

# *Park Square*

*151 Bay Street  
Ottawa, ON K1R 7T2*

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September 25, 2023

Dear Owners,

We have further information to share with you on the upcoming drain pipe replacement project.

Attached is a report on how the various stacks will be accessed once work commences. The original report was received in June but revisions were made after discussion between the board and our engineers that concluded at the end of August. The two diagrams at the end of the report show whether a particular pipe can be accessed from the common element hallway or must be accessed from within the unit requiring demolition and reconstruction (which is the responsibility of the owner).

The direction of access is largely determined by whether the walls are load-bearing or curtain walls, which cannot be entered from the hallway for structural reasons. Walls that are neither of these will be accessed from the hallway, reducing the burden on owners in terms of the work they must undertake. In any case, regardless of point of access, water will be cut off and drains inoperative when a bathroom or kitchen riser is being worked on. Only one bathroom riser per unit will be impacted at the same time. Each riser is expected to take two months to complete.

Other than to repeat that the first phase of construction will all be risers that can be accessed from the hallway, it is not possible to state at this time when individual risers will be worked on. That information is dependent on finalizing the scope of work, the tendering and bidding process and the awarding of contracts for the work. This is a time-consuming process but work is progressing steadily.

We know that this report may raise as many questions as it answers. For that reason, we have scheduled an information session for November 9th, 2023 at 7 p.m. This date was chosen so that it occurs before our AGM (which will be on November 23rd) but late enough that additional information might be available. Our engineers will be present to answer your questions.

This will be an on-line meeting. Our experience has been that this is both efficient and cost-effective and generally has a higher level of attendance than previous in-person sessions. A separate registration form will be transmitted to you shortly. Provisions will be made for phone attendance for those who do not have computer access.

Sincerely,

The Board, CCC145

**Virtual Town Hall Meeting**  
**Thursday, November 9, 2023 at 7:00 pm**  
**CARLETON CONDOMINIUM CORPORATION NO. 145**  
**REGISTRATION INSTRUCTIONS**

Dear owners,

Please find below important information about your upcoming virtual meeting, scheduled to be held on **Thursday, November 9, 2023**. The items to be discussed and voted on at the meeting are listed in the attached Notice.

To avoid the risks associated with high density social gatherings, and to ensure that a maximum degree of participation, including with owners who do not yet feel comfortable with in-person meetings and those who are unable to attend, your Board has opted to hold this meeting virtually. Virtual meetings are a safe, secure and conducive method of holding these meetings. We have been retained to host the online meeting.

Please read the attached important information on

- How to register for this meeting (you must register to be able to attend the meeting);
- How to vote electronically.

Please do not hesitate to reach out to your manager if you have any questions.

**IMPORTANT:** If you have received this letter by regular mail or personal delivery, the corporation may not have your **email** address. Please immediately contact your manager ([JDeslongchamps@condogroup.ca](mailto:JDeslongchamps@condogroup.ca)) without delay to provide a valid email address.

## ***How to register for the meeting***

You must register before the meeting in order to participate. Registration is done online by following these easy steps:

1. To register for the meeting, just click (or type in your browser) the following link and follow the instructions:  
  
<https://bit.ly/48pHNmT>
  - a. You will be asked to confirm your name, unit number and email address (etc.);
  - b. You will then get an email with the login credential (and the link to join the meeting on the day of the meeting);
  - c. You will get email reminders leading up to the meeting.

**Please register at your earliest convenience.** You can do so as early as today.

## ***How to join the meeting***

### **The day of the meeting (Thursday, November 9, 2023)**

1. Those wishing to join the meeting by video conference (with a computer, laptop, tablet or smartphone) will be able to do so by clicking on the link you will get in the confirmation email (you get this email after you have registered – see “How to register” above);
2. Those wishing to join in by phone can do so by calling 1-855-703-8985. You will be required to dial in the following:
  - a. Webinar ID: 835 6367 0753
  - b. Participant ID: Press #
  - c. Password: 159382
3. Those joining in by phone will be able to listen in but will not be able to speak or vote on procedural motions.

