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Assessment of Adequacy of Public Services

267 O'Connor Street, Ottawa ON

J.L.Richards
ENGINEERS · ARCHITECTS · PLANNERS

Value through service and commitment

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1.0 INTRODUCTION

1.1 Background

In 2019, J.L. Richards & Associates Limited (JLR) was retained by Taggart Realty Management (TRM) to prepare an Assessment of Adequacy of Public Services (AAPS) and detailed design of municipal infrastructure in support of twin Mixed-Use Residential Towers sited at 267 O'Connor Street, in the City of Ottawa. This AAPS had been prepared as supporting documentation to a joint Official Plan Amendment, Zoning By-Law Amendment (OPA/ZBLA) and Site Plan Control Application (SPCA) which subsequently was submitted for only the OPA/ZBLA and reviewed under the Urban Design review Panel (UDRP) process. This Revised Report has been revised to capture the requirements of an Assessment of Adequacy of Public Services (AAPS) and has also been prepared to outline the design objectives and criteria, servicing constraints and strategies for developing the subject lands with water, wastewater, storm and stormwater management services in accordance with:

i. the Site Servicing Study Terms of Reference current as of this writing for Development Applications in the City of Ottawa (City);
ii. the Ottawa Sewer Design Guidelines (2012) and associated Technical Bulletins;
iii. the discussions held during a pre-consultation meeting with City staff, and
iv. subsequent Email correspondences with the City.
v. Consolidation of Official Plan and Zoning Amendment Comments 267 O'Connor Street

A copy of the Site Plan and Legal Plan is included in Appendix A while a copy of the pre-consultation meeting and follow-up Email correspondence has been included in Appendix B.

1.2 Site Description and Background

The subject property is located within the urban limits of the City of Ottawa, specifically in the southeastern quadrant of the O'Connor Street and MacLaren Street intersection. As illustrated on Figure 1 (below), the subject site currently consists of an existing building and adjacent parking sited onto six (6) parcels. The site currently consists of a combination of asphalt and building which makes the subject property fully impervious.

Figure 1: Site Plan Location

The six (6) subject parcels when combined account for ±3,574 m2. Under the Zoning By-Law (ZBL), the subject properties are zoned R4UD[479].

TRM proposes to develop Twin residential Towers as follows:

- The Phase 2 Tower (southern) consists of a 25-storey building (240 units) fronting on Gilmour Street, and
- The Phase 1 Tower (northern) would consist of a 27-storey building (273 units) fronting onto MacLaren Street.

The Site Plan (Appendix A) provides a breakdown of the type of units for both towers.

1.3 Existing Infrastructure and Servicing

A review of existing services was carried out in the vicinity of the above-noted subject site to investigate the servicing requirements for the Mixed-Use Residential Towers. The following Drawings and Legal Plan were reviewed for the purpose of identifying the infrastructure bounding the subject property (refer to Appendix C for copy of Drawings):

- City of Ottawa Drawing 5026-3: Gilmour Street, revision No. 8 (01/14/2004); and
- City of Ottawa Drawing 2908, Sheet 4: MacLaren Street (June 1998).
- Other Drawings in the vicinity of the Site.

Based on this review, the following infrastructure has been identified to exist within the Gilmour Street, MacLaren Street and O'Connor Street Right-Of-Way (R.O.W.):

Watermains:

- 305mm diameter ductile iron watermain (circa 1976) located within Gilmour Street
- 406mm diameter unlined cast iron watermain (circa 1912) located within O'Connor Street
- 305mm diameter PVC watermain (circa 1997) located within MacLaren Street

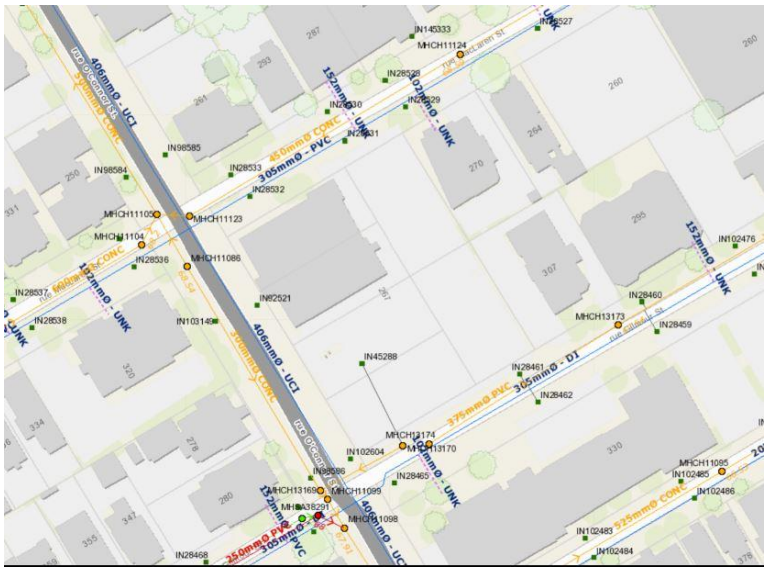
As part of the water distribution system, five (5) hydrants are in close proximity of the subject site and located: i) east of the existing building along O'Connor, ii) southeast quadrant of the O'Connor and Gilmour Street intersection, and iii) southwest quadrant of the O'Connor Street and MacLaren Street intersection.

Combined Sewers:

- 450 mm diameter concrete combined sewer (circa 1997) located within MacLaren Street (flowing west). This sewer connects to the 500 mm diameter concrete combined sewer (circa 1980) on O'Connor Street which flows northerly;
- 300 mm diameter PVC combined sewer (2004) located within Gilmour Street which connects to the O'Connor Street 300 mm diameter combined sewer which then flows in a southerly direction; and
- 375 mm diameter PVC combined sewer (circa 2004) located within Gilmour Street flowing in an easterly direction.

Figure 2 below shows the existing infrastructure bounding the subject property.

Figure 2: Existing Infrastructure



Based on existing grading and servicing (refer to topographical survey in Appendix A), the following is noted:

- Runoff from the parking area, east of the existing building, currently sheet flows to MacLaren Street where it is intercepted by the MacLaren Street 450 mm diameter combined sewer via roadway catch basins along this ROW.
- Rooftop flows and wastewater flows from the existing building converge in the building's basement into a single combined sewer lateral (350 mm diameter), which connects to the MacLaren Street 450 mm diameter combined sewer.
- Runoff from most of the parking area south of the existing building is captured by on-site catch basins that conveys the captured flows southerly via on-site storm sewers to the 300 mm diameter storm lead which connects to a manhole located at the southern property limit adjacent to the Gilmour Street ROW. From that manhole, the captured flows are then conveyed westerly via the 300 mm diameter combined sewer along the Gilmour Street ROW where it eventually connects to the O'Connor Street 300 mm diameter combined sewer.

Based on existing servicing, the northern half of the property (±40%) is serviced by the 450 mm diameter combined sewer on MacLaren Street while the southern half of the property (±60%) is serviced off the 300 mm diameter combined sewer located on Gilmour Street that outlets to the O'Connor Street 300 mm diameter combined sewer. The pre-development drainage for the subject property is shown in the upper left corner of Drawing DST.

1.4 Municipal Design Guidelines

This Site Servicing Report and associated engineering drawings were prepared in accordance with the following:

- Ottawa Sewer Design Guidelines (October 2012) and associated Technical Bulletins as of this writing.

- City of Ottawa Water Distribution Guidelines complete and associated Technical Bulletins as of this writing.

- Detail Drawings as well as Sewer Material Specifications including:

  I. Sewer Connection (2003-513) and Sewer Use (2003-514) By-Laws
  II. Watermains/Services Material Specifications as well as Water and Road Standard Detail Drawings
  III. Water By-Law (2018-167)

1.5 Pre-Consultation, Permits and Approvals

A pre-consultation meeting was held between TRM, its Consultant Team, and the City of Ottawa via a Teams Meeting on June 30, 2020 (refer to Appendix B for a copy of the pre-consultation meeting notes). Subsequently, follow up Emails (Appendix B) with the reviewer of the City of Ottawa were issued to establish the criteria of discharge to the receiving combined sewers. The storm discharge criteria used for the preparation of this AAPS report is presented in Section 4.2 (below). Refer to Appendix B for the City Comments Letter with complete responses.

Once the AAPS is approved under the joint OPA/ZBLA, the redevelopment of the above-referenced property will be subject to the municipal Site Plan control approval process with the City of Ottawa.

2.0 WATER SERVICING

2.1 Design Criteria

Headloss calculations were carried out for the proposed residential Towers sited at 267 O'Connor Street to confirm that the existing supply from the municipal system bounding the site and proposed water service laterals can provide adequate supply while complying with both the Ottawa Design Guidelines (ODG) for Water Distribution (July 2010), and Technical Bulletins ISDTB-2014-02, ISTB-2018-02, ISTB-2021-03 and IWSTB-2024-05. The above-noted documents have been referred to in this Report as the ODG.

The ODG requires that a water supply system be designed to satisfy the following demand criteria:

- maximum day demand plus fire flow; and
- maximum hourly demand (peak hour demand).

Fire flow requirements within this private property must comply with Technical Bulletin IWSTB-2024-05, the Ontario Building Code (OBC) and NFPA 13.4

Section 2.4 (below) provides additional details with respect to fire flow requirements.

2.2 System Pressures

Section 4.2.2 of the ODG requires that new development additions to the public water distribution system be designed such that the minimum and maximum water pressures, as well as flow rates, conform to the following:

i. Under maximum hourly demand conditions (peak hour), the pressures shall not fall below 276 kPa (40 psi).

ii. During periods of simultaneous maximum day and fire flow demand, the residual pressure at any point in the distribution system shall not be less than 140 kPa (20 psi).

iii. In accordance with the Ontario Code & Guide for Plumbing, the static pressure at any fixture shall not exceed 552 kPa (80 psi) in areas that may be occupied.

iv. The maximum pressure at any point in the distribution system shall not exceed 689 kPa (100 psi) in unoccupied areas.

v. Feedermains, which have been provided primarily for the purpose of redundancy, shall meet, at a minimum, the basic day plus fire flow demand. This criterion is not applicable to this analysis as there are only watermain laterals proposed as part of this project.

The headloss calculations shown below were completed to demonstrate compliance to the above watermain pressure under the various demand conditions.

2.3 Water Demands

To assess the headloss along the proposed water service laterals (Drawing C001 at the back of the Report), the above-noted water demand scenarios were evaluated against the pressure criteria listed in Section 2.2 using the well-known Hazen-Williams equation.

The theoretical domestic demands for 267 O'Connor Street were calculated based on the information provided by TRM and shown on the Site Plan (Appendix A). For the Southern Tower (Phase 2), a total of 240 units is proposed consisting of a mix of studios and 1- and 2-bedrooms. For the Northern Tower (Phase 1), a total of 273 units is proposed also consisting of a mix of studios and 1- and 2-bedrooms.

Based on densities of 1.4 (studios and 1-bedroom) and 2.1 (2-bedroom) persons per unit (Table 4.1 of the ODG – Water Distribution), a total population of 827 people was calculated (refer to Appendix D1 for detailed calculations). Given that the overall population for the site is above 500, the peaking factors used for 267 O'Connor Street were extracted from Table 4.2 of the ODG.

Table 1 summarizes the overall water demands for 267 O'Connor, which were calculated based on an average day consumption rate of 280 L/cap/day and the above-noted population of 827 using the recommended peaking factors of the ODG (Table 4.2) since the overall population is greater than 500. These demands were then used to assess headloss under various demand scenarios along the proposed water servicing.

The average day demands exceed the 50 m^3/day (0.578 L/s) threshold. Therefore, for redundancy, the water servicing consists of two (2) 200 mm diameter water laterals, one for each Tower (Drawing C001) with a shut-off valve located on each of the proposed watermain service laterals. The headloss calculations were conducted assuming that total theoretical demand was solely drawn from one of the two (2) 200 mm diameter watermain service laterals. Appendix D1 includes the detailed domestic demand calculations for the Southern (Phase 2) and Northern (Phase 1) Towers.

Table 1: Theoretical Water Demands

Demand Scenario	Water Demand (L/s)		
	Southern Tower (Phase 2)	Northern Tower (Phase 1)	Combined (Phases 1 &2)
Average Day	1.24	1.44	2.68
Maximum Day	3.10	3.60	6.70
Peak Hour	6.83	7.91	14.74
Minimum Hour	0.50	0.58	1.07

2.4 Fire Flow Requirements

The City has specified that the OBC method shall be used to calculate the required fire flow (RFF), which in turn, is based on NFPA 13 when the building is to be equipped by a fire suppression system and that there are no on-site hydrants proposed (supply via watermain service laterals).

Based on NFPA's Table 11.2.2.1 (Water Supply Requirements for Pipe Schedule Sprinkler Systems) and Table 11.2.3.1.2 (Hose Stream Allowance and Water Supply Duration Requirements for Hydraulically Calculated Systems), the RFF within the property for ordinary hazard shall be 4,150 L/min (69.2 L/s), which is to be made up of i) 3,200 L/min (53.3 L/s) for the fire suppression system, and ii) 950 L/min (15.8 L/s) for the total combined hose allowance (refer to Appendix D3).

2.5 Watermain Sizing and Roughness Coefficients

The existing and proposed watermain layout for 267 O'Connor is shown on the Site Servicing Plan (Drawing C001) at the back of the Report. The proposed water servicing for 267 O'Connor consists of the following:

Southern Tower (Phase 2)

- Water supply to the Southern Tower (Phase 2) will be provided via a 200 mm diameter water service lateral that will connect to the Gilmour Street 305 mm diameter watermain.
- This service lateral will provide both domestic and supply to the internal fire suppression system within the Southern Tower (Phase 2). The mechanical engineer will be responsible to size and design a pump to supply domestic demands as well as a fire pump to provide adequate supply to the sprinkler system. As per the OBC, these systems will be designed in accordance with NFPA 13 where a total demand of 69.2 L/s (4,150 L/min) needs to be accounted; 53.3 L/s (3,200 L/min) for the fire suppression system and 15.8 L/s (950 L/min) for the hose allowance. Assuming a sprinkler flow allowance of 69.2 L/s is conservative for this type of product based on similar projects. It will be confirmed as part detailed design once a mechanical engineer has been retained by TRM.

- The fire department connection (FDC) will be located near the southwest corner of the Southern Tower, off Gilmour Street in proximity of the mechanical room within the prescribed distance to an existing fire hydrant on Gilmour Street.

Northern Tower (Phase 1)

- Water supply to the Northern Tower (Phase 1) will be provided by a 200 mm diameter water service lateral that will connect to the MacLaren Street 305 mm diameter watermain. This service lateral will provide both domestic and supply to the internal fire suppression system within the Northern Tower (Phase 1). The mechanical engineer will be responsible to size and design a pump to supply domestic demands as well as a fire pump to provide adequate supply to the fire suppression system. As per the OBC, these systems will be designed in accordance with NFPA 13 where a total demand of 69.2 L/s

(4,150 L/min) needs to be accounted; 53.3 L/s (3,200 L/min) for the fire suppression system and 15.8 L/s (950 L/min) for the hose allowance.

