



Cambridge IP Park Phase 2 Business Park

Intermarket CAM Limited

Type of Document:

Functional Servicing Report

Project Name:

Cambridge IP Park Phase 2

Project Number:

BRM-00605655-A0

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Date + Time Submitted:

2020-11-04



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1. Introduction

EXP Services Inc. has been retained by Intermarket CAM Limited to prepare a Functional Servicing Report (FSR) in support of the proposed development application including the Draft Plan of Subdivision for their lands known as the Cambridge IP Park Lands Phase 2, located in the City of Cambridge within the south-western quadrant of the overall Stage 1 East Side Lands. The subject lands consist of 21.939 ha which includes the roadway ROW. The subject site is generally bounded by the Cambridge IP Park Phase 1B lands and Freeport Creek to the south, the existing Riverbank Drive to the west, Allendale Road to the north and private farmland / PSW (Pond 130) to the east.



Figure 1: Cambridge IP Park Lands Phase 2

It is proposed to develop the Phase 2 lands as a Prestige Industrial Business Park, which may include offices, business parks, industrial manufacturing and data centre uses. This document is provided in support of Draft Plan Approval for the Phase 2 Industrial Business Park Development. Draft Plan of Subdivision for the proposed development has been prepared by MHBC and forms the basis for the proposed design concepts (See Appendix A).

There is a N-S Road through the Phase 2 subdivision, which connects Allendale Road, runs south across Freeport Creek and connects to Phase 1 lands at the south.

In support of the overall Stage 1 and Stage 2 of the East Side Lands, the Region of Waterloo, the City of Cambridge, Grand River Conservation Authority (GRCA) and in conjunction with the City of Kitchener and the Township of Woolwich, have initiated and completed the following background studies:

- East Side Lands (Stage 1) Master Environmental Servicing Plan (MESP) – Dillon Consulting; 2014

- North Cambridge Business Park – Municipal Class Environmental Assessment (NCBP MCEA) – Associated Engineering; 2017
- East Side Lands (Stage 2) Master Environmental Servicing Plan (MESP) – WSP; 2017
- Freeport Creek and Tributary to the Grand River Sub Watershed Study – Aquafor Beech Ltd.; 2013

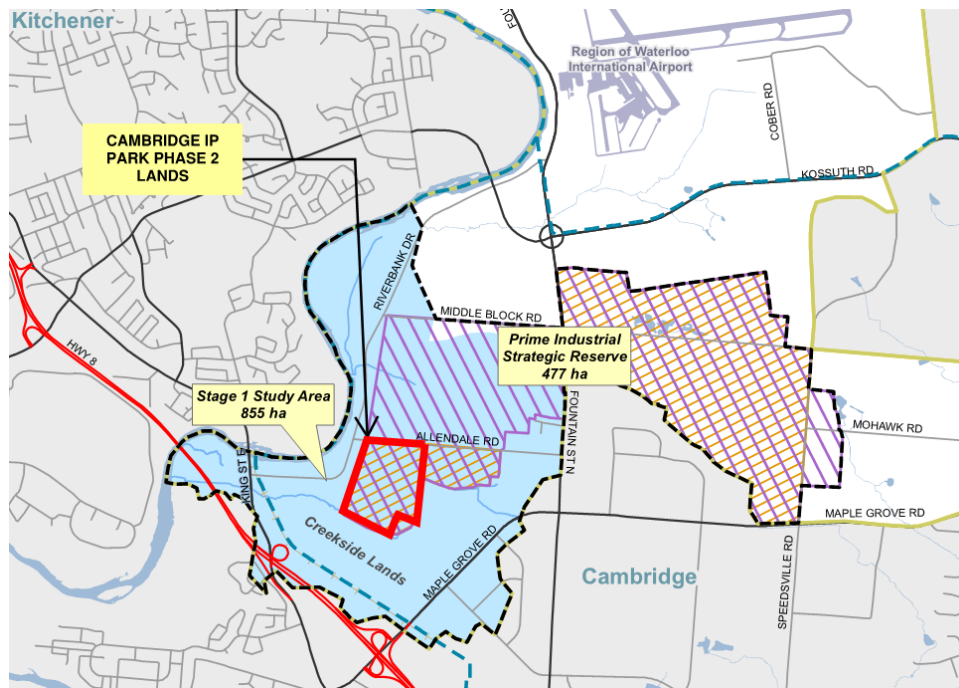


Figure 2: Stage 1: East Side Lands (Excerpts from Stage 1 East Side Lands Study)