## ***During the meeting***

During the meeting, your camera and microphone will be off. You will not be seen or heard. At certain points, you will be able to turn your microphone on to ask questions or discuss topics. You will be invited to do so by the person chairing the meeting.

Motions and questions will be brought by “raising your hand”. You’ll see that “raise hand” functionality at the bottom of your screen.

This will be explained by the chairperson at the beginning of the meeting.

Please do not hesitate to contact your manager if you have any questions on the above or on the upcoming meeting.

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Carleton Condominium Corporation No. 145  
% Condominium Management Group  
434 Queen Street,  
Ottawa, Ontario, K1R 7V7

Attn: Ms. Josee Deslongchamps

## CCC 145 - RESIDENTIAL FLOORS SANITARY DRAIN REPLACEMENT – UNIT SURVEY

Dear Ms. Deslongchamps:

At your request, Keller Engineering performed a visual inspection of the interior finishes on the walls adjacent to each side of the sanitary riser pipe locations at CCC 145, located at 151 Bay Street in Ottawa, on May 17-18, 2023. The inspection included documenting the interior finishes, observable renovation work, layout changes, and any other special circumstances for consideration. The purpose of the survey was to determine the most suitable access location for replacement of each sanitary riser pipe.

### DOCUMENT REVIEW

A copy of the available base building architectural and structural drawings were used to determine general floor layouts and shearshear wall locations.

### UNIT SURVEY

Access was given to the majority of the units with the exception of 5 units. These units are assumed to be similar to other units with the same floorplan, with original finishes or minor renovations only. It is not anticipated that the configuration of these units will have an impact on the overall project.

### RENOVATIONS

Due to the age of the building, many of the units have undergone kitchen and washroom renovation work throughout the years. The observed renovations ranged from basic fixture replacements to fully refinished kitchens and bathrooms. Some of the renovations included minor fixture location changes, however none of the renovations appeared to alter the locations of the existing plumbing risers.

During our survey it was noted that a significant number of plumbing renovations involved replacement of the original copper drain piping with ABS piping and PVC Schedule 15 piping. These materials are

not permitted to be used in non-combustible high-rise buildings due to their excessively high flame-spread and smoke-spread ratings. Any ABS drain piping or schedule 15 drain piping needs to be identified and replaced with either copper or XFR piping, which conforms to the requirements of 25/50 flame-spread/smoke-spread rating for this type of building.

## **RECOMMENDED RISER ACCESS LOCATIONS**

The recommended access locations for each of the risers was selected to minimize occupant impact and overall cost. Washroom numbering is allocated according to proximity to unit entrance, with washroom 1 being closest to the unit entrance and washroom 2 furthest from entrance. A spreadsheet summary and floorplan of recommended locations is attached at the end of this report.

### **01 Units**

The layout of these units is generally the same on each floor with only minor renovations observed. Access was given to most 01 units with the following exceptions: \_\_\_\_\_

#### **Kitchen:**

The kitchen riser in these units is located within an interior wall between the kitchen and den area. The recommended access location for this riser is through drywall openings on the den side of the wall. This access point minimizes cost and occupant impact by not disturbing kitchen finishes.

#### **Washrooms:**

Both washroom risers in these units are located in the wall between the washroom and the adjacent common corridor. The recommended access location for these risers is through drywall openings from the common corridor side of the wall. This access location minimizes cost and occupant impact by not disturbing washroom finishes.

### **02 Units:**

The layout of these units is generally the same on each floor with only minor renovations noted. Access was given to all 02 units.

#### **Kitchen:**

The kitchen riser in these units is located within the wall between the 02 kitchens and the 01 master bedroom closets. The recommended access location for this riser is through drywall and block wall



openings in the 01 master bedroom closets. This access point minimizes cost and overall occupant impact by not disturbing kitchen finishes.

#### Washrooms:

Both washroom risers in these units are located in the wall between the washroom and the adjacent common corridor. The recommended access location for these risers is through drywall openings from the common corridor side of the wall. This access location minimizes cost and occupant impact by not disturbing the washroom finishes.

#### 03 Units:

The layout of these units is generally the same on floors 2-14 with only minor renovations noted, except for unit --- which has removed washroom 2 and replaced it with a closet. The ground floor configuration of washroom 2 is slightly different to account for the exit corridor from the emergency stairwell. Access was given to all 03 units.