- The fire department connection will be located at the north face of the Northern Tower, off MacLaren Street in proximity of the mechanical room within the prescribed distance to an existing fire hydrant on MacLaren Street.

2.6 Hydraulic Boundary Conditions

The headloss calculations were carried out under various water demand scenarios described in Sections 2.3 and 2.4. Boundary conditions were requested for each of the Towers sited at 267 O'Connor. Boundary conditions received from the City dated August 7, 2025 (Appendix D2) have been summarized (below) in Table 2.

Table 2: Hydraulic Boundary Conditions

Water Demand Scenario	HGL at MacLaren (m)	HGL at Gilmour (m)
Minimum HGL	106.8	106.8
Maximum HGL	115.0	115.0
MDD + FF - Southern – Phase 2 (117 L/s)	N/A	108.1
MDD + FF - Northern – Phase 1 (133 L/s)	108.0	N/A

The most recent Boundary Conditions (August 7, 2025) shown above were used for the following design as the updated demands and fire flows are lower than those used by the City of Ottawa to generate the Boundary Conditions shown in Table 2. The demands are lower given the reduction of both unit counts and the RFF which was to be based on the OBC method for sprinklered buildings (NPFA 13). Therefore, the updated headloss analysis described in the following section is conservative.

2.7 Headloss Calculations

The proposed servicing as presented on Drawing C001 was evaluated under domestic (minimum and maximum HGL) as well as during a maximum day combined to a fire flow demand condition. Due to the demand at each of the Towers, the proposed servicing at each of the Towers consists of a 200 mm diameter watermain service lateral that will converge into the mechanical room, upstream of the water meter. The length of the service lateral is ±8.10 m for the Phase 2 Tower (Southern) and ±6.90 m for the Phase 1 Tower (Northern) (Drawing C001). These lengths have been used to evaluate headloss along both service laterals. Sections 2.7.1 to 2.7.3 summarize the headloss calculations and associated findings.

It is noted that the headloss calculations were developed based on the peaking factors per the ODG for a combined population greater than 500. If the population and demands of each tower were to be reviewed individually, the population would be less than 500 people, which results in

higher peaking factors and higher demands for each tower. As the design is governed by the maximum day plus fire flow scenario, the boundary conditions developed based on the FUS method (2020), which results in a higher fire flow requirement than the OBC method for sprinklered buildings. Therefore, the pressure requirements would still be achieved if each tower were to be reviewed individually as the boundary conditions are conservative for the target OBC fire flow.

2.7.1 Peak Hour Demand

Northern Tower (Phase 1)

The simulation results found the pressure at the Northern Tower (Phase 1) during the peak hour condition to be 345 kPa (50.0 psi) (refer to Appendix D4), which exceeds the minimum pressure criterion of 276 kPa (40 psi) per Design Guidelines.

Southern Tower (Phase 2)

The simulation results found the pressure at the Southern Tower (Phase 2) during the peak hour condition to be 347 kPa (50.3 psi) (refer to Appendix D4), which exceeds the minimum pressure criterion of 276 kPa (40 psi) per Design Guidelines.

2.7.2 Maximum Day plus Fire Flow

Northern Tower (Phase 1)

The simulation results found the pressure at the Northern Tower (Phase 1) during the maximum day plus sprinkler demand to be 355 kPa (51.5 psi) (refer to Appendix D4), which exceeds the minimum pressure criterion of 140 kPa (20 psi) per Design Guidelines.

Southern Tower (Phase 2)

The simulation results found the pressure at the Southern Tower (Phase 2) during the maximum day plus sprinkler demand condition to be 358 kPa (50.9 psi) (refer to Appendix D4), which exceeds the minimum pressure criterion of 140 kPa (20 psi) per Design Guidelines.

2.7.3 Maximum HGL

Northern Tower (Phase 1)

Based on a minimum hour demand of 0.58 L/s, the simulation results found the pressure at the Northern Tower (Phase 1) is 426 kPa (61.8 psi) (refer to Appendix D4), which is below the maximum pressure criterion of 552 kPa (80 psi) per the Ontario Building Code.

Southern Tower (Phase 2)

Based on a minimum hour demand of 0.50 L/s, the simulation results found the pressure at the Southern Tower (Phase 2) is 428 kPa (62.1 psi) (refer to Appendix D4), which is below the maximum pressure criterion of 552 kPa (80 psi) per the Ontario Building Code.

2.8 Summary and Conclusions

Based on the above watermain servicing details, it is recommended that proposed 200 mm diameter watermain, as shown on the Site Servicing (Drawing C001), be constructed to provide water servicing for the Southern Tower (connection to Gilmour Street) and Northern Tower (connection to MacLaren Street) recognizing that domestic and fire pumps will be sized by the Owner's mechanical engineer.

3.0 WASTEWATER SERVICING

3.1 Background

Currently, wastewater flows from a Building fronting on MacLaren Street is collected by an internal piping system which merges in the basement with the storm piping (rooftop flows). This single 200 mm diameter sewer outlets to the MacLaren Street 450 mm diameter combined sewer. Given that the property does not include any building fronting on Gilmour Street, there are no wastewater flows currently being discharged into the existing 300 mm diameter combined sewer on Gilmour Street.

It is proposed that wastewater flows generated by 267 O'Connor be collected by an internal piping system in each Tower that will convey the wastewater flows for the Phase 2 Tower and Phase 1 Tower to the Gilmour Street and MacLaren Street combined sewers, respectively (refer to Drawing C001 - Site Servicing).

3.2 Design Criteria

The proposed sanitary services for 267 O'Connor Street twin towers were designed based on the City of Ottawa Sewer Design Guidelines ((OSDG) - (October 2012)) and associated Technical Bulletins. Key design parameters have been summarized in Table 3.

Table 3: Wastewater Servicing Design Criteria

Design Criteria	Design Value	Reference
Residential average flow	280 L per capita/day	ISTB-2018-01
Residential peaking factor	Harmon Formula x 0.8	City Section 4.4.1
Commercial average flow	28,000 L/gross/ha/day	ISTB-2018-01
ICI peaking factor	1.0/1.5	ISTB-2018-01
Infiltration Allowance 0.05 L/s/ha (dry I/I) 0.28 L/s/ha (wet I/I)	0.33 L/s/ha	ISTB-2018-01
Minimum velocity	0.6 m/s	OSDG Section 6.1.2.2
Maximum velocity	3.0 m/s	OSDG Section 6.1.2.2

Design Criteria	Design Value	Reference
Manning Roughness Coefficient (for smooth wall pipes)	0.013	OSDG Section 6.1.8.2
Minimum allowable slopes	Varies	OSDG Table 6.2, Section 6.1.2.2

3.3 Theoretical Sanitary Peak Flow and Proposed Sanitary Servicing

Wastewater flows from the Southern and Northern Towers will discharge into the municipal systems via individual sanitary service laterals. Wastewater flows from the Southern Tower will discharge into the Gilmour Street 300 mm diameter combined sewer while flows from the Northern Tower will discharge to the MacLaren Street 450 mm diameter combined sewer.

Based on the proposed densities for apartment buildings (as recommended by the OSDG), the peak wastewater flows were calculated based on the design value of 280 L per capita per day (per Table 3) and populations of 383 (Southern Tower) and 444 (Northern Tower).

Peak wastewater flows of 4.29 L/s and 4.93 L/s were calculated for the Southern (Phase 2) and Northern (Phase 1) Towers, respectively based on the following parameters (refer to Appendix F for Detailed Wastewater Flow Calculations):

i. Residential average unit flow rate of 280 L/capita/day;
ii. Theoretical population of 383 (Southern) and 444 (Northern);
iii. Peaking factors of 3.425 and 3.400, calculated in accordance with the Harmon formula for the Southern and Northern Towers, respectively;
iv. Total infiltration allowance calculated based on 0.05 L/s/ha (dry I/I), and (0.28 L/s/ha (wet I/I), in accordance with the OSDG and ISTB-2018-01. Based on the phasing limit of each phase, a combined I/I allowance of 0.06 L/s was estimated for the Southern and Northern Tower (refer to Appendix E).

In addition to the above-noted contributions including I/I (dry and wet), the groundwater flow allowance of 0.17 L/s estimated by Paterson, was proportionally added to the above-noted peak wastewater flows. Once added, total peak wastewater flows of 4.38 L/s and 5.02 L/s were calculated for the Southern Tower (Phase 2) and Northern Tower (Phase 1), respectively.

3.3.1 Proposed Sanitary Service Lateral Sizing

To accommodate the above design flow targets of 4.38 L/s and 5.02 L/s, the following is proposed:

- For the Phase 2 Tower, it is proposed to convey wastewater flows to the existing Gilmour Street 300 mm diameter combined sewer as depicted on Drawing C001. The existing catchbasin lead outlets to an existing catchbasin maintenance hole on Gilmour Street. The re-use of this existing 300 mm diameter catchbasin lead will minimize disturbance along Gilmour Street, provided that its structural condition is proven to be satisfactory. Should this sewer require to be replaced, it is proposed that a 300 mm diameter sanitary

sewer be used so that the connection works at the existing manhole within the ROW be kept to a minimum.

- An existing 200 mm diameter sanitary service lateral at 1.0% slope will be reused to convey the wastewater flows from the Phase 1 Tower to MacLaren Street as shown on Drawing C001.

The above-noted 200 mm diameter and 300 mm diameter sanitary sewers can accommodate peak design flows up to 34.2 L/s (200 mm diameter sewer) under free-flowing condition, which exceeds the requirements for both Towers.

3.4 Summary and Conclusions

Based on the above wastewater servicing details, it is recommended that the wastewater servicing shown on the Site Servicing (Drawing C001) be implemented to provide wastewater servicing for the Southern and Northern Towers.

4.0 STORM SERVICING AND STORMWATER MANAGEMENT

4.1 Background

Runoff generated by the proposed Towers at 267 O'Connor will be collected by a series of internal drains and sewers that will outlet to two (2) separate combined sewer outlets. Runoff from the Southern Tower (Phase 2) will discharge to the Gilmour Street 300 mm diameter combined sewer while runoff from the Northern Tower (Phase 1) will outlet to the MacLaren Street 450 mm diameter combined sewer. Runoff collected from most of the Privately Owned Public Space (POPS) will discharge into the Gilmour Street combined sewer, which matches the current drainage divide within the property (Section 4.3).

4.2 Storm Criteria

This AAPS and associated drawings have been prepared based on the discussions held at the pre-consultation meeting and subsequent Email correspondences. The storm design criteria used in this design is based on the following:

- The allowable peak flow shall be estimated based on a 1:5-year intensity which is to be calculated based on a Runoff Coefficient (C-Factor) of 0.40 given that the site is currently fully impervious (C-Factor=0.9).

- The allowable peak flow is to be calculated using the IDF statistics (per the Ottawa Sewer Design Guidelines – (OSDG)) based on the calculated time of concentration (Tc) reflecting existing condition. The calculated Tc shall not be less than a Tc of 10 mins.

- The allowable peak flow will reflect the current drainage divide between MacLaren Street and Gilmour Street.

- The outlets for the Mixed-Use Residential Towers should reflect the existing condition. The outlet for the Phase 2 tower (wastewater & storm) will be the existing 300 mm diameter combined sewer on Gilmour Street, while the outlet for the Phase 1 tower (wastewater & storm) will be 450 mm diameter combined sewer on MacLaren Street.

- The post development flows will be limited to the allowable peak flow for both outlets and will be set once the wastewater peak flow and groundwater flow contributions are subtracted from the 1:5-year calculated peak flows.

- The post-development peak flows shall be controlled up to the 1:100-year storm to the allowable peak flow by means of on-site storage. On-site measures would consist of rooftop storage, at grade ponding, underground cistern or a combination of these measures which will be confirmed at detailed design

- All storm contributions conveyed to the MacLaren Street and Gilmour Street combined sewers, will be controlled by means of inlet control devices (ICD) and/or rooftop drains equipped with flow control devices.

- The subject property is tributary to combined sewers and consists of rooftops and POPS. As a result, there is no water quality control requirements given the proposed surfaces.

4.3 Allowable Release Rate

Storm servicing and stormwater management for the subject property is to be developed to limit the 1:100-year post-development flow from the subject property to the prescribed allowable peak flows of both outlets. As per the storm criteria described in Section 4.2, the allowable peak flow is to be estimated based on the 1:5-year design storm which shall be estimated based on a maximum C-Factor of 0.40. Further, the wastewater peak flows and groundwater peak flow should be subtracted from the 1:5-year peak flow.

To evaluate the allowable peak flows, the various areas were delineated based on their type and outlet locations and were assigned a C-Factor as shown on a Drainage Area Plan (refer to Drawing DST – Pre-Development Drainage Plan). These areas for both outlet locations have been summarized in Table 4 (below).

Table 4: Pre-Development (Existing) Condition Surfaces

Overall Parcel (per Topographic Survey)		
Surface Details	**Area (m^2)**	**C-Factor**
Area tributary to Gilmour Street		
Parking area	2,205.77	0.90
TOTAL:	**2,205.77**	**0.90**
Surface Details	**Area (m^2)**	**C-Factor**
Area tributary to MacLaren Street		
Parking	559.74	0.90

Building	767.45	0.90
TOTAL:	**1,327.19**	**0.90**

Based on the above surface breakdown, ±2206 m^2 is tributary to Gilmour Street while ±1,327 m^2 to MacLaren Street. Pre-development (existing) peak flows were estimated under both the 1:5 year and 1:100 year and presented below for information purposes.

Based on the review of the current site condition (existing condition survey) and length of the various flow paths, the Time of Concentration (Tc) was estimated for both outlets (refer to Appendix F1 for details). The Tc calculations were carried out based on the Uplands Method and have shown that the Tc for both outlets was well below 10 minutes given the short and efficient flow paths (i.e., asphalt parking sloping and short sections of sewers). Consequently, a Tc of 10 minutes has been used for both outlets to calculate the pre-development peak flows (refer to Appendix F1 for the Uplands Chart for the flow paths and corresponding velocities). Table 5 below shows the 1:5-year and 1:100-year peak flows under existing conditions based on a C-Factor of 0.90.

Table 5: Existing Peak Flows

Outlet Location	Area Type	Area (m^2)	C-Factor	1:5-year Qp (L/s)	1:100-year Qp (L/s)
Gilmour	Parking	2205.77	0.90	57.5	98.5
MacLaren	Parking	559.74			
MacLaren	Building	767.45	0.90		
Total MacLaren		1327.19	0.90	35.6	61.1

Based on existing development conditions, peak flows of 57.5 L/s and 98.5 L/s are conveyed to Gilmour Street under the 1:5-year and 1:100-year, respectively. Similarly, peak flows of 35.6 L/s and 61.1 L/s are conveyed to MacLaren Street under the 1:5-year and 1:100-year, respectively. These flows are reflective of the current hard surfaces (refer to Appendix F1 for detailed calculations for existing condition peak flow assessment).