The East Side Lands Master Environmental Servicing Plan and the North Cambridge Business Park Municipal Class Environmental Assessments have been prepared by the Authorities having jurisdiction to guide the overall development of the Stage 1 East Side Lands developments, including recommending the preferred transportation network and the preferred municipal and utility servicing strategies. The Cambridge IP Park Phase 2 development is located within the Stage 1 East Side Lands and North Cambridge Business Park EA study area, and as such, this document has been prepared based on the recommendations found within the MESP and Class EA studies.

This PH2 Functional Servicing Report should be read in conjunction with the PH2 Stormwater Management Report by EXP.

2. Existing Conditions

EXP Services Inc. conducted a detailed topographic and aerial survey of the site in the spring of 2018. The subject lands consist of agricultural and undeveloped terrain in Cambridge, Ontario, as shown in the Topographic Survey Plan included as part of the FSR report. The existing properties are presently used for agricultural purposes.



Figure 3: Cambridge IP Park Phase 2 Existing Conditions

2.1 Topographical / Legal Information

The legal boundary survey information is noted on the topographic survey and is described as comprised of parts of Lots 13, 14, 19 and 20 of Beasley's Broken Front Concession located in the geographic Township of Waterloo, City of Cambridge and Regional Municipality of Waterloo.

Reference elevations presented within the Topographic survey and within the engineering plans contained within this report are geodetic and referenced to Bench Mark No. 00119673652 located on a concrete monument on the south side of Township Road No. 12, 0.4 km east from Township Road No. 19, 131.2m southwest from laneway entering J. Perry's Farm, 9.4 km south of Centre Line of road.

2.2 Geotechnical / Hydrogeological assessment Information

The Geotechnical Investigation carried out by EXP services indicates that the site is predominantly comprised of a Sand/Silty Sand/Silt Till native soil formation overlain with 150mm to 1,200mm thick topsoil deposits. Near the proposed Freeport Creek crossing, a layer of clayey silt till was also encountered below the sandy silt till layer.

Groundwater monitoring wells advanced as a component of the Geotechnical Investigation showed groundwater recordings in most wells, with depths below ground measurements varying between 2.16 to 10.08 metres below grade.

Groundwater elevations range between a low at Freeport Creek of 300.07 m to 307.26 metres near Allendale Road. Groundwater flow is in a westerly direction in the northern portion of the Site, with more southerly flow in the south. The Freeport Creek, downstream of the wetland does not appear to have a significant source from groundwater based on groundwater elevations and water chemistry.

The site does not qualify as a Highly Vulnerable Aquifer (HVA). The site meets the characteristics of a Significant Groundwater Recharge Area (SGRA) with a vulnerability rating of 2 in the southern and eastern edges of the Site. During construction, short term impacts to the shallow groundwater may occur, where excavations crossing the shallow groundwater require construction dewatering, however preliminary evaluation suggests that a Permit to Take Water will be required.

The water balance assessment for the Site was completed in accordance with the recommendations indicated in the guidance document “Hydrogeological Assessment Submissions: Conservation Authority Guidelines to Support Development Applications” (Conservation Ontario, 2013), and using appropriate site condition values obtained from Table 3.1 of the MOE Stormwater Management Planning and Design Manual (MOE, 2003).

As most of the Site is expected to be developed with impervious surfaces, Low Impact Design (LID) techniques will be used on Site to help manage stormwater runoff and water balance, including above ground stormwater management bio-swales and underground stormwater infiltration and storage galleries which will receive roof top runoff from the buildings.