#### Kitchen:

The kitchen riser in these units is located within the wall between the 03 kitchens and the 02 master bedroom closets. The recommended access location for this riser is through drywall and block wall openings in the 02 master bedroom closets. This access point minimizes cost and overall occupant impact by not disturbing kitchen finishes.

#### Washroom 1:

The riser for this washroom is located in the wall between the washroom and the emergency stairwell shear wall. Shear walls are structural and cannot be removed so access will need to be made through the washroom interior walls. This access location will require removal of finishes and fixtures on the back wall of the washroom.

#### Washroom 2 (Floors 2-14):

The riser for this washroom is shared with washroom 2 in the 04 units. Since these washrooms are back-to-back, access only needs to be made from one side. The recommended access is from the 03 units because the unit --- washroom 2 has been modified into a closet with no fixtures and --- is currently under renovation and the pipes are exposed. This access location will require removal of finishes and fixtures on the back wall of the washroom.

#### Washroom 2 (Ground floor):

The riser for this washroom is located in the wall between the washroom and the emergency stairwell shear wall. Shear walls are structural and cannot be removed so access will need to be made through the washroom interior walls. This access location will require removal of finishes and fixtures on the back wall of the washroom.

#### 04 Units:

The layout of these units is generally the same on floors 2-14 with only minor renovations noted. The ground floor configuration of washroom 2 is slightly different to account for the exit corridor from the emergency stairwell. Access was given to all 04 units.

#### Kitchen:

The kitchen riser in these units is located within the wall between the 04 kitchens and the 05 master bedroom closets. The recommended access location for these risers is through drywall and block wall

openings in the 05 master bedroom closets. This access point minimizes cost and overall occupant impact by not disturbing kitchen finishes.

**Washroom 1:**

The riser for this washroom is located in the wall between the washroom and the emergency stairwell shear wall. Shear walls are structural and cannot be removed so access will need to be made through the washroom interior walls. This access location will require removal of finishes and fixtures on the back wall of the washroom.

**Washroom 2 (Floors 2-14):**

The riser for this washroom is shared with washroom 2 in the 03 units. Since these washrooms are back-to-back, access only needs to be made from one side. The recommended access is from the 03 units because unit --- washroom 2 has been modified into a closet with no fixtures and --- is currently under renovation and the pipes are exposed. This access location will require removal of finishes and fixtures on the back wall of the washroom.

**Washroom 2 (Ground floor):**

The riser for this washroom is located in the wall between the washroom and the emergency stairwell shear wall. Shear walls are structural and cannot be removed so access will need to be made through the washroom interior walls. This access location will require removal of finishes and fixtures on the back wall of the washroom.

**05 Units:**

The layout of these units is generally the same on each floor with only minor renovations noted. Access was given to all 05 units.

**Kitchen:**

The kitchen riser in these units is located within the wall between the 05 kitchens and the 06 master bedroom closets. The recommended access location for this riser is through drywall and block wall openings in the 06 master bedroom closets. This access point minimizes cost and overall occupant impact by not disturbing kitchen finishes.

**Washrooms:**

Both washroom risers in these units are located in the wall between the washroom and the common corridor. The common corridor walls contain a structural shear wall in these locations which cannot be removed so access will need to be made through the washroom interior walls. This access location will require removal of finishes and fixtures on the back wall of the washroom.

**06 Units:**

The layout of these units is generally the same on floors 2-14 with only minor renovations noted. Access was given to most 06 units with the exception of ----- . It should also be noted that there is no 06 unit on the ground floor and the risers on the ground floor extend through storage and laundry rooms located below the 06 units.

**Kitchen:**

The kitchen riser in these units is located within the wall between the 06 kitchen and the common corridor. The recommended access location for this riser is through drywall openings from the common

corridor side of the wall. This access location minimizes cost and occupant impact by not disturbing the kitchen finishes.

**Washroom 1:**

The riser for this washroom is located in the wall between washroom 1 and the adjacent common corridor. The recommended access location for this riser is through drywall openings from the common corridor side of the wall. This access location minimizes cost and occupant impact by not disturbing the washroom finishes.