Given the storm discharge criteria noted by the City, the allowable peak flow at both outlets was then estimated based on a C-Factor of 0.40 while subtracting the contributing sanitary peak flows and groundwater contributions to the combined sewer systems, related to post-development condition. Refer to above Section 3.3 for sanitary flows, and a groundwater estimate of 15,000 L/day (0.17 L/s) was identified for the entire site in report, Geotechnical Investigation prepared by Paterson, dated September 28, 2020, latest revision January 2025. Appendix F1 includes the allowable peak flow calculation under post-development for both outlets, which have been summarized below in Table 6.

Table 6: Allowable Peak Flows

Outlet Location	Area (m^2)	C-Factor	1:5-year Qp (L/s)	Sanitary (L/s)	Groundwater (L/s)	Allowable Qp (L/s)
Gilmour	2,205.77	0.40	25.6	4.38	0.085	21.09
Total MacLaren	1,327.19	0.40	15.4	5.02	0.085	10.74

The storm and stormwater management servicing described in the section below was developed to meet the allowable peak flows noted above for both outlets.

4.4 Storm Servicing

The general storm and stormwater servicing constraints used to develop the detailed design for 267 O'Connor are listed in Table 7 below.

Table 7: Storm Servicing Design Criteria

General Design Criteria
Storm drains are to be designed by the mechanical engineer to convey the calculated flows presented herein in accordance with the Ontario Building Code. The calculated peak flows were estimated with the Rational Method and the City of Ottawa Intensity-Duration-Frequency (IDF) curves.
Peak flows estimated based on an inlet time of ten (10) minutes, as per the Technical Bulletin ISDTB-2012-4.
Calculated peak flows to be estimated based on weighted average C-Factors. The weighted C-Factors have been calculated based on 0.90 for all hard surfaces and 0.60 for all landscaped areas where applicable.
The sum of all storm flows to be controlled to the allowable peak flow noted in Table 6.
The 1:100-year peak flows to be detained by means of on-site retention measures; i) at grade surface ponding, ii) rooftop storage, or iii) stormwater cistern.
Provide measures to ensure that site preparation and construction is in accordance with the current Best Management Practices for Erosion and Sediment Control.

4.5 Proposed Stormwater Management Solution and Calculations

4.5.1 Water Quantity Requirements

Storm servicing and stormwater management for 267 O'Connor was developed to limit the 1:100-year post-development flows below the allowable peak flows of 21.09 L/s and 10.74 L/s for the Gilmour and MacLaren outlets, respectively. As part of the grading exercise, a number of low points (3) were introduced in the site's grading for areas surrounding the Towers; these low points have labelled as LP1 to LP3 on Drawing C003.

Given that these low points and area drains are part of the POPS' structure, their design will be completed by the mechanical engineer, including sizing of the internal piping that will be part of the underground garage.

The stormwater management strategy also includes rooftop storage and restrictions. Rooftop storage along with underground storage via a cistern for the Gilmour outlet, were adapted to the allowable release rate, site constraints, and proposed grading. It should be noted that this report was prepared to demonstrate that the storm and stormwater management servicing could meet the allowable release rate at both outlets. Once the joint OPA/ZBLA is approved, the stormwater management strategy will be coordinated with TRM's mechanical engineer and could potentially be revised upon comments from the City. At that time, stormwater management cistern for the MacLaren outlet may be incorporated into the design to improve the level of service along the hard scaped surfaces.

Based on the grading and the types of proposed surfaces (roof, hard scaped and landscaped), the various surfaces along with the calculated C-Factors have been delineated on Drawing C003 (Post-Development Drainage Plan). Buildings and hard scaped areas were assigned a C-Factor of 0.90 while soft scaped areas (landscaped and planters) will be set to a conservative C-Factor of 0.60 when a landscape plan is available at the SPCA stage of the project. All areas depicted on Drawing C003 are controlled by means of restrictors except for two (2) small areas; Areas 8 and 9, which are at-grade surfaces and abutting the roadways. Given that Areas 8 and 9 do not include restrictors, they have been accounted as uncontrolled flow and used in the assessment of the stormwater management strategy.

A summary of the various areas depicted on Drawing C003 follows:

Area 8: Small strip of land (86.57m^2) that is proposed to sheet flow uncontrolled towards Gilmour Street. This flow was accounted as uncontrolled flow in the stormwater management assessment.

Area 9: Small strip of land (56.32 m^2) that is proposed to sheet flow uncontrolled towards Gilmour Street. This flow was accounted as uncontrolled flow in the stormwater management assessment.

Area 2: It consists of the Phase 1 Tower, with a footprint of 971.22 m^2. Additional details regarding storage volume and release rate are shown below.

Areas 4,1 and 3: At grade Low Point Areas denoted as A4-LP1 (512.82m^2), A1-LP2 (159.44), A3-LP3 (334.35m^2) on the Ponding Area Table, having the static ponding characteristics shown on Drawing C003. This area consists of hard-scaped and landscaped areas, with a runoff coefficient of 0.90 and 0.87 respectively and is directed to the underground cistern tributary to the Gilmour combined sewer.

Area 6: It consists of a combination of hard-scaped and landscaped areas, with a weighted runoff coefficient of 0.87 and is directed to the underground cistern tributary to the MacLaren Street sewer.

Area 7: It consists of only hard-scaped surfaces with a runoff coefficient of 0.9 and is directed to the underground cistern tributary to the Gilmour Street combined sewer.

Area 5: It consists of the Phase 2 Tower, with a footprint of 917.52 m^2. Additional details regarding storage volume and release rate are shown below.

Rooftop Servicing (Areas 2 and 5):

Regarding rooftop storage and restrictions, the following assumptions were made based on experience with other mixed-use residential tower projects:

- Rooftop storage could easily be introduced up to 60% of the Tower footprint with a maximum ponding depth of 0.15 m, which is within the snow load design requirement. Based on the footprint of both towers, the storage volume estimated is 87.41 m^3 and 82.58 m^3 and for the and Phase 1 Tower (Area 2) and Phase 2 Tower (Area 5), respectively.

- It was assumed that the rooftop weirs could consist of a Watts Adjustable Accutrol Weir which under 150 mm ponding depth, would release a maximum of 0.315 L/s (5 gpm) when fully closed (refer to Appendix F2 for copy of the Manufacturer's detail sheet for Watts weir).

- Based on the footprint of both towers, it was assumed that 12 of the Watts weirs could provide the necessary rooftop coverage. Based on this configuration, storm flows from both Towers would be limited to 3.78 L/s (12 weirs) up to the 1:100-year storm. The mechanical engineer could opt in the use of other type of restrictors. However, to maintain the integrity of the proposed stormwater management strategy each roof shall be restricted to a maximum of 3.78 L/s while providing the minimum rooftop storage noted above.

To assess storage volume requirements for both rooftops and cistern detention areas, the Modified Rational Method (MRM) was used. Given that the proposed stormwater management strategy includes an internal cistern, the MRM calculation was carried out assuming the half the design flow (50%) for areas tributary to the cistern.

4.5.2 Stormwater Management Assessment

An evaluation of the stormwater management system design was carried out under the 1:100-year storm which has been documented in Appendix F2. To limit peak flows from the at-grade detention areas, restrictors are proposed (to be designed by the mechanical engineer) as noted in the Ponding Area Table (Drawing C003).

Ponding volumes provided by grading (Drawing C002) have been included in the Ponding Area Volume Table on Drawing C003.

Other details for each area have been summarized in the Ponding Area Table (Drawing C003), including the proposed ICD capture rates, maximum static ponding depth and elevation and the maximum static volume. These will be reviewed and coordinated with TRM's mechanical engineer during detailed design.

The stormwater management assessment carried out and presented in Appendix F2 has been summarized in the tables on Drawing C003.

As shown on the table for the Gilmour Street outlet (Drawing C003), the sum of all 1:100-year flows (ICD, cistern plus uncontrolled) are estimated at 21.09 L/s, which matches the allowable peak flow of 21.09 L/s. Hence, the storm discharge criterion is met. The above ponding elevations under the 1:100-year show that the Phase 2 building will be protected during this event. Hence, the Phase 2 Tower is protected during the 1:100 year.

Per the table for the MacLaren Street outlet (Drawing C0003), the sum of all 1:100-year flows (ICD plus uncontrolled) are estimated at 10.74 L/s, which is equal to the allowable peak flow of 10.74 L/s. Hence, the storm discharge criterion is met. The above ponding elevations under the 1:100-year shows that the Phase 1 building will also be protected during those extreme events. Hence, the Phase 1 Tower is protected during the 1:100 year.

4.5.3 Water Quality

Storm runoff generated by the twin towers sited at 267 O'Connor is conveyed to the Gilmour Street and MacLaren Street combined sewer systems. The proposed development will consist of twin high-rise Mixed-Use Residential Towers and POPS. As a result of the outlets and types of surfaces, no water quality control measures are proposed.

4.6 Summary and Conclusions

The storm and stormwater management solutions presented in this Report were found to fulfill the water quantity and quality criteria presented in Section 4.2. The assumptions made for the rooftop of both Towers and the cistern tributary to Gilmour Street (i.e., storage and capacity) will require to be reviewed by TRM's mechanical engineer. Similarly, the internal piping will require to be designed by the mechanical engineer. As noted above, once rezoning has been approved and the stormwater management servicing reviewed by the mechanical engineer, cistern(s) requirements in the design to improve the level of service along the hard scaped surfaces would be further reviewed.

Desktop calculations (Appendix F2) were carried out to assess the effectiveness of the proposed grading, servicing and stormwater management design under the 1:100-year storm. This assessment has demonstrated that the rooftop controls along with the cistern storage and controls could accommodate the 1:100-year storm while protecting the Phase 1 and Phase 2 towers. In light of the above, it is recommended that the storm and stormwater management solution shown on Site Servicing (Drawing C001), Grading (Drawing C002) and Post-Development Drainage (Drawing C003) be implemented to provide storm servicing for the proposed development.

5.0 EROSION AND SEDIMENTATION CONTROL

At the on-set of the construction of the Mixed-Use Residential Towers, substantial excavation will be completed for the underground garage for both Towers. As a result, runoff from the site will mostly be contained in the excavation area. As such, appropriate erosion and sedimentation control measures, as outlined in the Ontario Ministry of Natural Resources (MNR) Guidelines on Erosion and Sediment Control for Urban Construction Sites, will be implemented to trap sediment on site. The following erosion and sedimentation control measures could be implemented during construction (refer to Drawing C004):

- Supply and installation of a silt fence barrier, as per OPSD 219.110, if required;
- Supply and installation of filter fabric between the frame and cover of catch basins and maintenance holes adjacent to the project area during construction, to prevent sediment from entering the sewer system. The filter fabric is to be inspected regularly and corrected as required;
- Stockpiling of material during construction is to be located offsite;
- Sandbags are to be placed blocking part of the sewer pipe in the connecting storm maintenance holes to eliminate construction debris from entering the existing storm sewer system. The sandbags are to be removed after the proposed storm sewers have been fully cleaned.

The proposed erosion control measures (refer to Drawing C004) shall conform to the following documents:

- "Guidelines on Erosion and Sediment Control for Urban Construction Sites" published by Ontario Ministries of Natural Resources, Environment, Municipal Affairs, and Transportation & Communication, Association of Construction Authorities of Ontario and Urban Development Institute, Ontario, May 1987.
- "MTO Drainage Manual", Chapter F: "Erosion of Materials and Sediment Control", Ministry of Transportation & Communications, 1985.
- "Erosion and Sediment Control" Training Manual by Ministry of Environment, Spring 1998.
- Applicable Regulations and Guidelines of the Ministry of Natural Resources.

This report has been prepared by J.L. Richards & Associates Limited for TRM's exclusive use. Its discussions and conclusions are summary in nature and cannot properly be used, interpreted or extended to other purposes without a detailed understanding and discussions with the client as to its mandated purpose, scope and limitations. This report is based on information, drawings, data, or reports provided by the named client, its agents, and certain other suppliers or third parties, as applicable, and relies upon the accuracy and completeness of such information. Any inaccuracy or omissions in information provided, or changes to applications, designs, or materials may have a significant impact on the accuracy, reliability, findings, or conclusions of this report.

This report was prepared for the sole benefit and use of the named client and may not be used or relied on by any other party without the express written consent of J.L. Richards & Associates Limited, and anyone intending to rely upon this report is advised to contact J.L. Richards & Associates Limited in order to obtain permission and to ensure that the report is suitable for their purpose.

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:

Evan Way, P.Eng.
Civil Engineer

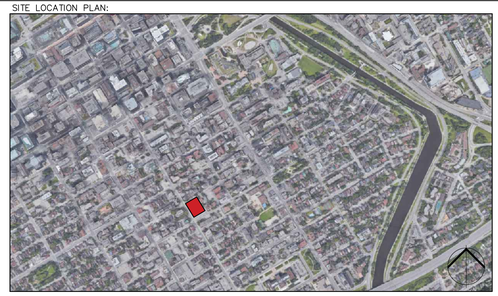
Reviewed by:

Steve Picken, C.Tech.
Civil Technician

Appendix A

Site Plan and Legal Plans

SITE LOCATION PLAN:



NOTE: ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED MAY 26, 2020 AND PREPARED BY STANTEC GEOMATICS LTD

LEGAL DESCRIPTION:
TOPOGRAPHIC SKETCH OF LOTS 3, 4, 5 AND 6 (EAST OF O'CONNOR STREET)
LOT 44 (SOUTH OF MACLAREN STREET)AND
LOT 44(NORTH OF GILMOUR STREET), REGISTERED PLAN 15558
CITY OF OTTAWA

ZONING NOTES

CURRENT ZONING: NORTH PARCEL

DEVELOPMENT STATS	REQUIRED	EXISTING BLDG.	PROPOSED
LOT AREA (INCLUDES R.O.W EASEMENT)			3,573 m²
LOT WIDTH			66.4m
LOT DEPTH			53.7m
UNITS			
TOTAL UNITS			513
O'CONNOR SETBACK		MIN. 2.4m	VARIES, MIN. 1.5m
MACLAREN SETBACK		MIN. 0.5m	VARIES, MIN 1.0m
REAR YARD SETBACK		MIN. 2.0m	VARIES, MIN. 2.0m
GILMOUR SETBACK		MIN. 2.49m	VARIES, MIN. 2.49m
BUILDING HEIGHTS			
4 STOREY PODIUM			+/- 20 m
27 STOREY TOWER			+/- 96 m
25 STOREY TOWER			+/- 90 m
BUILDING AREA			
NORTH TOWER PLATE AREA			+/- 7,814 sq.ft.(726 sq.m.)
SOUTH TOWER PLATE AREA			+/- 7,924 sq.ft.(736 sq.m.)
TOTAL GROSS			+/- 418,518 sq.ft.(38,882 sq.m.)
TOTAL NET (RESIDENTIAL + COMMERCIAL/RETAIL)			+/- 340,984 sq.ft.(31,678 sq.m.)
GROSS FLOOR AREA (city def.)			+/- 340,984 sq.ft.(31,678 sq.m.)

