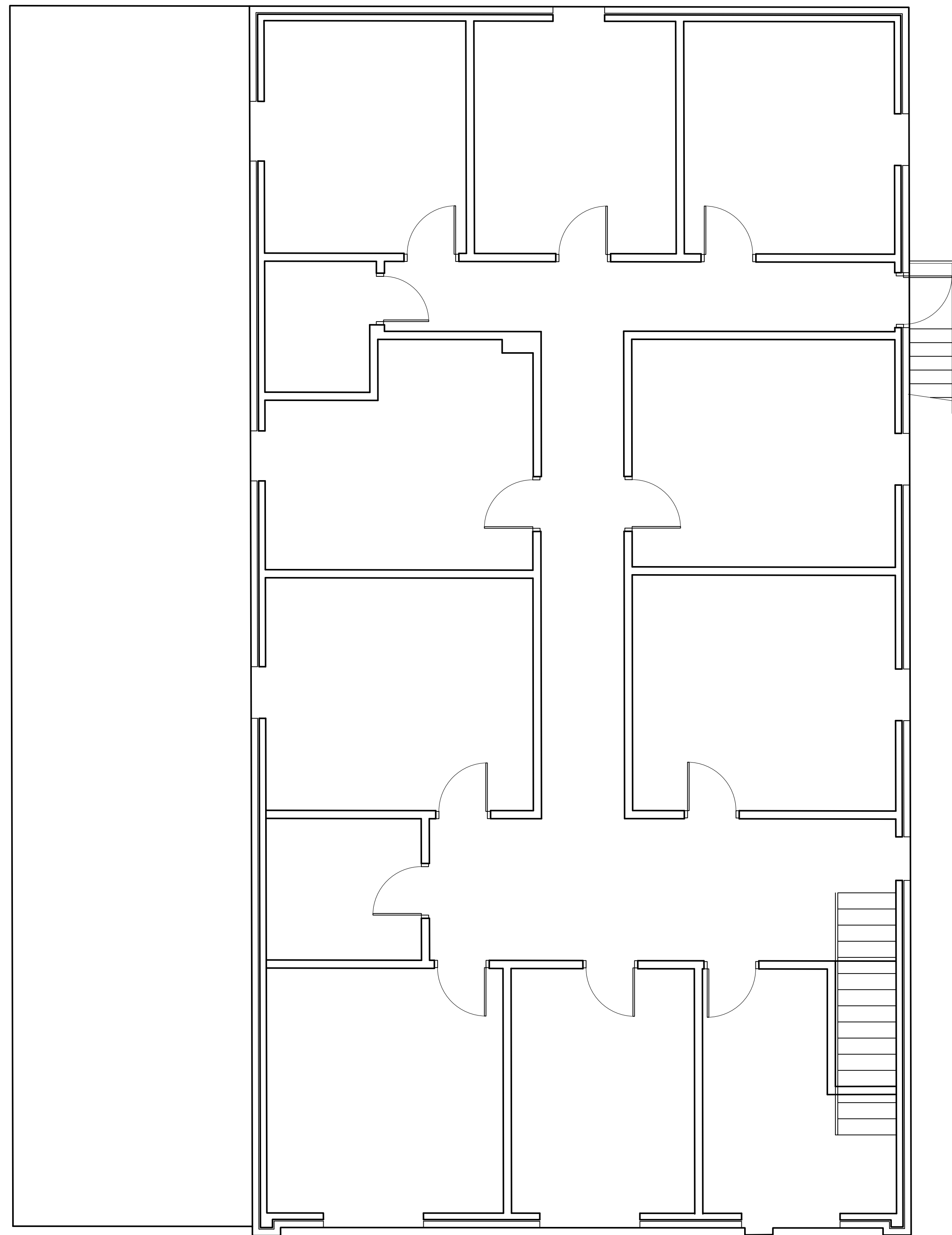
drawing  
Proposed Layouts  
lower FLOOR  
4499