Refer to the Geotechnical Investigation Report, dated June 2018, by EXP under separate cover, for additional information on soils and groundwater conditions.

Refer to the Hydrogeological assessment and Water Balance Report, dated January 2020, by EXP under separate cover, for additional information on groundwater conditions and water balance.

3. Proposed Development

This report addresses the functional servicing for the industrial subdivision referred to as PH2 Business Park. The Cambridge IP Park PH2 industrial subdivision development is generally described and includes the following:

- Intermarket Road, referred to as the North-South Collector Road in the MESP, extends from the north limit of the Phase 2 at a roundabout intersection at Allendale Road to the south, which connects to the Creekside Phase 1B lands on the south side of Freeport Creek
- Industrial Business Park – Prestige Employment – Blocks 1 through 6, with associated asphalt parking and curbs
- Aboveground SWM dry pond (without forebay)
- Block features including:
 - Noise attenuation feature along the northwest boundary limit,
 - Associated retaining walls
 - Aboveground SWM bio-swales on blocks
 - Underground stormwater infiltration and storage galleries, and

The Cambridge IP Park PH2 Business Park development consists of six (6) employment blocks and one (1) SWM block. Three (3) employment blocks are spaced evenly along the west side of Intermarket Road, and three (3) employment blocks are unequal lots along the east side of the Road.

4. Roadways

The layout of Intermarket Road has been shown in with the detailed design by the City, prepared by MTE. This design is in accordance with the recommendations of the North Cambridge Business Park Municipal Class Environmental Assessment. The road name considered in this report is Intermarket Road to coincide with the extension of Intermarket Road from the Creekside Phase 1B lands.

4.1 Proposed Intermarket Road ROW Cross Section

The proposed Intermarket Road has been represented within the Functional Servicing Report plans and details.

The proposed Cambridge IP Park PH2 roadway cross-section, as designed by the City, is proposed as a 30 metre wide right of way, consisting of four (4) lanes of traffic measuring 3.50 metres wide, concrete curb and gutters, a 3.70 metre wide landscape and site furnishings zone, a 3.0metre wide multi-use trail, and the 1.0metre wide land use transition zone, totaling for 30.0 metres between property lines. Refer to the latest Intermarket Road drawings provided by the City of Cambridge, prepared by MTE for details.

This roadway when fully developed will form the extension of the Intermarket Road north to Middle Block Road, providing for direct access through IPort Cambridge (owned by HOOPP, formerly known as IP Park Phase 3), and PH2 and PH1B Cambridge IP Parklands to a connection at King Street, Kitchener.

In addition to the proposed 1.0 metre transition zone at the limits of the ROW, a 3.0 metre wide landscape buffer is proposed between the blocks. This separates the proposed parking infrastructure within the proposed site developments within the Cambridge IP Park PH2 lands.

4.2 Cambridge IP Park Proposed Intermarket Road Profile

Refer to the latest Intermarket Road drawings provided by the City of Cambridge, prepared by MTE for details.

4.3 Proposed Freeport Creek Crossing (Design by City Forces)

The roadway crossing of Freeport Creek (detailed design by City) is assumed to incorporate a new stormwater release structure to allow the release of stormwater from the Freeport Creek stormwater management pond in accordance with the recommendations of the NCBP EA.

4.4 Cambridge IP Park Road Intersection at Allendale Road

The intersection with Allendale Road is a two-lane roundabout in accordance with the City of Cambridge drawing. Refer to Intermarket Road drawings provided by the City of Cambridge, prepared by MTE for details. The road extends to the north into the IPort Cambridge land, owned by HOOPP.

5. Grading

5.1 Existing Condition

The Cambridge IP Park PH2 lands fall within the Freeport Creek sub-watershed, with existing grades varying from a grade of approximately 311 metres above sea level (masl) at Allendale Road, rising to a localized high point of approximately 315 masl 300 metres south of Allendale Road, to a low of 300 masl at Freeport Creek.