UNIT RATIOS	PROPOSED	
PHASE 1 – NORTH BUILDING		
TOTAL UNIT COUNT		273
STUDIOS	35	13%
1 BEDROOM	144	53%
1 BEDROOM + DEN	6	2%
2 BEDROOM	85	31%
2 BEDROOM + DEN	3	1%
PHASE 2 – SOUTH BUILDING		
TOTAL UNIT COUNT		240
STUDIOS	21	9%
1 BEDROOM	142	59%
1 BEDROOM + DEN	11	5%
2 BEDROOM	53	22%
2 BEDROOM + DEN	13	5%

AMENITY SPACE REQUIREMENTS: 6 m² REQUIRED PER UNIT

PHASE 1 (NORTH BUILDING)
(273 X 6 SQ.M. = 1,638 SQ.M. REQUIRED AMENITY SPACE)
(819 SQ.M. REQUIRED TO BE COMMON AMENITY SPACE)

PHASE 2 (SOUTH BUILDING)
(240 X 6 SQ.M. = 1,440 SQ.M. REQUIRED AMENITY SPACE)
(720 SQ.M. REQUIRED TO BE COMMON AMENITY SPACE)

PHASE 1&2 COMBINED (NORTH & SOUTH BUILDINGS)
(513 X 6 SQ.M. = 3,078 SQ.M. REQUIRED AMENITY SPACE)
(1,539 SQ.M. REQUIRED TO BE COMMON AMENITY SPACE)

PROVIDED AMENITY SPACE

PHASE 1 (NORTH BUILDING):
2,294 SQ.M. PROVIDED AMENITY SPACE
1,624 SQ.M. PROVIDED COMMON AMENITY SPACE

PHASE 2 (SOUTH BUILDING)
1,644 SQ.M. PROVIDED AMENITY SPACE
1,135 SQ.M. PROVIDED COMMON AMENITY SPACE

PHASE 1 & 2 COMBINED (NORTH & SOUTH BUILDINGS)
3,938 SQ.M. PROVIDED AMENITY SPACE
2,759 SQ.M. PROVIDED COMMON AMENITY SPACE

PARKING REQUIREMENTS:

PROVIDED RESIDENTIAL PARKING

PHASE 1 (NORTH BUILDING):
167 RESIDENTIAL PARKING SPACES PROVIDED FOR 273 UNITS (0.61 /UNIT) (PARKING LEVELS P1–P4)

PHASE 2 (SOUTH BUILDING):
100 RESIDENTIAL PARKING SPACES PROVIDED FOR 240 UNITS (0.42 /UNIT) (PARKING LEVELS P1–P4)

PHASE 1 & 2 COMBINED (NORTH & SOUTH BUILDINGS):
267 RESIDENTIAL PARKING SPACES PROVIDED FOR 513 UNITS (0.52 /UNIT) (PARKING LEVELS P1–P4)

PROVIDED VISITOR PARKING

PHASE 1 (NORTH BUILDING):
28 VISITOR PARKING SPACES PROVIDED FOR 273 UNITS (0.1 /UNIT) (PARKING LEVEL P1)

PHASE 2 (SOUTH BUILDING):
24 VISITOR PARKING SPACES PROVIDED FOR 240 UNITS (0.1 /UNIT) (PARKING LEVEL P1)

PHASE 1 & 2 COMBINED (NORTH & SOUTH BUILDINGS):
52 VISITOR PARKING SPACES PROVIDED FOR 513 UNITS (0.1 /UNIT) (PARKING LEVEL P1)

BICYCLE PARKING REQUIREMENTS: 513 * 0.5 = 257

PROVIDED BICYCLE PARKING

514 (146 VERTICAL + 356 HORIZONTAL) BICYCLE PARKING SPACES PROVIDED FOR 513 UNITS (1.0/UNIT)
* LOCATED IN UNDERGROUND PARKING GARAGE, AT GROUND LEVEL (INT.), AND AT GRADE (EXT.)

PRIVATELY OWNED PUBLIC SPACE REQUIREMENTS: 40%

P.O.P.S

TOTAL SITE AREA EXCLUDING EASEMENTS: 3518 SQ.M
3518 X 0.40 = 1407 SQ.M. OF P.O.P.S REQUIRED
1628 SQ.M. OF P.O.P.S PROVIDED

LEGEND:

EXISTING BUILDING
SITE TRIANGLE
FIRE ROUTE
BUILDING TO BE DEMOLISHED
CURB TO BE REMOVED AND REINSTATED
PROPERTY BOUNDARY
SETBACK
PARKING GARAGE BELOW
EXTENT OF PRIVATELY OWNED PUBLIC SPACE
MH EXISTING MAN HOLE
TSP EXISTING TRAFFIC LIGHT
FH CONC. CURB DETAIL TO CITY EXISTING FIRE HYDRANT
OF OTTAWA STANDARDS
BIKE PARKING SPACE
BL EXISTING BOLLARD
TSL EXISTING TRAFFIC SIGNAL LIGHT
UP EXISTING UTILITY POLE
DC
CB EXISTING CATCH BASIN
CB PROPOSED CATCH BASIN
AS SIGNAGE FOR ACCESSIBLE PARKING SPACE
FRS SIGNAGE FOR FIRE ROUTE ACCESS
S EXISTING SIGN
EXISTING LIGHT POLE
NEW LIGHT POLE
PROPOSED WALL MOUNTED LIGHT
SL EXISTING STREET LIGHTING BOX
TB EXISTING TRAFFIC SIGNAL BOX

no.	date	revision
3	25-12-01	REISSUED FOR REZONING
2	25-08-01	ISSUED FOR SUDRP
1	25-01-31	ISSUED FOR REZONING

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON.

DRAWING TITLE:
SITE PLAN

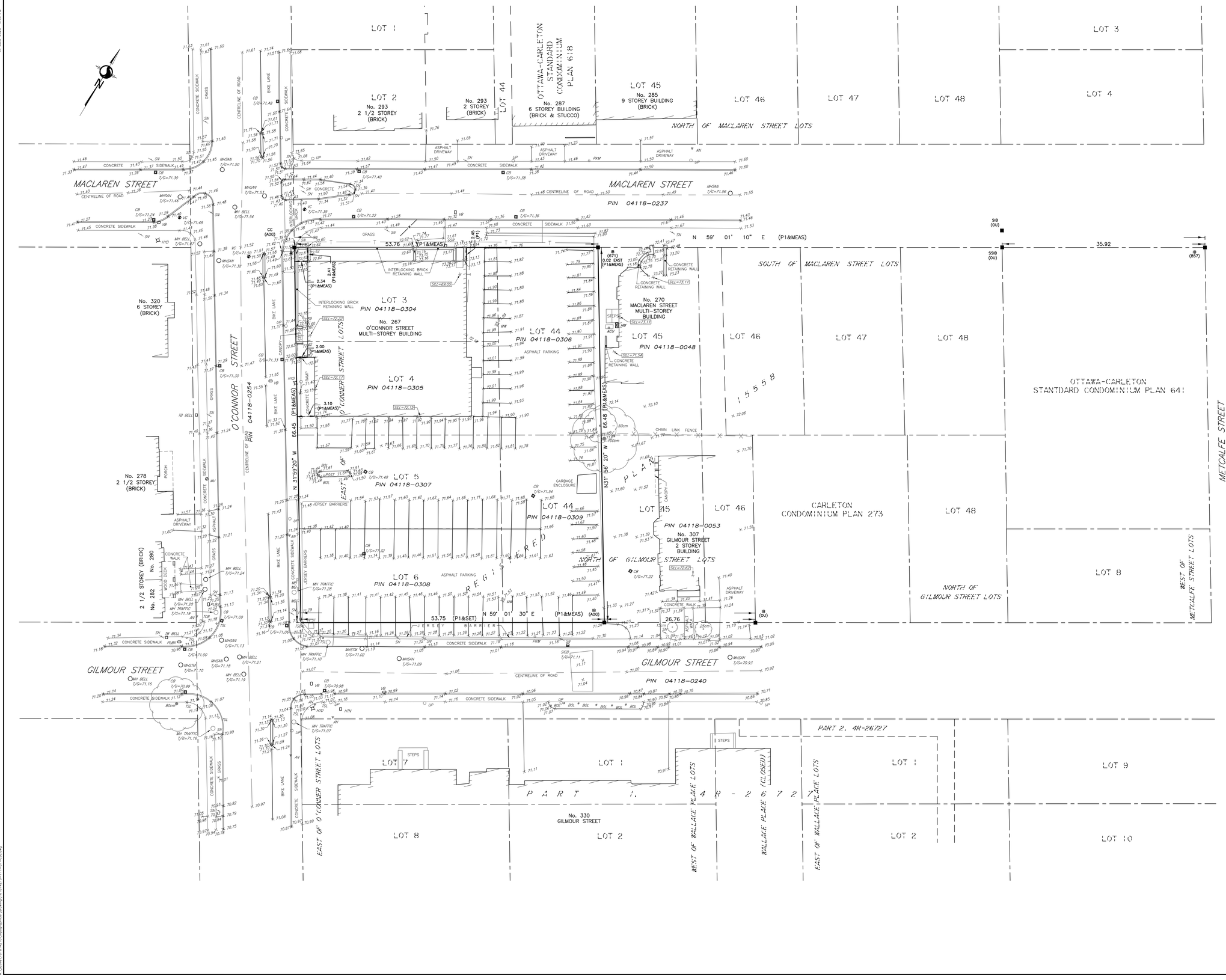
DRAWN BY:	DATE:	SCALE:
PB	24-12-04	1:150

PROJECT: 1938

DRAWING NO.: A100

REVISION NO.:

None
2409



Stantec Geomatics Ltd.
400-1331 Clyde Avenue
Ottawa ON
Tel. 613.722.4420
www.stantec.com

TOPOGRAPHIC SKETCH OF
LOTS 3, 4, 5 AND 6
(EAST OF O'CONNOR STREET)
LOT 44
(SOUTH OF MACLAREN STREET)
AND
LOT 44
(NORTH OF GILMOUR STREET)
REGISTERED PLAN 15558
CITY OF OTTAWA

Scale 1:300

5 0 5 10 15 20 METRES

METRIC CONVERSION
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE
BEARINGS HEREON ARE GRID BEARINGS DERIVED FROM THE CAN-NET VRS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 76°30' WEST LONGITUDE OF THE 3° MTM ONTARION COORDINATE SYSTEM, NAD83 (ORIGINAL) ZONE 9.

BEARINGS ARE REFERRED TO THE NORTHERLY LIMIT OF GILMOUR STREET AS SHOWN P1, HAVING A BEARING OF N59°01'30"E, A COUNTER-CLOCKWISE ROTATION OF 1°37' WAS APPLIED TO THE BEARING ON P1.

ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT: OTTAWA ELEVATION=95.230.

UTILITY NOTE
LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.

LEGEND

■	DENOTES	FOUND MONUMENTS
□	"	SET MONUMENTS
IB	"	IRON BAR
IBØ	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
RB	"	ROCK BAR
CC	"	CUT CROSS
CP	"	CONCRETE PIN
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
MEAS	"	MEASURED
PROP	"	PROPORTIONED
OU	"	ORIGIN UNKNOWN
SG	"	STANTEC GEOMATICS LTD.
P	"	REGISTERED PLAN 15558
P1	"	PLAN BY FSM DATED SEPTEMBER 19, 2013
□ ACU	"	AIR CONDITIONING UNIT
◄ AN	"	ANCHOR
● BOL	"	BOLLARD
CB	"	CATCH BASIN
SICB	"	SIDE INLET CB
GSR	"	GAS SERVICE REGULATOR
HM	"	HYDRO METER
HTN	"	HYDRO TRANSFORMER
HYD	"	FIRE HYDRANT
JBX	"	JUNCTION BOX
LS	"	LIGHT STANDARD
MB	"	MAILBOX
MH	"	MAINTENANCE HOLE UNIDENTIFIED
MHB	"	MAINTENANCE HOLE BELL
MHSAN	"	MAINTENANCE HOLE SANITARY
MHSTM	"	MAINTENANCE HOLE STORM
MHT	"	MAINTENANCE HOLE TRAFFIC
MW	"	MONITORING WELL
PKM	"	PARKING METER
PLBX	"	PULL BOX
SN	"	SIGN
□ TB BELL	"	TERMINAL BOX - BELL
□ TCB	"	TRAFFIC CONTROL BOX
○ TSL	"	TRAFFIC SIGNAL LIGHT
○ UP	"	UTILITY POLE
□ VB	"	VALVE BOX
⋈ VC	"	VALVE CHAMBER
⊗ WV	"	WATER VALVE
⊙	"	TREE DECIDUOUS

T T T
UNDERGROUND TELEPHONE

P P P
UNDERGROUND HYDRO

HANDRAIL

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THE SURVEY WAS COMPLETED ON THE 26th DAY OF MAY, 2020.

DATE

BRIAN J. WEBSTER
ONTARIO LAND SURVEYOR

DRAWN: NJ CHECKED: BW PM: BW FIELD: AW,AS,CK PROJECT No.: 161614210-111

15 June 2020 - 5:16 PM

\\Ottfile1\161614210\Geographics\Drawings\161614210-111-dft-154.dwg

Appendix B

Pre-consultation notes and

Email Correspondences

Pre-Application Consultation Meeting Notes

Property Address: 267 O'Connor Street
PC2020-0131
TEAMS Meeting, Tuesday June 30, 2020

Attendees:

Simon Deiaco, City of Ottawa Planning (SD)
Christopher Moise, City of Ottawa, Architecture and Urban Design (CM)
MacKenzie Kimm, City of Ottawa, Heritage (MK)
Mark Fraser, City of Ottawa, Engineering (MF)
Miguel Tremblay, Fotenn (MT)
Paul Black, Fotenn (PBk)
Emily McGirr, Tagart (EM)
Lucie Dalrymple, JL Richards (LD)
Guy Forget, JL Richards (GF)
Derek Howe, Taggart (DH)
Jeff Parkes, Taggart (JP)
Patrick Bisson, Hobin Architecture (PB)
Barry Hobin, Hobin Architecture (BH)
Mark Baker, Parsons (MB)
Jack Hanna, Centretown Citizens Community Association (JH)

Regrets:

Subject: 267 O'Connor Street

Meeting notes:

Opening & attendee introduction

- Introduction of meeting attendees
- Overview of proposal: JP – summary of past meeting and concept. Previous design was in the early stages of taking control of the property. Looked at a possible phased approach, however the team is now considering a more holistic approach to the site.
- Site has three frontages (O'Connor Street, MacLaren Street and Gilmour Street) the site is just under an acre in area.
- There is some history of the site as a result of the OMB decision and implementing Secondary Plan policies (JP/PBk). Now looking at a concept that is more in line with Landmark Policy Direction. Applications for Official Plan and Zoning Amendments and Site Plan Control would be submitted.
- Two amendment to the OP are being requested. The project proposes a privately owned, publicly assessible space (POPS) versus a publicly owned space. The project is also proposing towers up to 30 storeys in height whereas 27 storeys is the maximum permitted under the Landmark policies. The team would prepare the appropriate studies to support this requested amendment. The existing office building on the site is not a heritage asset; however, the team recognizes the heritage assets in the area that must be considered.