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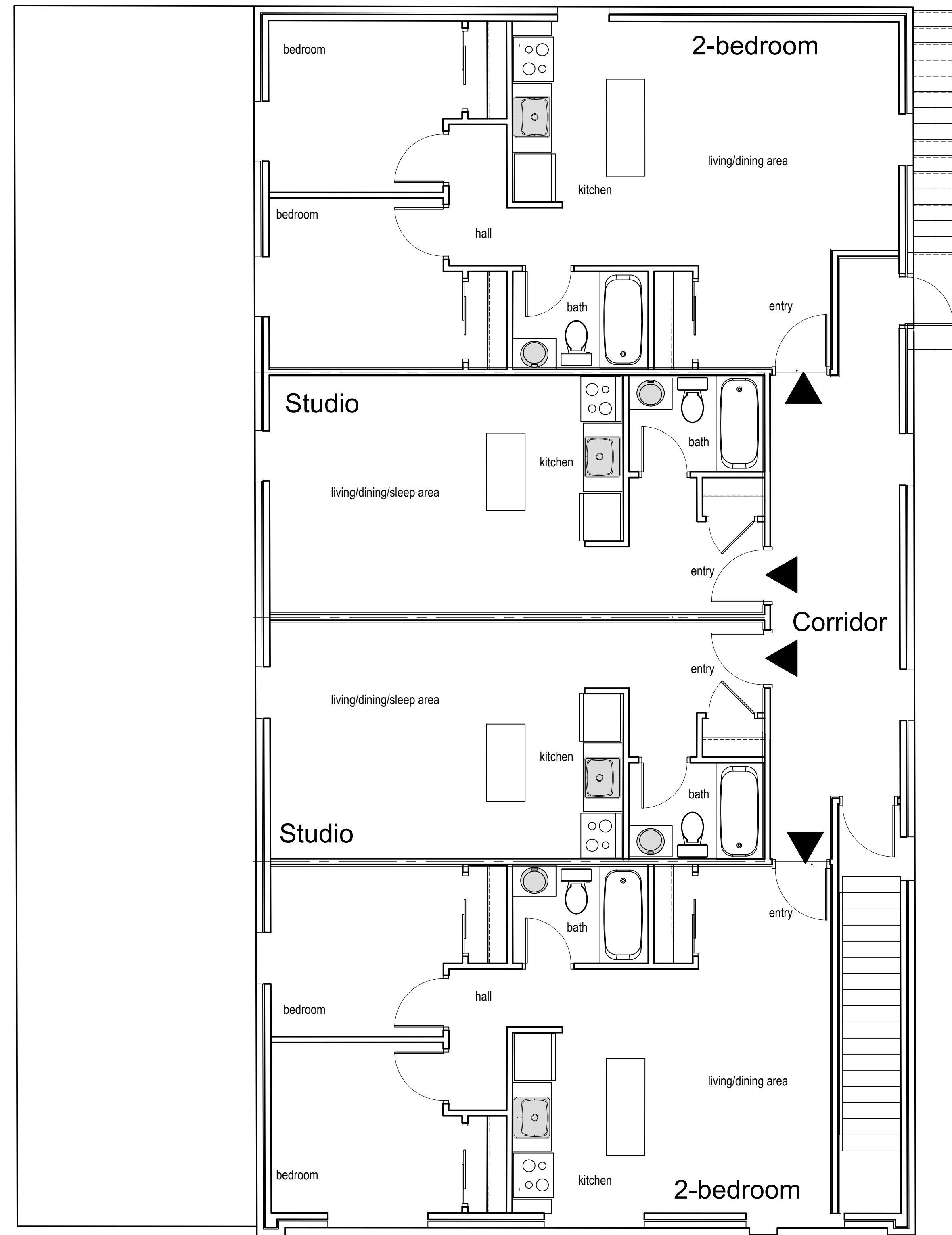
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plot



4499 existing



4 units

Ferguson



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1-416-931-6461

proposed existing  
building retrofits  
4499,4473+4479  
ferguson street @  
hickson street  
niagara falls ontario

drawing

Proposed Layouts  
upper FLOOR

4479

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plot

**DOMESTIC WATER USEAGE REQUIREMENTS**

Project: 4473 Ferguson Avenue  
Method: Fixture Unit Method, Per OBC Table 7.6.3.2.A

**Fixtures:** The fixtures were based on the floor plans provided by AAH Design Inc. dated April 6, 2023

<b><u>Amount</u></b>	<b><u>Fixture Type</u></b>	<b><u>Fixture Units Per</u></b>	<b><u>Total</u></b>	
6	Private Bathroom Group	3.6	21.6	(6 Units each with one Bathroom)
6	Dishwasher	1.4	8.4	
6	Kitchen Sink	1.4	8.4	
6	Clothes Washer	1.4	8.4	
	Total:		<b>46.8</b>	