Existing Grades along the northern boundary of Phase 2 lands range from 312 masl 100 metres east of the proposed Intermarket Road intersection with Allendale Road, to 306.5 masl at the west property line. The existing lands have a relatively flat slope to Freeport Creek to a top of bank along the Freeport Creek and the Freeport Creek Stormwater Management Pond of approximately 310 masl.

A local hill 300 metres south of Allendale Road, with a peak elevation of approximately 315 masl provides a drainage break for the existing Phase 2 lands, with drainage from the eastern half of the lands directed to the stormwater management facility, and the other to the Freeport Creek, both areas eventually drain to the Grand River. Parts of the two proposed northern Business Park Blocks along the west side of the collector road currently drain to the west towards the Grand River. Additional lands owned by applicant and the southern lots drains towards Freeport Creek.

An external area of approximately 2.0 Ha north of Allendale Road, including the road drains in the south and east eventually outletting downstream of the PSW (Pond 130).

5.2 Proposed Intermarket Road Profile

As discussed in Section 4.3, Intermarket Road is proposed to follow the recommended profile as shown in the North Cambridge Business Park Municipal Class EA Report. The detailed design provided by the City dated 06/05/2020 (Issued for Tender set) has been incorporated into the drawings as provided herein.

5.3 Proposed Industrial Lot Grading

The Business Park Blocks 1 through 4 are graded for drainage during the major and minor storm events, with the overall property grades along the rear lot lines set slightly above the centerline road elevation at the south limit of the industrial lot to ensure overland flow is directed to Intermarket Road. Retaining wall section are proposed, as required, along west and south boundary limit of the subdivision to as required to ensure positive drainage towards the Intermarket road.

The Business Park Blocks 5 & 6 are graded from front to back or west to east. The overland flow is from north to south and outlets to the PSW (Pond 130).

Internal grades will be graded to approximately 3.0% or less to assist with transport vehicle movements with the exception to some driveway grades which may require upwards of 5.0% to accommodate the larger industrial sites.

Internal drainage ponding areas will be limited to 300mm depth within parking areas and drive aisles.

Stormwater management facilities are proposed to be provided along the rear lot lines of the industrial lots, consisting of bio-swales and vegetated embankments for stormwater storage.

The preliminary grading concept for the proposed Business Park Blocks are presented in Appendix C, Grading Plan Drawing SG-01. Figure 4 below shows the concept grading plan for a typical block and the recommended stormwater management strategies located along the rear lot lines.