**Washroom 2:**

The riser for washroom 2 is located in the wall between the washroom and the common corridor. This section of the common corridor wall contains a structural shear wall which cannot be removed so access will need to be made through the washroom interior wall. This access location will require removal of finishes and fixtures on the back wall of the washroom.

**07 Units:**

The layout of these units is generally the same on each floor with minor renovations except for unit 607, which has been merged with unit 608. Access was given to all 07 units.

**Kitchen:**

The kitchen riser in these units is located within the wall between the 06 kitchen and the common corridor. The corridor wall in this location contains an aesthetic brick finish. The recommended access location for this riser is through brick openings from the common corridor side of the wall. This access location minimizes occupant impact by not disturbing the kitchen finishes. In unit ---- the 07 kitchen has been removed and there is a closet in this location. The riser in this location will still need to be accessed for replacement and the recommended access location is through a drywall opening in the master bedroom closet. This location will minimize cost by not disturbing the brick finish in the hallway.

**Washrooms:**

Both washroom risers in these units are located in the wall between the washroom and the adjacent common corridor. The recommended access location for these risers is through drywall openings from the common corridor side of the wall. One of the 07 washrooms in the -----unit has been removed, however the riser in this location still needs to be replaced and can be accessed through the corridor along with the other 07 washrooms. This access location minimizes cost and occupant impact by not disturbing the washroom finishes.

**08 Units:**

The layout of these units is generally the same on each floor with minor renovations except for unit ---, which has been merged with unit ---. Access was given to all 08 units.

**Kitchen:**

The kitchen riser in these units is located within the wall between the 08 kitchens and the 09 master bedroom closets. The recommended access location for this riser is through drywall and block wall openings in the 09 master bedroom closets. This access point minimizes cost and overall occupant impact by not disturbing kitchen finishes.

**Washrooms:**



Both washroom risers in these units are located in the wall between the washroom and the adjacent 07 bedroom, except for in the ---- unit in which the bedroom has been converted to a living room. The recommended access location for these risers is through drywall and block wall openings from the adjacent 07 bedrooms and adjacent living room in ----- . This access location minimizes cost and occupant impact by not disturbing the washroom finishes.

**09 Units:**

The layout of these units is generally the same on each floor with only minor renovations noted. Access was given to all 09 units.

**Kitchen:**

The kitchen riser in these units is located within the wall between the 09 kitchens and the 10 master bedroom closets. The shared wall contains a structural shear wall in these locations which cannot be removed so access will need to be made through the kitchen interior walls. This access location will require removal of kitchen finishes and fixtures.

**Washrooms:**

Both washroom risers in these units are located in the wall between the washroom and the common corridor. The common corridor walls contain a structural shearshear wall in these locations which cannot be removed so access will need to be made through the washroom interior walls. This access location will require removal of finishes and fixtures on the back wall of the washroom.

**10 Units:**

The layout of these units is generally the same on each floor with only minor renovations noted. Access was given to all 10 units.

**Kitchen:**

The kitchen riser in these units is located within the wall between the 10 kitchens and the 11 washroom 1/living room area. The shared wall contains a block wall, and the riser is reportedly located at the intersection of the 11 washroom 1 and living room wall which contains an exhaust duct riser at this location. Due to the significant number of removals that would be required to access this riser from the back of the wall, the recommended access location for this riser is through the kitchen wall. This access location will require removal of kitchen finishes and fixtures.

**Washrooms:**

Both washroom risers in these units are located in the wall between the washroom and the adjacent common corridor. The recommended access location for these risers is through drywall openings from the common corridor side of the wall. This access location minimizes cost and occupant impact by not disturbing the washroom finishes.

**11 Units:**

The layout of these units is generally the same on each floor with only minor renovations noted. Access was given to all 11 units.

**Kitchen and washroom 2:**

The kitchen and washroom 2 risers in these units are located within the shared wall between the kitchens and washroom 2. The recommended access location for these risers is through the kitchen wall. This access location will require removal of a significant amount of kitchen finishes and fixtures.