- PB – Overview of the design package. Early design concepts shown, no architectural detail to date. Previous massing studies presented that looked at one tower, now at a holistic approach to the site. Two tall towers (30-storeys). North tower, 263 units, south tower 284 units.
- Looking at a range of unit sizes and commercial space at grade. Approximately 4 levels of below grade parking with 152 stalls in tower 1 (south) and 148 stalls in tower 2 (north). Project development would be phased.
- 5 key drivers and design narratives for the project.
    - Public Realm
    - Street Animation
    - Pedestrian Experience
    - Urban Fabric
    - Built Form
- Pubic realm is approximately 47% of the subject site which includes a portion that is located under a cantilever of the south tower. Looking to establish a design competition for the public space component of the project.

Preliminary comments and questions from staff and agencies, including follow-up actions:

- Planning (SD)
    - Property is zoned R4T[479] and subject to the Heritage Overlay and Mature Neighbourhoods Overlay by-law provisions. The rationale should include the draft performance standards for the property. An apartment building high-rise is not permitted with the current zoning.
    - Subject site is designated as Mixed-Use Area, Residential on Schedule H1 of the Centretown Secondary Plan.
    - Subject site is designated as Mid-Rise (9 storey) on Schedule H2 of the Centretown Secondary Plan.
    - O'Connor Street is a priority streetscape as per Schedule H3 of the Centretown Secondary Plan. Appropriate street tree planting should be included on the landscape plan.
    - Policy 3.9.5.3A of the Secondary Plan speaks specifically to this property and landmark provisions. Policy 3.9.5.5 is applicable with respect to the Landmark Buildings and outlines specific criteria. Of note, the policy sets out clear direction about the quality of this space and what is to be created.

      "Landmark Buildings" are those that make both significant and exceptional contributions to the public realm and overall identity of Centretown. They combine iconic architecture, extraordinary site design and a unique civic or national function to create a distinctive place that invites visitors to experience its qualities. Both the building and its landscape should be appreciated as much for their beauty as for their utility. While Landmark Buildings must respect the form and character of their surroundings, they may depart from the built form parameters established for Centretown, but in this regard they will not set precedents for other development, and to be different they must be special."

    - A Section 37 agreement will be required as per the Secondary Plan Landmark provisions.
    - Design guidelines for high-rise building will need to be considered (i.e. tower separation).

- Further discussions will be required with respect to a POPS versus a publicly owned space approach as required by the Secondary Plan.
- Applications for Official Plan and Zoning Amendments and Site Plan Control would be required. Submission lists to be provided. Rationale will need to be provided for the proposed increase in height. A full review and response to the applicable Landmark Provisions of the Secondary Plan will also need to form part of the planning rationale.

- Urban Design (CM)
  - Topics:
    - POPS vs. Park (to allow for ownership and parking below). The parameters and expectations for this space should be agreed to before it goes out to a design competition;
    - Staff are developing POPs guidelines and this would appear to be a unique arrangement that may not fit into our definition of a POPS;
    - Design competition vs. Special Design Review Panel for Tall Buildings. Hitting 30 storeys may trigger some special considerations;
    - Two towers vs. One land mark building opens a broader discussion about how high-rise buildings relate to each other and whether one should be subservient to the other;
    - Not sure the Parliamentary view planes has any bearing on the potential height for this site;
  - This proposal runs along one of the City's Design Priority Areas and must attend the City's UDRP panel as per the Secondary Plan policies in lieu of a design competition. We recommend the proposal attend an informal visit (prior to a full submission and is not a public meeting), with the City's UDRP to further discuss and evaluate various scenarios of development for the whole site;
  - Please see the Design Brief Terms of Reference provided and consult the City's website for details regarding the UDRP schedule (if applicable).

- Engineering (MF)
  - Storm water quantity control and criteria, control to a two-year
  - Geotech will assess ground water flow as well (see attached e-mail)
  - Follow-up questions to be answered regarding servicing options
  - Site is located within a combined sewer shed. Needs an ECA direct submission.
  - Project will require an RSC.
  - Follow-up questions from LD regarding servicing criteria and options in the area.
  - GF and LD to follow up with staff on servicing options.
  - See additional notes and submission requirements in the follow up email.

- Transportation (WD)
  - Previous comments from earlier consultations have been provided.

- The previous comments submitted for the Forecasting Report are to be addressed, and the TIA Step 3 – Analysis Report is to be submitted for circulation and review.

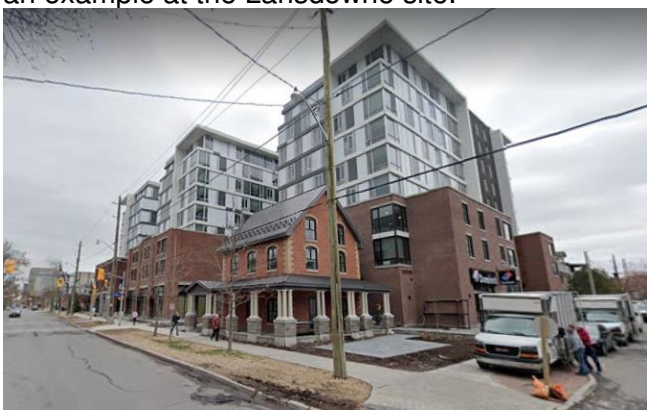
General

- O'Connor Street is designated as an Arterial road within the City's Official Plan with a ROW protection of 20.0 metres. The ROW limits are to be shown on all the drawings and the offset distance (10.0 metres) to be dimensioned from the existing centerline of pavement.
- Land for a road widening will be taken equally from both sides of a road, measured from the centreline in existence at the time of the widening if required by the City. The centreline is a line running down the middle of a road surface, equidistant from both edges of the pavement. In determining the centreline, paved shoulders, bus lay-bys, auxiliary lanes, turning lanes and other special circumstances are not included in the road surface.
- A 5.0 metres x 5.0 metres sight triangle will be required at the intersection of Gilmour Street and O'Connor Street and is to be shown on all drawings. The traffic signals would need to be relocated into the sight triangle when O'Connor Street is widened.
- All underground and above ground building footprints need to be shown on the plan to confirm the structure does not extend into existing property lines, sight triangles and/or future road widening requirements.
- Existing pavement marking and signing plan is required (prior to start of construction) adjacent to the site to ensure signing and curb side control is reinstated following construction.
- Site planning and streetscape will need to address pedestrian environment to ensure a 2.0 m wide clear ped zone and a street tree canopy to contribute to the quality of the ped environment and mitigate microclimate conditions.
- Parking garage access/egress needs to have the proper transitions and sight lines at the sidewalk approach.
- The concrete sidewalks should be 2.0 metres in width and be continuous and depressed through the proposed access (please refer to the City's sidewalk and curb standard drawing SC7.1).
- The TIA report is to address the parking situation for the existing building during the Phase I construction period, and for both the commercial & residential component.
- The closure of an existing private approach shall reinstate the sidewalk, shoulder, curb and boulevard to City standards.
- For the precast concrete pavers on City's road right-of-way, the developer shall sign a "Maintenance and Liability Agreement" with the City to cover any claims.
- For any planter boxes/trees on the City's road right-of-way, an Encroachment Agreement along with a Maintenance Agreement will be required.
- Bicycle parking spaces are required as per Section 111 of the Ottawa Comprehensive Zoning By-law. Bicycle parking spaces should be located in safe, secure places near main entrances and preferably protected from the weather.
- A construction Traffic Management Plan is to be provided for approval by the Senior Engineer, Traffic Management, Transportation Services Dept.

- Parks (SD)
  - Cash-in-lieu of parkland payment will be required.
  - A follow up meeting with staff will be required to discuss the requested amendment to provide a POPS rather than publicly owned space. SD to organise. This is a fundamental issue that needs resolution.

- Heritage (MK)
  - Previous comments from heritage staff still apply.
  - Application for new construction would be required for new construction under the Ontario Heritage Act.
  - There is an ongoing update to the Centretown HCD.
  - A CHIS is required and should be completed as soon as possible in the process to inform the design.
  - Q – has a heritage consultant been engaged?
  - Transition will be a component to consider in the design along with materiality.

- Questions and comments from the Community Association representative (JH)
  - Comment, looking for clarification on the comment that the CDP is amenable to 30 storeys. SD – There is specific policy direction for the site at 267 O'Connor in the Centretown Secondary Plan that allows for an increase in height along with the landmark building provisions (if satisfied). The application will have to justify the additional height requested and all other policy amendments.
  - Comment - Public spaces, thinks it is a good idea for a design competition. Would like residents to be involved in the process.
  - Tall trees shown on the slides, would like to see this achieved.
  - Question – articulation at the base and top of the building, can the architect expand on this?
  - BH – Would not be opposed to have the public participate in the design competition, has been successful in other projects. Regarding articulation, the project needs to show an appropriate scale at the public realm (similar to the project at Laurier and Friel, see below). Regarding the top, the team is looking at an approach to hide the mechanical penthouse in an attractive manner. Noted an example at the Lansdowne site.



  - BH - Agrees that the street trees are important to the site and will be a design challenge. There have been lessons learned from other projects on how to best create a proper growing medium.

- Q - Affordable housing piece? DH – Engaged with the ward office regarding the topic of affordability. Any sense on the proportion? DH, working with the CMHC on applying for a housing program they offer.

Submission requirements and fees

Next steps

- Encourage applicant to discuss the proposal with Councillor, community groups and neighbours
- SD to set up follow up meeting regarding the public space discussion.
- Jack Hanna, willing to organize a follow up meeting with the Community Association.
- SD to discuss with UDRP staff on setting up a review team for the project.

Guy Forget

From: Mottalib, Abdul <Abdul.Mottalib@ottawa.ca>
Sent: Tuesday, August 25, 2020 4:07 PM
To: Guy Forget
Cc: Mottalib, Abdul
Subject: RE: 267 O'Connor Street - Design Parameters Inquiry

Okay thanks.

Please share with me when you will have better understanding with the servicing for this site. As usual every tower will have two service laterals , one for storm service and the other one for sanitary service lateral.

Please note we will also be looking for the foundation drainage and weeping tile connection to the city system.

--

Thanks,

Abdul
Mohammad Abdul Mottalib, P. Eng.
Extension: 27798

From: Guy Forget <gforget@jlrichards.ca>
Sent: August 25, 2020 3:44 PM
To: Mottalib, Abdul <Abdul.Mottalib@ottawa.ca>
Subject: RE: 267 O'Connor Street - Design Parameters Inquiry

Hi,

Thanks for the clarifications, the allowable peak flow will be net of the wastewater flows.

In terms of that on-site CB, we have yet move to detailed servicing. However, as per the CB lead connected to O'Connor Street (see the lateral in the cloud below), we intend to keep this service provided that it is good condition.

At this time, we have yet figured out the design for the subject site, however, if this existing sewer lateral is maintained, we intend to only discharge flows to this lateral once it has been controlled by means of ICDs.

Once we have a better understanding of our servicing, we will share it with you to get your opinion.

Guy

Guy Forget, P.Eng., LEED AP
Senior Water Resources Engineer

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-804-5363

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From: Mottalib, Abdul <Abdul.Mottalib@ottawa.ca>
Sent: Tuesday, August 25, 2020 3:24 PM
To: Guy Forget <gforget@jlrichards.ca>
Cc: Mottalib, Abdul <Abdul.Mottalib@ottawa.ca>
Subject: RE: 267 O'Connor Street - Design Parameters Inquiry

Hi Guy,

For a site that will be connecting into a combine sewer system, C value is always 0.4. Sometimes we change the storm event from 2 year to 5 year depend on the site and its location. In this case, the c value will be 0.4 and the allowable release rate will be 5-year storm event for this site. You must control any storm event above 5 year and up to 100 year including 100year.

Yes, you need to subtract wastewater flow from the allow able release rate to find the net allowable release rate for storm event as the allowable release rate is for the whole site.

In you email you mentioned, one onsite existing CB will be connected on O'Connor combined sewer. Will there be a ICD at the outlet of the onsite CB to restrict the flow?

Could you please provide me a plan so that I can do a quick review of the plan?

--

Thanks,

Abdul
Mohammad Abdul Mottalib, P. Eng.
Extension: 27798

From: Guy Forget <gforget@jlrichards.ca>
Sent: August 25, 2020 2:03 PM
To: Mottalib, Abdul <Abdul.Mottalib@ottawa.ca>
Subject: RE: 267 O'Connor Street - Design Parameters Inquiry

Hi Abdul,

Thank you and the water resources team to have provided guidance with respect to the design criteria for 267 O'Connor.

Can you provide further clarifications as follows:

- Is the 1:5 year allowable peak flow based on the existing condition (i.e., C = 0.9)?
- Is the 1:5 year allowable flow based on the current Tc which is 10 minutes?
- Can we assume that the peak wastewater flows and groundwater flows do not have to be subtracted from the 1:5 year peak flow?

Thanks again.

Guy

Guy Forget, P.Eng., LEED AP
Senior Water Resources Engineer

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-804-5363

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From: Mottalib, Abdul <Abdul.Mottalib@ottawa.ca>
Sent: Tuesday, August 25, 2020 1:14 PM
To: Guy Forget <gforget@jlrichards.ca>
Cc: Mottalib, Abdul <Abdul.Mottalib@ottawa.ca>
Subject: RE: 267 O'Connor Street - Design Parameters Inquiry

In this case, they are asking for a 5 year release rate and we can allow it because the general area does in fact have a 5 year level of service according to the O'Connor SWM model

--

Thanks,

Abdul
Mohammad Abdul Mottalib, P. Eng.
Extension: 27798

From: Guy Forget <gforget@jlrichards.ca>
Sent: August 20, 2020 6:55 PM
To: Mottalib, Abdul <Abdul.Mottalib@ottawa.ca>
Subject: Re: 267 O'Connor Street - Design Parameters Inquiry

If you can follow up early next week, that would be great

Thanks

Guy,

I Just got confirmation from the water resources unit that we are okay for you to use a 5-year release rate for this site. Please note this approval is site specific and should not be referenced for other cases.

Guy Forget, P.Eng., LEED®AP
Senior Water Resources Engineer
J.L. Richards & Associates Limited
2013 Winner of Canada's Best Managed Companies program

864 Lady Ellen Place, Ottawa, ON K1Z 5M2
Tel: 613-728-3571 (ext. 1279) - Fax: 613-728-6012
www.jlrichards.ca

Guy Forget, P.Eng., LEED AP
Senior Water Resources Engineer

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From: Mottalib, Abdul <Abdul.Mottalib@ottawa.ca>
Sent: August 20, 2020 5:27 PM
To: Guy Forget <gforget@jlrichards.ca>
Cc: Mottalib, Abdul <Abdul.Mottalib@ottawa.ca>
Subject: RE: 267 O'Connor Street - Design Parameters Inquiry

Everyone is crazy busy now. Even though I will give them a call after 2/3 days.

--
Thanks,
Abdul
Mohammad Abdul Mottalib, P. Eng.
Extension: 27798

From: Guy Forget <gforget@jlrichards.ca>
Sent: August 20, 2020 4:59 PM
To: Mottalib, Abdul <Abdul.Mottalib@ottawa.ca>
Subject: RE: 267 O'Connor Street - Design Parameters Inquiry

Hi Abdul,

Thanks for coordinating, if this could be made a priority, we would appreciate it.