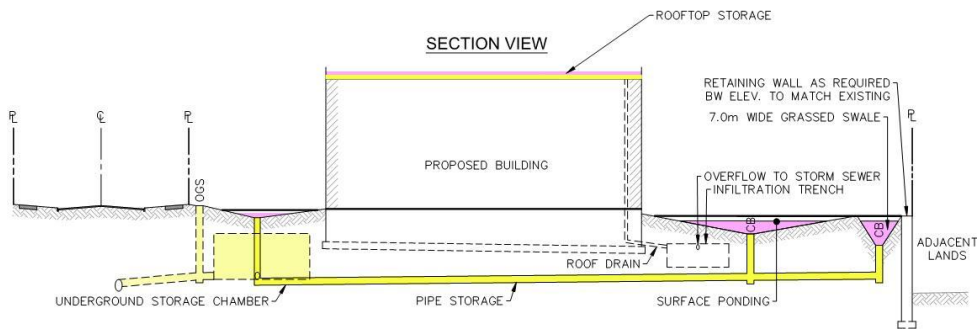
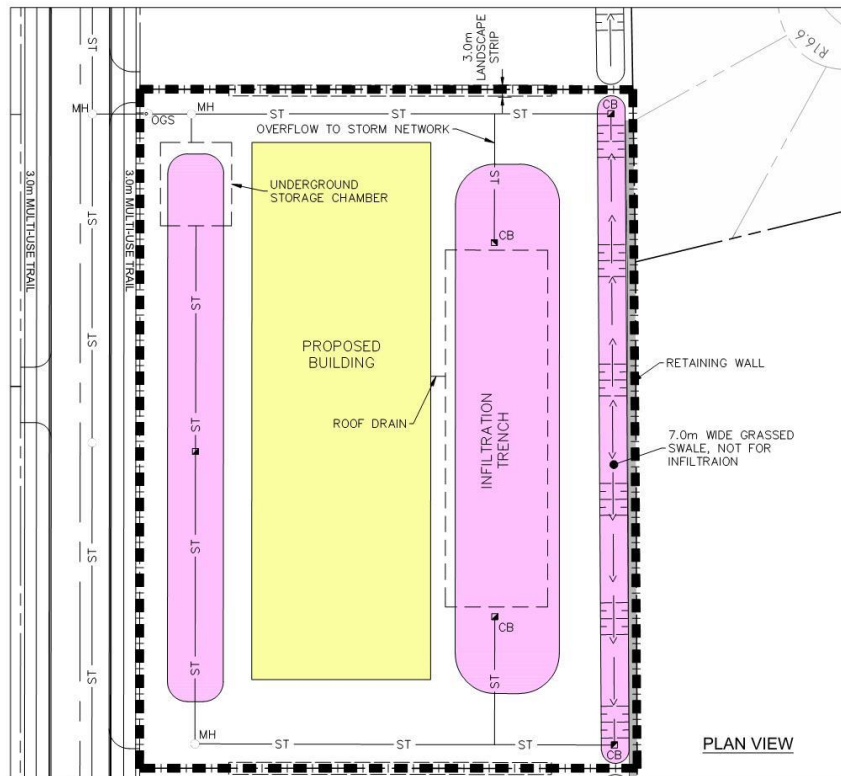


Figure 4: Conceptual Lot Design

Refer to the Phase 2 Stormwater Management Report for more details regarding drainage and stormwater management.

6. Municipal Servicing

Municipal servicing for the Cambridge IP Park PH2 lands is proposed to follow the recommendations of the Master Environmental Servicing Plan (MESP) and the North Cambridge Business Park Municipal (NCBP) Class EA.

The Cambridge IP Park Phase 1A and Phase 1B lands are the southern 2 legs of the overall long term municipal servicing plan for the Stage 1 East Side Lands. The Sanitary Trunk Main for the East Side Lands is shown on the design drawings as provided by City of Cambridge dated 08/30/2019 (Issued for Tender set). This sewer is being constructed to service the broader East Side Lands, which includes some land in the Township of Woolwich.

6.1 Sanitary Servicing

In addition to the sanitary trunk main, interim servicing conditions for the Cambridge IP Park Phases 1 and 2 and IPort Cambridge lands (formerly Phase 3) are currently being implemented, including the detailed design and construction of a sanitary pumping station (SPS), by the City of Cambridge. The SPS location on the drawings included herein, has been provided by the City of Cambridge. The ESL (Stage 1) Interim SPS was originally considered an interim condition that will be needed for (approximately) the next 20 years until such time that the Region of Waterloo constructs their trunk sewer which will connect to the southern terminus of the City's trunk sewer (allowing the City to decommission the SPS) and will convey all sewage to the Kitchener Wastewater Treatment Plant. However, this SPS has now been identified as a City of Cambridge Pumping Station. The SPS is intended to primarily service the North Cambridge Business Park Lands as outlined in the North Cambridge Business Park EA.

Sanitary servicing estimates for the Cambridge IP Park PH2 lands were prepared based on the recommendations of the MESP and NCBP Municipal Class EA. The MESP recommends the following:

- Employment lands within the Phase 2 of the Cambridge IP Park development and IPort Cambridge development (formerly IP Park Phase 3) areas the receive an assumed density of 25 persons/hectare, and an allowance of 300 litres/person/day for municipal wastewater be taken for the industrial lands.
- Peaking factors and Inflow/Infiltration allowances of 2.05 and 20% of the calculated total flow respectively for the industrial lands.