1 - Reference Table 7.6.3.2.A, Ontario Building Code

**Hydraulic Load:** Fixture units are then transferred to Hydraulic Load based on Ontario Building Code Table 7.4.10.5.

Column 1	Column 2	Column 3	Column 4
<i>Fixture Units in service</i>	<i>Max Drainage Rate (Gal/m)</i>		
	Col. 1	Col. 1 × 10	Col. 1 × 100
100	53	174	900
90	51	164	835
80	49	153	750
70	47	140	680
60	44	128	600
50	41	115	520
40	38	102	435
30	33	88	350
20	27	72	262
10	21	53	174

Maximum hydraulic load is estimated to be 42.04 Imperial Gallons / Minute

46.8 Fixture Units = 42.04 lpgm = 3.19 L/s

**The estimated maximum hydraulic load for the proposed building is 3.19 Liters per second.**

**Water service size required is 1.25" (32mm)**  
(OBC Sentence 7.6.3.4.(6) and Table 7.6.3.4, Division B)

**DOMESTIC WATER USEAGE REQUIREMENTS**

Project: 4475-4479 Ferguson Avenue  
 Method: Fixture Unit Method, Per OBC Table 7.6.3.2.A

**Fixtures:** The fixtures were based on the floor plans provided by AAH Design Inc. dated April 6, 2023

<b><u>Amount</u></b>	<b><u>Fixture Type</u></b>	<b><u>Fixture Units Per</u></b>	<b><u>Total</u></b>	
10	Private Bathroom Group	3.6	36	(6 ex. units + 4 additional)
10	Dishwasher	1.4	14	
10	Kitchen Sink	1.4	14	
6	Clothes Washer	1.4	8.4	(estimated six washers in basement facilities)
	<b>Total:</b>		<b>72.4</b>	

1 - Reference Table 7.6.3.2.A, Ontario Building Code

**Hydraulic Load:** Fixture units are then transferred to Hydraulic Load based on Ontario Building Code Table 7.4.10.5.

Column 1	Column 2	Column 3	Column 4
<i>Fixture Units in service</i>	<i>Max Drainage Rate (Gal/m)</i>		
	Col. 1	Col. 1 × 10	Col. 1 × 100
100	53	174	900
90	51	164	835
80	49	153	750
70	47	140	680
60	44	128	600
50	41	115	520
40	38	102	435
30	33	88	350
20	27	72	262
10	21	53	174

Maximum hydraulic load is estimated to be 47.4 Imperial Gallons / Minute

72.4 Fixture Units = 42.04 lpgm = 3.59 L/s

**The estimated maximum hydraulic load for the proposed building is 3.19 Liters per second.**

**Water service size required is 1.5" (38mm)**  
 (OBC Sentence 7.6.3.4.(6) and Table 7.6.3.4, Division B)



**DOMESTIC WATER USEAGE REQUIREMENTS**

Project: 4499 Ferguson Avenue - **PROPOSED**  
Method: Fixture Unit Method, Per OBC Table 7.6.3.2.A

**Fixtures:** The fixtures were based on the floor plans provided by AAH Design Inc. dated April 6, 2023

<b><u>Amount</u></b>	<b><u>Fixture Type</u></b>	<b><u>Fixture Units Per</u></b>	<b><u>Total</u></b>	
8	Private Bathroom Group	3.6	28.8	(8 Units each with one Bathroom)
8	Dishwasher	1.4	11.2	
8	Kitchen Sink	1.4	11.2	
6	Clothes Washer	1.4	8.4	(2 Studio, no washers)
	Total:		<b>59.6</b>	

1 - Reference Table 7.6.3.2.A, Ontario Building Code

**Hydraulic Load:** Fixture units are then transferred to Hydraulic Load based on Ontario Building Code Table 7.4.10.5.

Column 1	Column 2	Column 3	Column 4
<i>Fixture Units in service</i>	<i>Max Drainage Rate (Gal/m)</i>		
	Col. 1	Col. 1 × 10	Col. 1 × 100
100	53	174	900
90	51	164	835
80	49	153	750
70	47	140	680
60	44	128	600
50	41	115	520
40	38	102	435
30	33	88	350
20	27	72	262
10	21	53	174