Just noticed that I forgot to revise one number in the text below the bullets, so here is the new version of the text, with the mark-up in red. Sorry, for the inconvenience:

This message is to request the City's consideration and confirmation of the design parameters for 267 O'Connor Street. Please find attached our spreadsheet calculations for the expected stormwater runoff as well as projected sanitary peak flows for the site. These calculations are summarized below:

Phase 1:

- Estimated Sanitary Peak flow (including infiltration from groundwater): 4.8 L/s;
- 2Yr. Release Rate (assuming C = 0.4) : 15.3 L/s
- 5Yr. Release Rate (assuming C = 0.4): ~~30.5 L/s~~ 20.7 L/s

Phase 1 & 2

- Estimated Sanitary Peak flow (including infiltration from groundwater): 9.4 L/s;
- 2Yr. Release Rate (assuming C = 0.4) : ~~20.7 L/s~~ 30.5 L/s
- 5Yr. Release Rate (assuming C = 0.4): 41.4 L/s

Once the sanitary flow is deducted from the above 2 year peak flow calculations, the allowable release rate would be excessively low. Using the 2 year release rate as the design criteria with a C of 0.4 would lead to a stormwater release rates as low as 10.5 L/s for Phase 1 and ~~11.3 L/s~~ 21.1 L/s for the ultimate development. Once uncontrolled flows would be further subtracted from these values (as there are always some remaining strips of land along the property lines which are left uncontrolled), the allowable release rates would be closer to zero.

Under the Existing conditions, peak flows generated by the Site is approximately 68.7 L/s, under a 1:2 year storm with the current imperviousness being at a C=0.9 and Tc = 10 mins (calculated). Based on water consumption usage provided by Taggart, the existing sanitary flows are negligible as they are approximately 0.03 l/s based on an 8 hr working day.

Given the above, we ask that the City consider allowing the ultimate development to proceed based on an allowable release rate of no less than the equivalent of a 5 year storm, which would equal 41.40 L/s as a total combined release rate (meaning 32.0 L/s for the storm and 9.4 L/s for the wastewater). This would still allow an improvement to the City's existing combined system, while allowing for a more achievable design. The allowable release rate would be distributed to the current two (2) connections; one existing connection (on-site CB) is to the O'Connor combined system while the second connection is to MacLaren (sanitary/storm flows from the existing building).

We are happy to discuss and develop a solution together with the City.

Best Regards,

Guy

Guy Forget, P.Eng., LEED AP
Senior Water Resources Engineer

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-804-5363

From: Mottalib, Abdul <Abdul.Mottalib@ottawa.ca>
Sent: Thursday, August 20, 2020 4:29 PM
To: Guy Forget <gforget@jlrichards.ca>
Cc: Mottalib, Abdul <Abdul.Mottalib@ottawa.ca>
Subject: RE: 267 O'Connor Street - Design Parameters Inquiry

Hi Guy,

FYI, I just forwarded boundary condition request to the water resources unit.
--
Thanks,
Abdul
Mohammad Abdul Mottalib, P. Eng.
Extension: 27798

From: Guy Forget <gforget@jlrichards.ca>
Sent: August 20, 2020 7:16 AM
To: Mottalib, Abdul <Abdul.Mottalib@ottawa.ca>

Cc: Alexandre Tourigny <atourigny@jlrichards.ca>; Fraser, Mark <Mark.Fraser@ottawa.ca>; Emily McGirr <emily.mcgirr@taggart.ca>; Lucie Dalrymple <ldalrymple@jlrichards.ca>
Subject: RE: 267 O'Connor Street - Design Parameters Inquiry

,

Hope you are doing well.

If you can submit this email and attachments to the Water Resources Group as two of the peak flows previously shown were inadvertently reversed. I have made the corrections below in RED.

Abdul, would it be possible that this request be a priority to the Water Resources Group, as Taggart's sub-consultant Team are using as a submission target the first week of September, therefore our target would be September 4, 2020. Hence, it is critical for the Team to get a response back from the Water Resources Group as soon as possible. Here is our request with the numbers corrected.

This message is to request the City's consideration and confirmation of the design parameters for 267 O'Connor Street. Please find attached our spreadsheet calculations for the expected stormwater runoff as well as projected sanitary peak flows for the site. These calculations are summarized below:

Phase 1:

- Estimated Sanitary Peak flow (including infiltration from groundwater): 4.8 L/s;
- 2Yr. Release Rate (assuming C = 0.4) : 15.3 L/s
- 5Yr. Release Rate (assuming C = 0.4): ~~30.5 L/s~~ 20.7 L/s

Phase 1 & 2

- Estimated Sanitary Peak flow (including infiltration from groundwater): 9.4 L/s;
- 2Yr. Release Rate (assuming C = 0.4) : ~~20.7 L/s~~ 30.5 L/s
- 5Yr. Release Rate (assuming C = 0.4): 41.4 L/s

Once the sanitary flow is deducted from the above 2 year peak flow calculations, the allowable release rate would be excessively low. Using the 2 year release rate as the design criteria with a C of 0.4 would lead to a stormwater release rates as low as 10.5 L/s for Phase 1 and 11.3 L/s for the ultimate development. Once uncontrolled flows would be further subtracted from these values (as there are always some remaining strips of land along the property lines which are left uncontrolled), the allowable release rates would be closer to zero.

Under the Existing conditions, peak flows generated by the Site is approximately 68.7 L/s, under a 1:2 year storm with the current imperviousness being at a C=0.9 and Tc = 10 mins (calculated). Based on water consumption usage provided by Taggart, the existing sanitary flows are negligible as they are approximately 0.03 l/s based on an 8 hr working day.

Given the above, we ask that the City consider allowing the ultimate development to proceed based on an allowable release rate of no less than the equivalent of a 5 year storm, which would equal 41.40 L/s as a total combined release rate (meaning 32.0 L/s for the storm and 9.4 L/s for the wastewater). This would still allow an improvement to the City's existing combined system, while allowing for a more achievable design. The allowable release rate would be distributed to the current two (2) connections; one existing connection (on-site CB) is to the O'Connor combined system while the second connection is to McLaren (sanitary/storm flows from the existing building).

We are happy to discuss and develop a solution together with the City.

Best Regards,

Guy

Guy Forget, P.Eng., LEED AP
Senior Water Resources Engineer

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-804-5363

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From: Fraser, Mark <Mark.Fraser@ottawa.ca>
Sent: Wednesday, August 19, 2020 6:02 PM
To: Alexandre Tourigny <atourigny@jlrichards.ca>
Cc: Guy Forget <gforget@jlrichards.ca>; Mottalib, Abdul <Abdul.Mottalib@ottawa.ca>
Subject: RE: 267 O'Connor Street - Design Parameters Inquiry

Hi Alex,

Sorry, I did not received the below email due to my email address being incorrect.

I have accept another position within the City thus I'm unable to assist in responding to the below email at this time. I will forward the below email on for somebody in DR to be able to assist and provide direction on this pre-consultation file moving forward.

Regards,

Mark Fraser, **P.Eng.**
Engineer, Infrastructure Projects (T)
Rail Construction Program | Programme de construction du train léger
Transportation Services Department | Direction générale des transports
City of Ottawa | Ville d'Ottawa
141 Laurier Avenue W. Suite 300 | 141 avenue Laurier O., bureau 300
Ottawa, ON K2P 2P7
Email: Mark.Fraser@ottawa.ca

From: Alexandre Tourigny <atourigny@jlrichards.ca>
Sent: August 19, 2020 3:21 PM
To: Fraser, Mark <Mark.Fraser@ottawa.ca>
Cc: Guy Forget <gforget@jlrichards.ca>
Subject: RE: 267 O'Connor Street - Design Parameters Inquiry

Hi Mark,

Just looking for a status update on when we can expect the following criteria?

Thanks,
Alex

Alexandre Tourigny
Civil Engineering Designer

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-803-4522

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From: Alexandre Tourigny
Sent: Tuesday, August 4, 2020 5:08 PM
To: Marc.fraser@ottawa.ca
Cc: Guy Forget <gforget@jlrichards.ca>
Subject: 267 O'Connor Street - Design Parameters Inquiry

Hi Mark,

This message is to request the City's consideration and confirmation of the design parameters for 267 O'Connor Street. Please find attached our spreadsheet calculations for the expected stormwater runoff as well as projected sanitary peak flows for the site. These calculations are summarized below:

Phase 1:

- Estimated Sanitary Peak flow (including infiltration from groundwater): 4.8 L/s;
- 2Yr. Release Rate (assuming C = 0.4) : 15.3 L/s
- 5Yr. Release Rate (assuming C = 0.4): 30.5 L/s

Phase 1 & 2

- Estimated Sanitary Peak flow (including infiltration from groundwater): 9.4 L/s;
- 2Yr. Release Rate (assuming C = 0.4) : 20.7 L/s
- 5Yr. Release Rate (assuming C = 0.4): 41.4 L/s

Once the sanitary flow is deducted from the above 2 year peak flow calculations, the allowable release rate would be excessively low. Using the 2 year release rate as the design criteria with a C of 0.4 would lead to a stormwater release rates as low as 10.5 L/s for Phase 1 and 11.3 L/s for the ultimate development. Once uncontrolled flows would be further subtracted from these values (as there are always some remaining strips of land along the property lines which are left uncontrolled), the allowable release rates would be closer to zero.

Existing conditions for the site likely generate peak flows of approximately 68.7 l/s, under a 2 year storm with on a C=0.9 and tc = 10 mins. Based on water consumption usage provided by Taggart, the existing sanitary flows are negligible as they are approximately 0.03 l/s based on an 8 hr working day.

Given the above, we ask that the City consider allowing the ultimate development to proceed based on an allowable release rate of no less than the equivalent of a 5 year storm, which would equal 41.40 L/s as a total combined release rate (meaning 32.0 L/s for the storm and 9.4 L/s for the wastewater). This would still allow an improvement to the City's existing combined system, while allowing for a more achievable design.

We are happy to discuss and develop a solution together with the City.

Best Regards,

'

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Date of Issue: **December 1st, 2025** File: **D01-01-20-0019 & D02-02-20-0101**

SUBMISSION NO. 4 TRANSMITTAL LETTER
OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATION

ATTENTION: **Ann O'Connor**
Planner III
Development Review Central
City of Ottawa

Via: e-mail to Ann.OConnor@ottawa.ca

RE: **Submission No. 4 Transmittal Letter – OPA and ZBLA Application for 267 O'Connor Street**

Dear Ms. Ann O'Connor,

We are pleased to present the following responses and supporting studies to formal review comments on the second technical circulation, received April 1st, 2025, and Special Design Review Panel recommendations from the September 2nd, 2025 meeting.

42. Geotechnical Investigation Report speaks to underfloor drainage system for GW control. Civil Consultant to ensure this is added to SWM design. See anticipated long-term GW flow rate in this Report.

Response: The geotechnical report identifies a groundwater flow of 0.17 L/s that was incorporated into the stormwater management design (0.085 L/s for Gilmour and 0.085 L/s for MacLaren). The calculated allowable storm flows were updated on page 14 to account for groundwater.

43. Regarding Servicing and SWM:

Please be advised that Water ISTB Tech Bulletins have been updated with 2024- 05, which requires using OBC for Fire Flow demands. Please ensure all current and relevant Guidelines and Tech Bulletins are listed and it is suggested to state "as amended".
Response: Water Section revised and reference added in for City Tech Bulletin 2024-05.

For 2024-05 - The requirements for levels of fire protection on private property in urban areas are covered in Section A-3.2.5.7 of the OBC. If this approach yields a fire flow of 9,000 L/min then the FUS method, as amended, and NFPA 1142 may be used to determine these requirements instead.
Response: OBC method was used to determine the fire protection flow given the building will be a sprinklered system. City Technical Bulletin 2024-05 (Page 3) makes direct reference to NFPA 13 for fire flow calculation related to a sprinklered system.

A FH analysis may be requested through IPM, to ensure fire flows from nearby FHs are used for fire suppression accurately. As the boundary conditions are approximately 5 years old, i would suggest a new boundary request to ensure that you are using current data. Please send request to IPM.
Response: Boundary conditions were received in 2025 and pressure loss calculations have been updated accordingly.

Only one water service per property parcel, including a dual service, is permitted. Will property be severed? If so an ECA for multiple property would be required as would Part Lot Control. A single service off Maclaren and another off O'Connor or Gilmour is permitted.
Response: Servicing Plan has been updated to reflect the permissible water servicing approach, with single services now proposed off of Maclaren and Gilmour.

Please see Geotech Investigation Report regarding anticipated long term GW flows and underslab drains, which will need to be incorporated into SWM design, along with sanitary, discharging into the combined sewer system. Please speak to footing drains and underslab drains in this Report.
Response: The long-term groundwater flow of 15,000 L/day (0.17 L/s) were incorporated into the SWM design along with the proposed sanitary flows.

Note: We have consulted with our Water Resources Department and have no capacity concerns regarding proposed Sanitary and Storm flows.
Response: Noted.

Regarding drainage and grading – Please provide proposed grades, particularly around private approaches (garage and site entries) and building entrances and any lower openings that need to be protected. Please identify any sag points in roadways that may affect surface water and entry into building.
Response: Proposed grades for private approaches have been provided. Lower openings are not anticipated at this stage of design but if proposed, protection will be considered during site plan application.

Feel free to contact Mike Russett, Parks Planner, for follow-up questions.

We trust that this addresses all submission requirements and the development application can move forward toward approval. Please feel free to contact Kyle Kazda with any additional comments or questions at kyle.kazda@taggart.ca.