The Cambridge IP Park Phase 2 sanitary servicing demand estimates are summarized below using the MESP and NCBP Municipal Class EA recommendations:

Table 6-1: Proposed Cambridge IP Park PH2 Municipal Wastewater Servicing Estimate

Wastewater Estimate - Master Environmental Servicing Report Recommendations							
Block	Land Use	Area (ha)	Density (persons/ha)	Daily Flow (litres/person/day)	Peaking Factor	I & I	Total Flow (L/s)
1	Industrial/Employment	2.223	25	300	2.05	20%	0.47
2	Industrial/Employment	2.129	25	300	2.05	20%	0.45
3	Industrial/Employment	2.079	25	300	2.05	20%	0.44
4	Industrial/Employment	8.094	25	300	2.05	20%	1.73
5	Industrial/Employment	2.315	25	300	2.05	20%	0.49
6	Industrial/Employment	1.065	25	300	2.05	20%	0.23
TOTAL							3.82

As shown in Table 6-1 above, the resulting municipal wastewater demand for the Cambridge IP Park PH2 development was calculated to be 4.71 litres/second, which would require the minimum 200mm diameter municipal sanitary sewer to accommodate the flow estimate. Refer to Appendix B for Sanitary Laterals and Collector Sanitary Sewer Design Sheet. The MESP recommendations are based on the Cambridge IP Park Lands being within the Prime Industrial Strategic Reserve lands, which are assumed to provide employment uses at a minimum density of 25 employees per net hectare, coinciding with the minimum density in the Regional Official Plan (2009) policies.

6.1.1 Sanitary Trunk Sewer

The 2014 MESP recommends that a sanitary trunk sewer follow the alignment of Intermarket Road through the Cambridge IP Park PH2 lands ultimately connecting to a City of Cambridge Pumping Station located to the west of the Cambridge IP Park Phase 1 lands (Phase 1B). The portion of the sewer through the Phase 2 Lands will be 1050mm diameter in size with 1200mm sewer crossing under Freeport Creek. Drawing SS-01 in Appendix C includes the current layout, for reference.

6.1.2 Phase 2 Municipal Service Laterals

Servicing for each of the industrial blocks is proposed to be accommodated through the installation of new 200mm diameter service laterals. Refer to Appendix B for the proposed sanitary sewer design sheets for the Business Park subdivision, and Appendix C for the Site Servicing Plan, Drawing SS-01.

6.1.3 Phase 2 Municipal Collector Service

Based on the above Table 6-1 and Sanitary Sewer Design Sheet in Appendix B, the municipal sanitary flows for the Cambridge IP Park PH2 development is capable of being serviced through the installation of a 200mm diameter sanitary collector sewer. This local sewer will connect to the trunk sewer north of the Freeport Creek crossing at an existing sanitary MH downstream of proposed MH105A. This existing MH is noted on the Intermarket Rd Sanitary Trunk Sewer drawings by MTE as MH 6A. See Drawing SS-01 Appendix C for more information.

Each of the industrial lots will receive a sanitary inspection manhole at the property line to facilitate future effluent sampling, as required, by the Region.

Sanitary sewers within the Business Park Blocks will be designed for a depth of bury of not less than 1.50 metres within the Blocks to maintain sufficient cover for frost protection and will be installed at 2.60 metres depth relative to the centre line in accordance with City of Cambridge servicing requirements prior to connecting to the proposed trunk sewer.

6.2 Water Servicing

Municipal water servicing is proposed to be provided through the installation of a new 300mm diameter PVC watermain along the length of Intermarket Road to accommodate the recommendations for the Stage 1 East Side Lands municipal water servicing. The watermain distribution analysis confirms the suitability of the sizing and flows. This analysis has been completed by others for Phases 1 and 2 of the IP Park Development as well as IPort Cambridge development (owned by HOOPP, formerly IP Park Phase 3). Please refer to the "Creekside Subdivision Phases 1-3 Preliminary Water Distribution Analysis" prepared by MTE, dated July 5, 2019. This report is included in Appendix D of this report.