Maximum hydraulic load is estimated to be 43.7 Imperial Gallons / Minute

59.6 Fixture Units = 43.7 lpgm = 3.31 L/s

**The estimated maximum hydraulic load for the proposed building is 3.31 Liters per second.**

**Water service size required is 1.5" (38mm)**

(OBC Sentence 7.6.3.4.(6) and Table 7.6.3.4, Division B)



# City of Niagara Falls Pre-Consultation Checklist

(Revised: February 2022)

Persons intending to make an application for a proposed development are required to consult with planning staff prior to submitting an application. A pre-consultation meeting will identify what is required to be submitted for a complete application and will provide the opportunity to discuss:

- the nature of the application;
- development and planning issues;
- fees;
- the need for information and/or reports to be submitted with the application;
- the planning approval process;
- other matters, as determined.

### PRE-CONSULTATION- WAIVED BY DIRECTOR

Pursuant to Section 4 of By-law No. 2009-170 being a by-law to require pre-consultation for certain applications under the Planning Act, the Director of Planning, Building & Development may waive the requirement for a formal consultation meeting. I hereby waive the requirement for a formal consultation meeting on the proposal detailed herein.

Date:

Signature:

### PRE-CONSULTATION

Day: July 21<sup>st</sup> 2022

Time: 3:45pm

### 1. SUBJECT PROPERTY INFORMATION

Street Address: 4473-4479, 4499 Ferguson Street

Legal Description: PLAN 304, LOTS 148, 149  
PLAN 06, LOTS 159, 160, 161

Land Area:  
4499 = 705.5m<sup>2</sup>  
4473 = 1,007.9m<sup>2</sup>

Lot Frontage:  
4499 = 21.336m  
4473 - 4479 = 30.48m

Total : 1,1774.4m<sup>2</sup>

Municipal Land Involved: Yes  No

### 2. CONTACT INFORMATION

#### Owner Information

Registered Owner: Ajay Kahlon 2808378 Ontario Inc.

Mailing Address: (Street address, unit number, city & postal code)  
14-30 Eglinton Ave. W, Mississauga, Ontario L5R 0C1

Phone Number: 416-931-6461 E-mail Address: Ajaypalkahlon@gmail.com

#### Applicant/Agent Information (if applicable)

First and Last Name: Chris Cristelli

Mailing Address: 6255 Pinegrove Avenue

Phone Number: 905-374-2083 E-mail Address: cscdesigninc@gmail.com

Contact for all future correspondence (select one):  Registered Owner  Authorized Agent

### 3. PROPOSAL

To convert ground floor of existing building known municipally as 4499 Ferguson Street from restaurant use to 5 apartment units.

Internally renovate existing building known municipally as 4473 - 4479 Ferguson Street to increase the number of apartment units from 8 to 12 units.

Purchase laneway from the City of Niagara Falls and add to Lots 148 & 149.

### 4. PROPOSED DEVELOPMENT INFORMATION

Gross Floor Area: 4499 = 529.8m<sup>2</sup>  
4473 - 4479 = 602.4m<sup>2</sup>

Building Height: Two Storeys (Applicant to confirm exact building height)

# Dwelling Units: 4499 = 10 Units  
4473 - 4479 = 12 Units  
Total = 22 Units

# Hotel/Commercial Units: 0

Location:

Brownfield  Greenfield  Built-up   
Outside Urban Boundary  NEP Area  CIP Area

\*\*\*Note: If within a CIP Area, please speak to the City's CIP Coordinator

### 5. DESIGNATIONS

Regional Official Plan: Yes  No   
• Built-Up Area

Niagara Escarpment Plan: n/a Yes  No

City Official Plan: Yes  No   
• Residential  
• Ferguson St – Collector Road

Secondary Plan: Transit Station Secondary Plan Yes  No   
• Medium Residential  
• Height Strategy – 4 Storeys