Thank you,

Kyle Kazda, Development Manager
Taggart Realty Management
225 Metcalfe Street, Suite 708,
Ottawa, Ontario
K2P 1P9

Appendix C

Background Drawings

E-12-14

E-12-18

E-12-20

E-12-24

SOMERSET STREET WEST

SOMERSET STREET

O'CONNOR STREET

MacCLAREN STREET

MacCLAREN STREET

Metres 5 4 3 2 1 0 5 10 15 20

Metres 20 15 10 5 0 1 2 3 4 5

REVISIONS / RÉVISIONS	DATE	BY
13564 - SOMERSET WEST (NOV 2007) SEWER, WATER, ROAD, UTILITY REVISED	AUG 2008	DC
ROGERS - ROG2207258 (OCT 2002) CONDUIT ADDED TO O'CONNOR @ MACLAREN	AUG 2008	DC
14783 - MacLAREN (NOV 2007) ROAD REVISED @ O'CONNOR	JAN 2010	DC
BELLV39795 - MACLAREN (2010) CHECKED BELL	OCT 2013	ZB
13564 - O'CONNOR - (NOV 2007) SEWER,WATER,ROAD, UTILITIES VERIFIED	OCT 2019	JC
TU5015 - O'CONNOR - (JAN 2018) TRAFFIC UPDATED	OCT 2019	JC
17061 - O'CONNOR - (JAN 2018) TRAFFIC APPLIED	OCT 2019	JC
CITY, ALL EXTERNAL AGENCIES DIGITIZED FROM CITY/UTILITY DATA RECEIVED	MAY 2020	DC

LEGEND

- Water Valve, Valve Chamber, Fire Hydrant
- Sewer Manhole, Catch Basin Manhole
- Catch Basin / Drainage, Wing Wall, Head Wall
- Pole, Pole w/ light, Decorative, Lawn Light
- Power Supply, Panel, Pedestal, Transformer, Tower, Regulator (P/S, PED, GR)
- Amp, Hand Hole, Vault, Gas Valve
- OC Transpo: Bus Shelter-No Power, Energized, Isolated (BUS)
- Streetscape: Planter Box, Grate Square, Eng. Soil (TGS)
- Traffic Connect Box / Disconnect Box, SL Disconnect (TCB, TDB, SDB)
- R.L Hand Hole, R.L. Camera (THH)
- Scada: Hand Hole, Monitoring Panel
- Reducer
- Pipe, Duct, Conduit, Lateral
- Culvert
- Abandoned
- Capped
- Buried Cable
- Property Line
- Install Year (2015)

TELECOM GLOSSARY

A.....Allstream	P.....Primus
AT.....Atria	P2P.....Canadian P2P Fibre
B.....Bell	R.....Rogers
BH.....Birch Hill	S.....Sprint
F.....Fibre Noir	SL.....Street Lighting
G.....Globility	T.....Traffic
GT.....Group Telecom	TO.....Telecom Ottawa
H.....Hydro Ottawa	TU.....Telus
H1.....Hydro One	V.....Videotron
L / L3.....Level 3	Z.....Zayo

GLOSSARY - OTHER

DD.....Dept. of Defence	PED.....Pedestal (owner unknown)
MH.....Manhole (owner unknown)	PW.....Public Works
O/OC.....OCTranspo	UP.....Utility Pole (owner unknown)
SCD.....Scada	

CAUTION/ATTENTION

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Ottawa

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Gestionnaire, Services des emprises, du patrimoine, et du design urbain
Planning, Infrastructure and Economic Development Department /
Direction generale de la planification, de l'infrastructure et du developpement economique
100 Constellation Cres., 6th Floor East / 6ème Étage Est, Ottawa, ON K2G 6J8

OTTAWA UTILITY COORDINATING COMMITTEE
CENTRAL REGISTRY
COMITÉ DE COORDINATION DES SERVICES PUBLICS D'OTTAWA
ENREGISTREMENT CENTRAL

UTILITY COORDINATING COMMITTEE U C C Ottawa C C S P COMITÉ DE COORDINATION DES SERVICES PUBLICS

PRODUCED BY: GIS & DATA MANAGEMENT BRANCH
INFORMATION CENTRE UNIT

SCALE: 1:250

SHEET NUMBER
E-12-19

REVISIONS / RÉVISIONS	DATE	BY
REDRAWN FROM VOIDED UTILITY PLAN E-12-20	JAN 2010	DC
ATR10030 - MACLAREN (2010) MANHOLE AND CONDUIT ADDED	OCT 2013	ZB
HYDRO 1 - 115kV HIGH VOLTAGE(2016) HYDRO1 -HV OIL FILLED LINE ON LISGAR	DEC 2016	KJ
ROG16TA72 - MACCLAREN (JUNE 2016) ROGERS - CONDUIT ADDED	AUG 2019	B.B.
CITY, ALL EXTERNAL AGENCIES DIGITIZED FROM CITY/UTILITY DATA RECEIVED	MAY 2020	DC

LEGEND

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INFORMATION CENTRE UNIT

SCALE: 1:250

SHEET NUMBER
E-12-20

REVISIONS / RÉVISIONS	DATE	BY
GAS - 60-4367-03 (Sept. 2003) GAS REVISED ON GILMOUR	NOV 2004	DC
12473 - GILMOUR (JAN. 2004) SEWER, ROAD REVISED	FEB 2008	DC
ROG0207258 - ROGERS (OCT 2002) CONDUIT & POWER SUPPLY ADDED TO GILMOUR	FEB 2008	DC
ROG0201181 - ROGERS (OCT 2002) CONDUIT ADDED TO LEWIS	FEB 2008	DC
GTL0201004 - GILMOUR (2002) CONDUIT ADDED	OCT 2013	ZB
BEL09123-BELL (SEP 2010) CONDUIT/PANEL ADDED TO O'CONNOR	JUL 2015	JM
GNE6252-6 - GILMOUR, LEWIS (MARCH 2018) ENBRIDGE GAS MAIN EXTENDED	AUG 2019	B.B.
TUS091 - O'CONNOR - (OCT 2017) TRAFFIC UPDATED	OCT 2019	JC
CITY, ALL EXTERNAL AGENCIES DIGITIZED FROM CITY/UTILITY DATA RECEIVED	MAY 2020	DC

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INFORMATION CENTRE UNIT

SCALE: 1:250

SHEET NUMBER
E-12-24

E-12-20

E-12-24

E-13-17

E-12-30

Metres

METCALFE STREET

GILMOUR STREET

WALLACE PLACE

LEWIS STREET

260 264 255 226 295 280 233 288 285 246 296 265 378 376 374 372 370

12" (300mm) SAN (ABAND)
75mm GAS (ABAND)
300mm GAS ABAND
12" (300mm) SAN ABAND
450mm COMBINED SEWER
100mm GAS
12" WATERMAIN
5" WATER (ABAND.)
WALK
9" (225mm) SAN (ABAND)
12" (300mm) SAN (ABAND)
8" (200mm) GAS
8" (200mm) Comb. SEWER
9" (225mm) GAS ABAND
4" (100mm) GAS ABAND
16" (400mm) WATER
15" (375mm) COMBINED SEWER
HYDRO ONE 115KV OIL FILLED
24" (600mm) COMBINED SEWER
4" (100mm) WATER
6" (150mm) GAS
TELUS
TRAFFIC
BELL
525mm COMBINED SEWER
21" (525mm) COMBINED SEWER
4" (100mm) GAS (ABAND)
8" (200mm) WATER
35mm GAS
542mm HYDRO
150mm WATERMAIN x 2
375mm COMBINED
1845mm
600mm HYDRO
TELECOM OTTAWA
250mm SANITARY SEWER
75mm GAS ABAND
100mm GAS ABAND
27" (675mm) STORM SEWER
12" (300 mm) WATERMAIN
5" (125mm) WATERMAIN ABAND
BELL
100mm GAS
TCB
12" (300mm) COMBINED SEWER
4" (100mm) GAS ABAND
8" (200mm) WATER
15" (375mm) COMBINED SEWER
4" (100mm) GAS ABAND
8" (200mm) WATER
21" SAN
BELL ABAND
310

REVISIONS / RÉVISIONS

REVISIONS / RÉVISIONS	DATE	BY
12473 - GILMOUR (JAN 2004) SEWER, ROAD REVISED	FEB 2008	DC
TOL04072 - GILMOUR (2004) TELECOM OTTAWA MANHOLE / CONDUIT ADDED	OCT 2013	ZB
HYDRO 1 - 115kV HIGH VOLTAGE(2016) HYDRO1 -HV OIL FILLED LINE ON LISGAR	DEC 2016	KJ
TEL17D51B - METCALFE (JANUARY 2019) TELUS - CONDUIT/HARDWARE ADDED	AUG 2019	BB
CITY, ALL EXTERNAL AGENCIES DIGITIZED FROM CITY/UTILITY DATA RECEIVED	MAY 2020	DC

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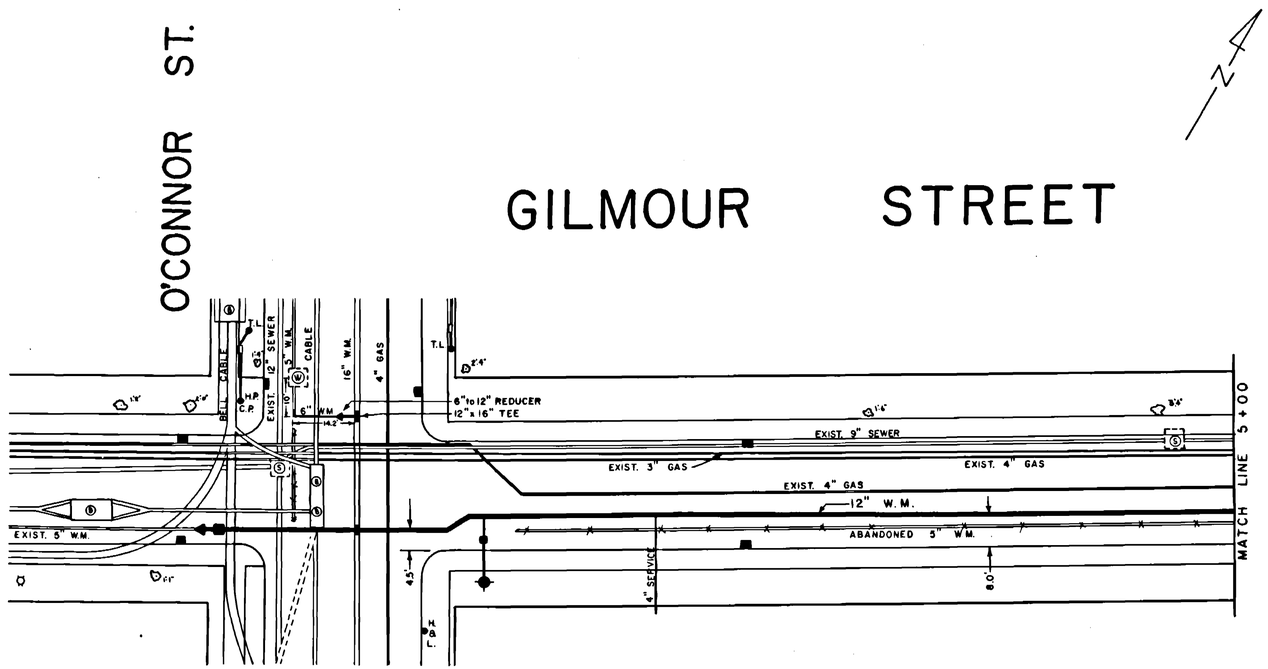
INFORMATION CENTRE UNIT

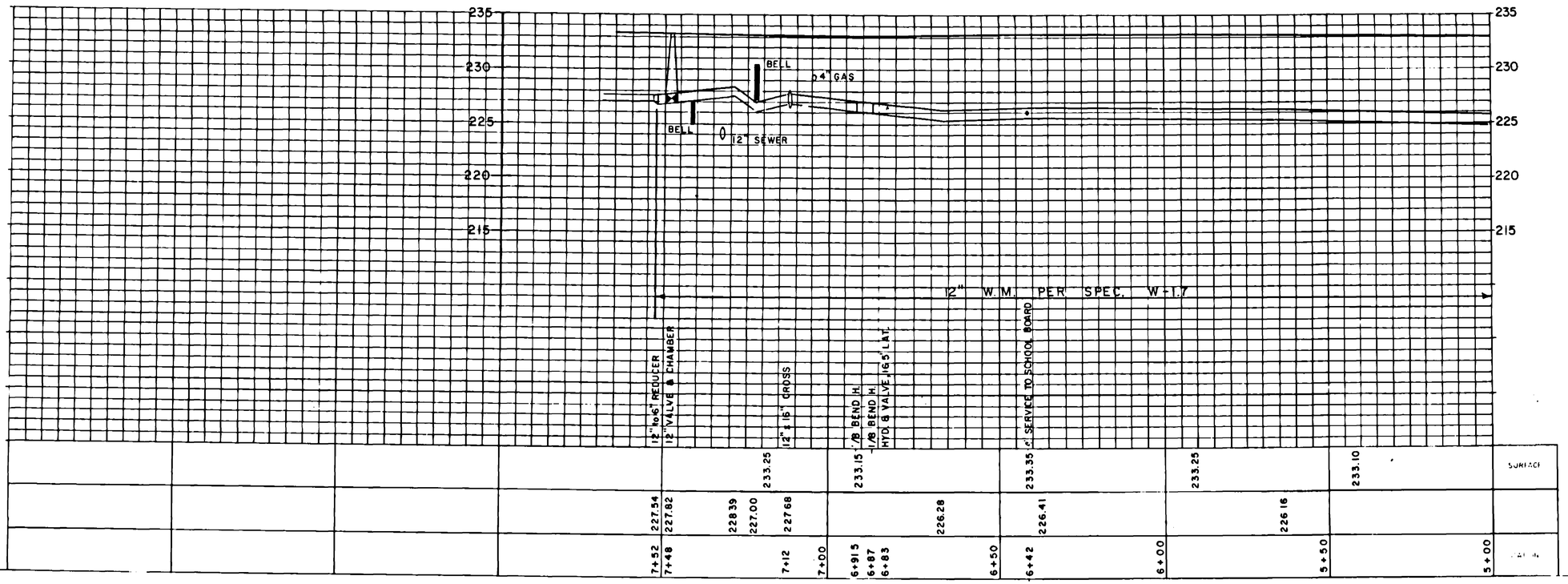
SCALE: 1:250

SHEET NUMBER
E-12-25

NOTES

1. ALL UNDERGROUND UTILITIES ARE APPROXIMATE. CONTRACTOR IS REQUIRED TO NOTIFY THE UTILITY COMPANIES BEFORE EXCAVATING.
2. AVG. DEPTH TO TOP OF W.M. 7'.





DATE	REVISIONS	DRN	APPR
JAN. 19/77	"AS BUILT" FROM FIELD PRINT AND FIELD BOOK 490.	M.J.W	

HOR. SCALE 0 20 40 60 FEET

VER. SCALE 0 2 4 6 FEET

REGIONAL MUNICIPALITY OF OTTAWA - CARLETON
WORKS DEPARTMENT

GILMOUR ST.
O'CONNOR ST. TO METCALFE ST.
12" W.M.