**Washroom 1:**

The riser for this washroom is located in the wall between washroom 1 and the adjacent living room. The recommended access location for this riser is through drywall openings from the living room side of the wall. This access location minimizes cost and occupant impact by not disturbing the washroom finishes.

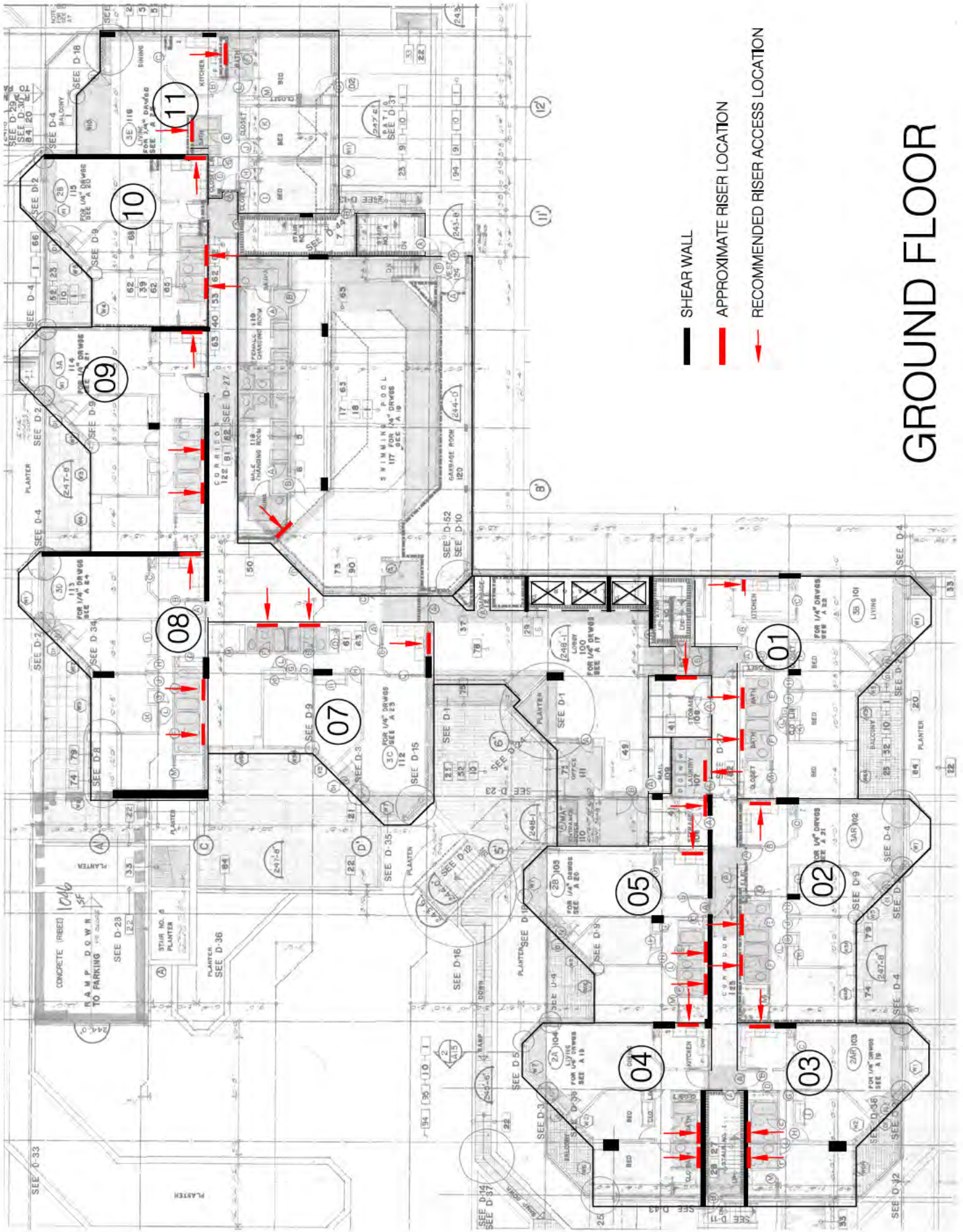
We trust that the above satisfies your current requirements. Please feel free to contact us if you have any questions regarding the above.