Zoning: Neighbourhood Commercial Zone Yes  No

### 6. PROPOSED APPLICATION(S)- Check all that are applicable

Regional Policy Plan Amendment <input type="checkbox"/>	City Official Plan Amendment <input checked="" type="checkbox"/>	Zoning By-law Amendment <input checked="" type="checkbox"/>
---------------------------------------------------------	------------------------------------------------------------------	-------------------------------------------------------------

Subdivision Approval <input type="checkbox"/>	Condominium- Vacant Land <input type="checkbox"/>	Condominium- Standard <input type="checkbox"/>
-----------------------------------------------	---------------------------------------------------	------------------------------------------------

Site Plan Approval <input checked="" type="checkbox"/>	Consent/Severance <input type="checkbox"/>	NEC <input type="checkbox"/>
--------------------------------------------------------	--------------------------------------------	------------------------------

Other:

- Landscaping
  - Landscape plan to be provided through site plan submission.
  - Staff encourage additional landscaping on site including some type of amenity space for residents.
  - Reduced parking provides opportunity to provide additional landscaping
  - Reducing drive aisle from 7.0 & 7.2m to 6.3m would allow for an increased landscape buffer along the northern property line.
  - Landscaped area along the westerly end wall of 4473-4479 can be extended north to replace the proposed parking space labeled (9).

**Building Comments:**

- Firefighting site provisions to be addressed by the Fire Prevention Division (i.e. fire-route accesses, private/public fire-hydrants, building's fire-department connections, building fire-fighting access, private-onsite firefighting water-supply, etc..).
- All required Building Permits/Site-Servicing and Demolition Permit(s) to be obtained prior to construction/demolition for review. Building Data Design Matrixes shall be reviewed during the building and fire examination, application process.
- Municipal, Regional, and Educational Development Charges will be assessed/determined at time of Building Permit application review, if applicable. Parkland Dedication Fee under the direction of the Planning Division, if required.
- Spatial-Separation Fire-Protection provisions to be conducted, during the Building and Fire Prevention Divisions permit application review process.
- Signs are to be in accordance with municipal sign-by-law and may be subject to separate sign permit application(s). Telephone No. 905-356-7521, Extensions 4001, 4213 or 4344.
- Public barrier-free parking-facilities to be provided.
- A separate Site Services Permit will be required.
  - Private water supply pipes shall be designed and installed according to MOE PIBS 68813, "Design Guidelines for Drinking-Water Systems".
  - Private sewers shall be designed and installed according to MOE PIBS 6879, "Design Guidelines for Sewage Works".
  - No Plumbing serving a dwelling unit shall be installed in or under another unit of the building unless the piping is located in a tunnel, pipe corridor, common basement or parking garage, so that the piping is accessible for servicing and maintenance throughout its length without encroachment on any private living space (OBC Div. B, 7.1.5.4 – Separate Services)
- At application; verification shall be provided, whether the existing buildings are seismic, barrier-free, and particularly, that 4473-4479 Ferguson Street (Flankage- Hickson Avenue) is a single building-entity or two separate buildings (Yr. 1941 & 1990's approx.) that are abutting adjacently and possessing, and sharing a roof-line.

**Engineering Comments:**

- Infrastructure on Ferguson St:
  - 150mmØ DI Watermain
  - 250mmØ PVC Sanitary Sewer
  - 500mmØ PE Sanitary Sewer
  - 525mmØ RC Storm Sewer
- Infrastructure on Hickson Ave
  - 150mmØ CI Watermain
  - 200mmØ Sanitary Sewer (North Limit of PL)
- Engineering services will require the applicant to confirm the interest in land sale from Senior Management
- Should the City have an interest in selling the property an easement shall be registered in order to maintain lands for any future storm management and drainage infrastructure.
- Roof leaders are required to drain to grade via splash pad.

**Fire Comments:**

- Fire Department has no comments or concerns with the proposal. Technical review will occur at site plan stage.

**GIS (Addressing):**

- It would appear the main access will remain on Ferguson so the existing addresses will remain
- Should the properties merge/consolidate with the acquisition of the laneway, this will trigger an addressing review
- Ideally we would like to retire the existing 4473-4479 range address and assign a new single address with units
- Is the intention for rental units or will this become a standard condo in quick succession?
- A unit plan will be required for each building

**Landscape Services:**

- Parks staff were not in attendance. Comments will be provided upon application. Landscape plans will be reviewed at the site plan stage.
- Cash-in-lieu will be required.