The watermain distribution analysis for Phase 2 was based on the scenario that the 300mm watermain along Boychuk Drive and Intermarket Road constructed to service Phase 1 is assumed existing and operational, and the new 300mm diameter watermain along the northern extension of Intermarket Road through Phase 2 is looped back to the existing 300mm diameter watermain on Fountain Street via Allendale Road.

Per the distribution analysis, for all scenarios the proposed water system will adequately provide the required daily water demands within the DGSSMS recommended minimum and maximum pressure range guidelines of 350kPa to 550kPa for the Average and Maximum Day demand scenarios, and 275kPa to 700kPa for the Minimum and Peak Hour demand scenarios for locations where the ground elevation is equal to or greater than 307.5m. The only location within the water model with an elevation less than 307.5m is located within Phase 1 on Intermarket Rd west of the Boychuk Dr/intermarket Rd intersection. At this location, the Average and Maximum Day demand scenarios are above the recommended DGSSMS maximum pressure

guideline of 550kPa and therefore, pressure reducing valves (PRVs) are required near this location to satisfy the maximum pressure requirement. However, this location is outside of Phase 2 and PRVs are also required for the Phase 1-only scenario, therefore this is outside the scope of Phase 2.

6.2.1 Water Demand Estimates

Water demand estimates for the proposed Cambridge IP Park PH2 development are shown below in Table 6-2. Table 6-3 provides the estimated fire protection water demand based on the Cambridge IP Park PH2 development layout as recommended in the MESP and as shown on Appendix C Drawing SS-01. Detailed watermain calculations can be found in Appendix B.

A Maximum Day peaking factor of 1.65 is applied to the calculated domestic water demand, which is consistent with the recommendations of the MESP.

Table 6-2: Proposed Cambridge IP Park PH2 Domestic Water Servicing Estimate

Domestic Water Estimate – City of Cambridge Design Guidelines Recommendations						
Block	Land Use	Area (ha)	Density (persons/ha)	Daily Flow (litres /person/ day)	Max Day Peaking Factor	Max Day Peak Flow (L/s)
1	Industrial/Employment	2.223	25	300	1.65	0.32
2	Industrial/Employment	2.129	25	300	1.65	0.30
3	Industrial/Employment	2.079	25	300	1.65	0.30
4	Industrial/Employment	8.094	25	300	1.65	1.16
5	Industrial/Employment	2.315	25	300	1.65	0.33
6	Industrial/Employment	1.065	25	300	1.65	0.15
Maximum Day (Total) (L/s)						2.56

Table 6-3: Proposed Cambridge IP Park PH2 Fire Flow Servicing Estimate

Fire Protection Water Estimate – Water Supply for Public Fire Protection Recommendations							
Block	Land Use	Area (ha)	Density (pers/ha)	Exposure Dist. (m)	Building Area Considered (m ²)	Calculated Fire Flow (L/min)	Fire Flow (L/s)
1	Industrial / Employment	2.223	25	Various	8,892	10,000	167
2	Industrial / Employment	2.129	25	Various	8,516	11,000	183
3	Industrial / Employment	2.079	25	Various	8,316	10,000	167
4	Industrial / Employment	8.094	25	Various	11,613	11,000	183
5	Industrial / Employment	2.315	25	Various	9,260	11,000	183
6	Industrial / Employment	1.065	25	Various	4,260	7,000	117

As per the “Creekside Subdivision Phases 1-3 Preliminary Water Distribution Analysis” a 300mm diameter local watermain connection will be suitable to accommodate for both estimated domestic and fire flow demand. Under normal flow conditions of water velocities of 1.0 m/s or less, the 300mm watermain can supply up to 70 litres/second to the development. Under fire flow conditions with assumed water velocities of 5.0 m/s, the 300mm watermain can supply up to 353 litres/second under standard operating pressures. The largest estimated fire flow demand is 183 litres/second generated by the industrial Blocks 2, 4 and 5, which is smaller than the maximum capacity of the 300mm watermain.

The Fire Underwriters Survey for Public Fire Protection recommends that a 2.5-hour duration for the industrial fire flow rate of 11,000 L/Min.