Sincerely,



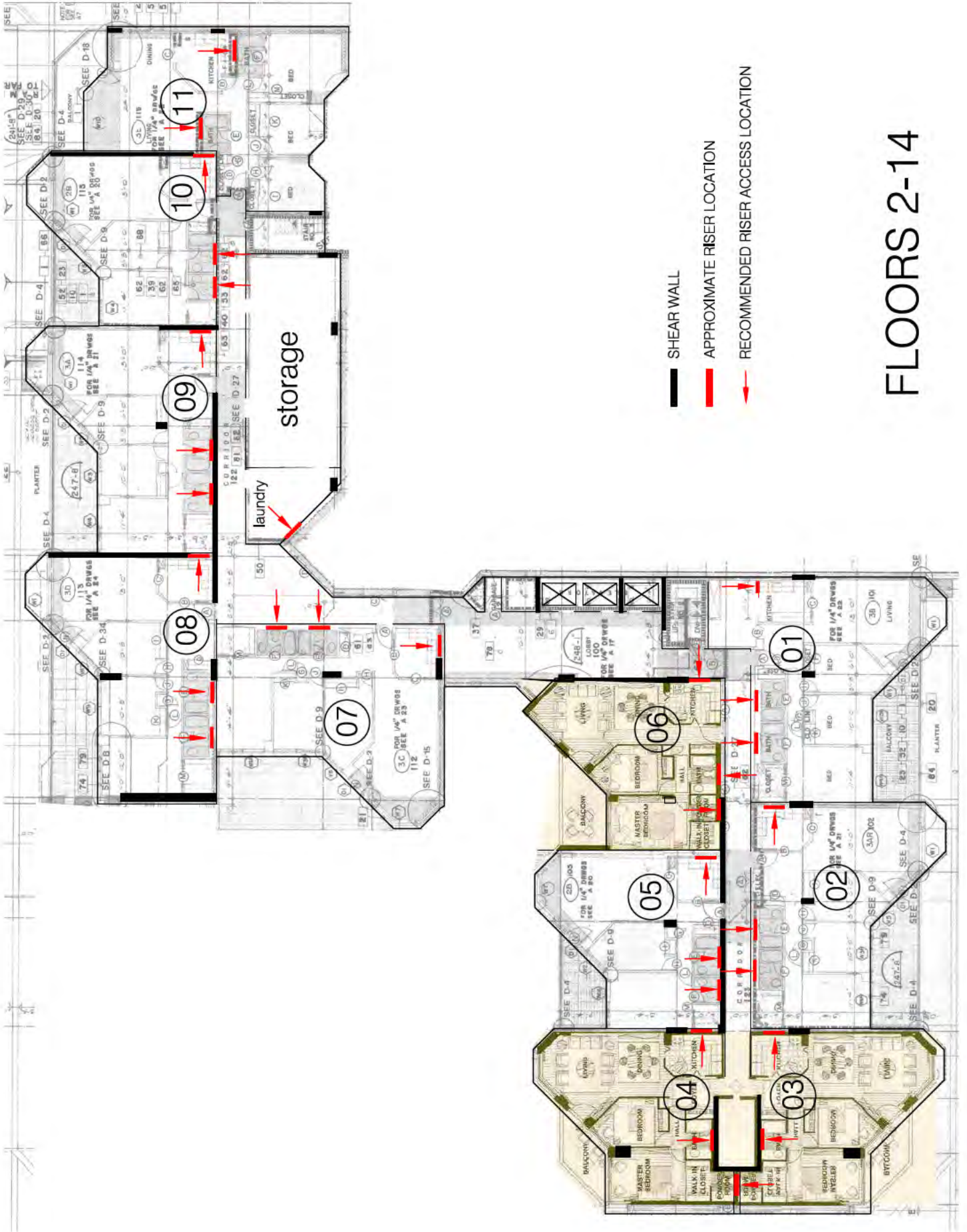
Chris O'Brien, P.Eng.





# GROUND FLOOR





— SHEAR WALL

— APPROXIMATE RISER LOCATION

→ RECOMMENDED RISER ACCESS LOCATION

# FLOORS 2-14