Fire hydrants are required to be constructed at 90 metres c/c along the Intermarket Road. This is reflected on the ROW design buy others.

6.2.2 Business Park Block Servicing

Municipal water servicing for the proposed Cambridge IP Park PH2 lands is proposed to be provided through the installation of new 200mm service laterals connected to the proposed 300mm diameter watermain installed in Intermarket Road. This size of lateral is as per the Intermarket Rd drawings prepared by MTE.

The incoming 200mm service lateral will be split at the ROW property limit for each block to provide dedicated fire and domestic service lines of 200mm and 100mm diameter respectively. Fire services will be equipped with a premise isolation valve/backflow preventer to allow for the use of private hydrants and fire protection systems within the individual lot developments. Private hydrants will likely be required to be installed within the individual industrial lots within 45 metres of the primary firefighting entrance into the building.

Shutoff valves will be provided at the property limit for all Blocks. A meter/valve chamber in accordance with City standards will be required should there be more than 30m from property line to building.

6.3 Municipal Storm Sewers

Refer to the Preliminary Stormwater Management Report for details related to the storm sewer design.

7. Utility Servicing

Utility servicing for the proposed Cambridge IP Park Phase 2 Development is available through the extension of services from adjacent lands and subsequent development of the Intermarket Road ROW.

Electrical servicing will be provided through the design and construction of new buried duct-banks, supplied Energy+. Routing and sizing of the electrical services will be developed during the detailed design stage. Estimated electrical loads for the respective developments will be determined during the detailed design stage when the proposed occupancies are better understood.

Communications services will be supplied by the extension of Bell Canada and Rogers services through the new municipal corridor connecting Allendale and the Phase 1 lands on the south side of Freeport Creek.

Natural gas servicing is available within the Region by Union Gas. A new service line will be required to be installed along Intermarket Road to supply servicing to the respective industrial lot developments. Estimated gas loads for the respective developments will be determined during the detailed design stage when the proposed occupancies are known.

8. Summary

Through the development of this Functional Servicing Report, the development of the Cambridge IP Park Phase 2 lands has been shown to be possible based on the following requirements:

1. Sanitary servicing for the industrial blocks can be serviced through new service connections to the proposed sanitary collector pipe which will be installed along the alignment of Intermarket Road.
2. The provision of sanitary servicing will rely on the completion of the design and construction of the temporary sewage pumping station which is to be in the Creekside Phase 1B lands, complete with temporary connections to the sanitary trunk sewer.
3. As per the “Creekside Subdivision Phases 1-3 Preliminary Water Distribution Analysis” water supply for the proposed development will be available through the installation of a new 300mm diameter water service along Intermarket Road, with connections to the future Allendale Road and to the Creekside Phase 1B lands to provide for the recommended looped water service. This analysis also concludes that in the intermediary phase, there is sufficient pressure and flows to support the proposed subdivision.
4. Grading of Block 1-4 will be required to allow for the stormwater management systems, as well as ensuring that overland flow for any storm event beyond 5-year and in cases of emergency, are directed to the municipal ROW. This overland flow will be conveyed to the proposed SWM pond, including Regional event flow.
5. Grading for Blocks 5 & 6 will be required to allow for the stormwater management systems, as well as ensuring that overland flow for storm events beyond the Regional storm event are directed to the PSW (Pond 130).
6. Utility servicing of the proposed industrial lots will be available through the extension of new natural gas, electrical duct-banks, as well as telephone and cable services along the Intermarket Road alignment, with connections to Allendale Road and the Creekside Phase 1B development. The design is by the City.

Appendix A
Cambridge IP Park Lands Phase 2 Draft Plan of Subdivision (Reduced)

Appendix B
Sanitary and Fire Flow Design Sheets

Appendix C
EXP Topographic Survey
Cambridge IP Park PH2 Preliminary Engineering Drawings

Appendix D
Creekside Subdivision Phases 1-3 Preliminary Water Distribution Analysis
prepared by MTE; July 5, 2019