L. Gohier, P.Eng.	L.L. Larson, P.Eng.	DRAWN BY M.J.W.	CHECKED BY
W.L. KEAY	F.E. AYERS	JUNE/1976	DRAWING NO. 862-P-1 SH. 2 OF 2
		490	

REGISTERED PROFESSIONAL ENGINEER L.L. LARSON PROVINCE OF ONTARIO

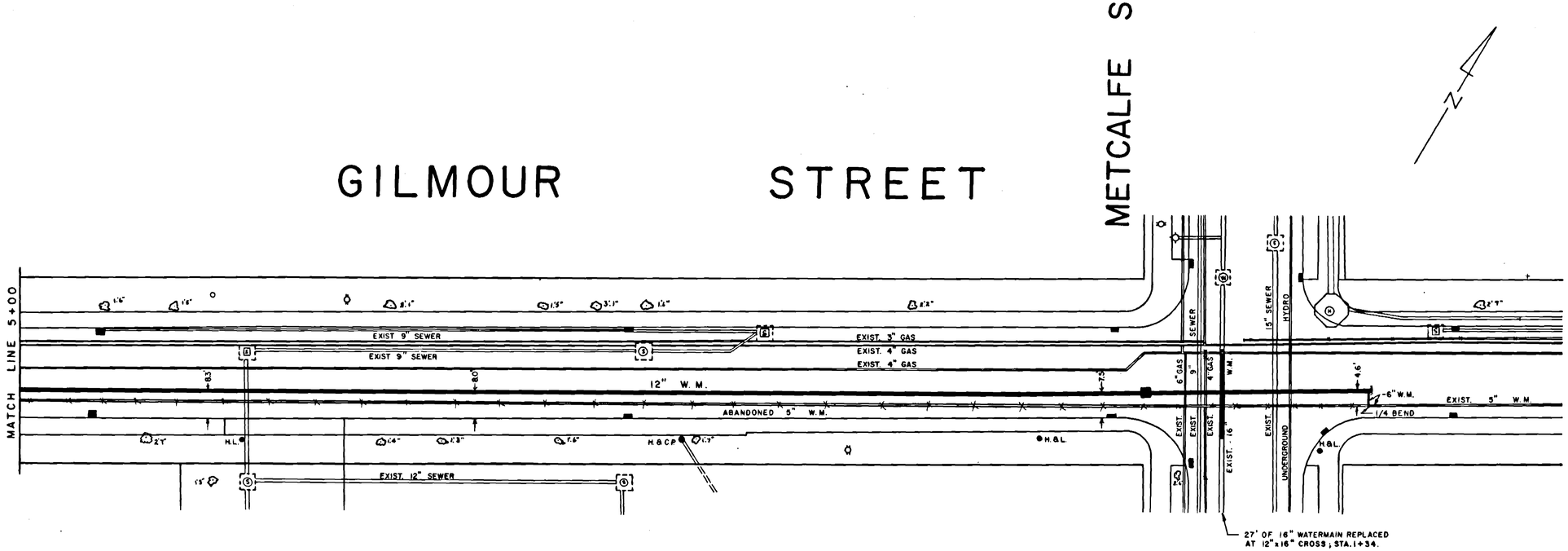
REGISTERED PROFESSIONAL ENGINEER L.F. GOHIER PROVINCE OF ONTARIO

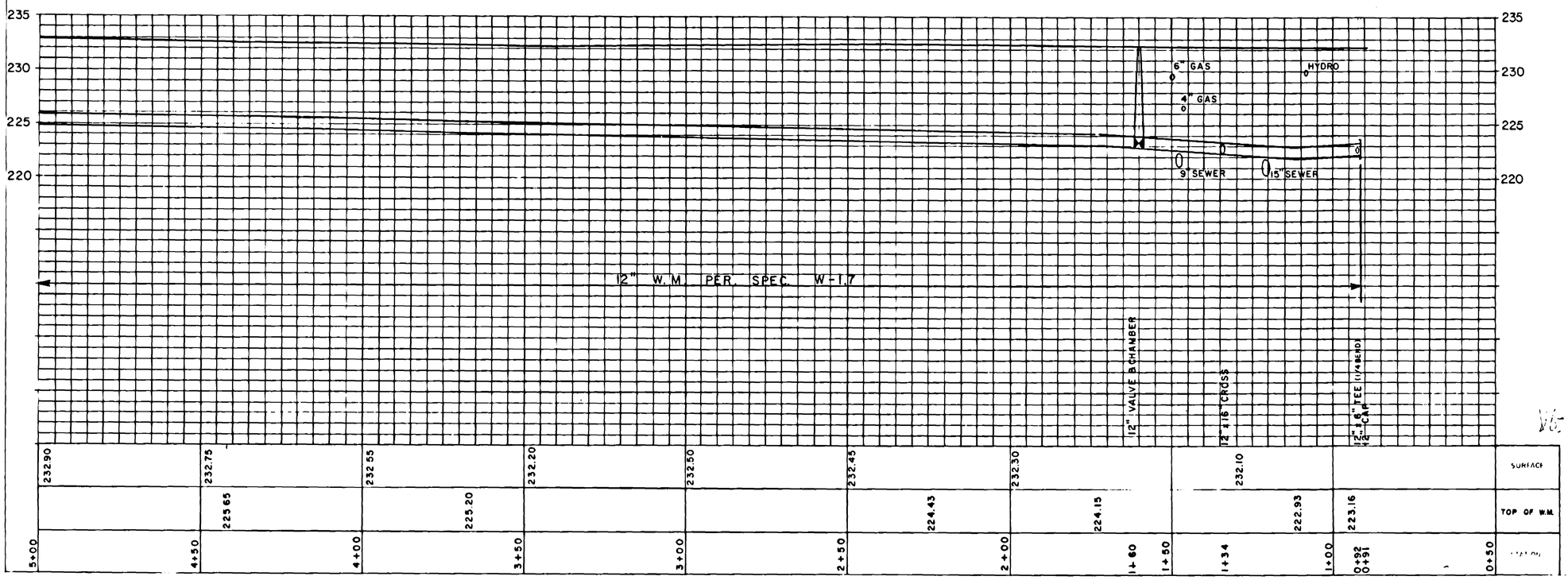
6536

NOTES

1. UNDERGROUND UTILITIES ARE APPROXIMATE. CONTRACTOR IS REQUIRED TO NOTIFY THE UTILITY COMPANIES BEFORE EXCAVATING.

2. AVG. DEPTH TO TOP OF W.M. 7'.





DATE	REVISIONS	DRN	APPR
JAN. 4/77	"AS BUILT" FROM FIELD PRINT AND FIELD BOOK 490.	M.J.W.	

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W.L. KEAY	F.E. AYERS	JUNE/1976	862-P-1
		490	SH. 1 OF 2

L. L. LARSON — REGISTERED PROFESSIONAL ENGINEER — PROVINCE OF ONTARIO

L. F. GOHIER — REGISTERED PROFESSIONAL ENGINEER — PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER
V. BOUILLANT
2004-02-03
PROVINCE OF ONTARIO

NOTE:
The location of the utilities is approximate only, the exact location should be determined by consulting the municipal authorities and utility companies concerned.
The contractor shall prove the location of utilities and shall be responsible for adequate protection from damage.

NO.	REVISIONS	BY	DATE
1	PRELIMINARY UTILITY CIRCULATION	C.B.	4/15/03
2	FINAL UTILITY CIRCULATION	C.B.	5/14/03
3	REVISED UTILITY CIRCULATION	C.B.	7/22/03
4	MOE APPLICATION	C.B.	7/23/03
5	ISSUED FOR TENDER	C.B.	8/01/03
6	PROPOSED PAVEMENT ELEVATIONS & DRAWING MODIFICATIONS AS PER ADDENDUM #1	C.B.	8/21/03
7	ISSUED FOR CONSTRUCTION	C.B.	9/18/03
8	RECORD DRAWING	C.B.	1/14/04

REPLACEMENT OF COMBINED SEWER
GILMOUR STREET
FROM O'CONNOR TO METCALFE

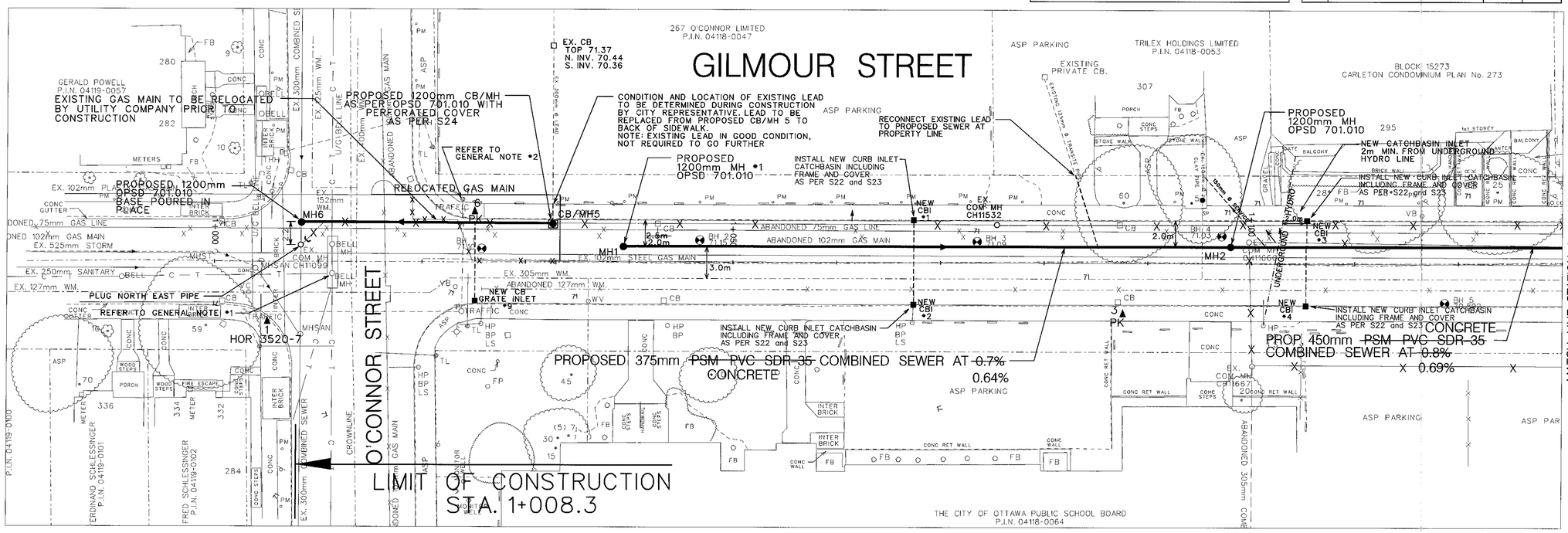
PLAN AND PROFILE
1+000 to 1+130

R. G. HEWITT, P.ENG.
Director Infrastructure Services

W.R. NEWELL, P.ENG.
Manager Construction Services

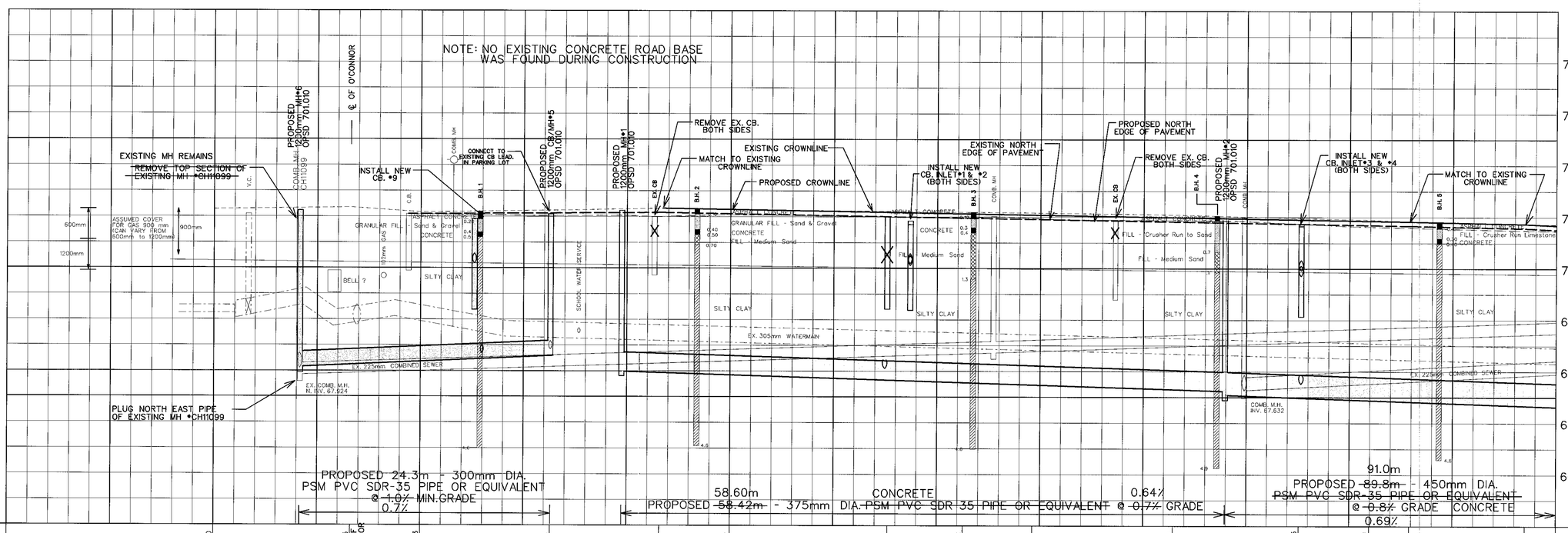
Dwn: C.B. | Chkd: V.B./M.P. | Des: V.B./M.P. | Chkd: V.B.

Ottawa
CONTRACT NO.
ISB03 – 5026
DWG. NO.
5026-3
SHEET 4 OF 7
Date: APRIL 2003
Scale:
VERTICAL 1:50
HORIZONTAL 1:250



CATCH BASIN DATA							
NO.	STATION	OFFSET E/C (m)	TYPE	TYPE		ELEVATION	
				STRUCT.	FRAME & COVER	ROAD GRATE	LEAD INV.
CBI 1	1+ ~~068.0~~ ~~066.2~~	——	CURB INLET	S3, S5	S22, S23	~~70.921~~ ~~71.100~~	70.106
CBI 2	1+ ~~088.0~~ ~~087.1~~	——	CURB INLET	S3, S5	S22, S23	~~70.851~~ ~~70.997~~	70.053
CBI 3	1+ 105.3	——	CURB INLET	S3, S5	S22, S23	~~70.824~~ ~~70.965~~	69.965
CBI 4	1+ 105.2	——	CURB INLET	S3, S5	S22, S23	~~70.868~~ ~~70.757~~	69.857
CBI 5	1+ ~~134.5~~ ~~133.6~~	——	CURB INLET	S3, S5	S22, S23	~~70.720~~ ~~70.716~~	69.818
CBI 6	1+ 135.3	——	CURB INLET	S3, S5	S22, S23	~~70.611~~ ~~70.642~~	69.742
CBI 7	1+ 175.19	——	CURB INLET	S3, S5	S22, S23	~~70.683~~ ~~70.716~~	69.819
CBI 8	1+ 179.4	——	CURB INLET	S3, S5	S22, S23	~~70.529~~ ~~70.562~~	69.662
CB 9	1+ 025.2	0.150	GRATE INLET	S2	S19	~~70.856~~ ~~70.906~~	70.086

CATCH BASIN LEAD DATA						
NO. TO SEWER	SIZE	LENGTH	CLASS	INVERTS		
	(mm)	(m)		UPPER	LOWER	
CBI 1	200	~~2.5~~ 2.3	SDR-35	70.093	68.052	ICD
CBI 2	200	~~5.6~~ 6.0	SDR-35	70.053	68.052	ICD
CBI 3	200	~~2.5~~ 2.3	SDR-35	69.965	67.766	ICD
CBI 4	200	~~5.6~~ 6.0	SDR-35	69.857	67.766	ICD
CBI 5	200	~~2.5~~ 2.2	SDR-35	69.818	67.535	ICD
CBI 6	200	~~5.6~~ 6.8	SDR-35	69.742	67.520	ICD
CBI 7	200	~~2.5~~ 2.1	SDR-35	69.819	67.207	ICD
CBI 8	200	~~5.0~~ 6.8	SDR-35	69.662	67.163	ICD
CBI 9	200	7.7	SDR-35	70.086	68.236	——
PRIVATE CB	300	~~17.0~~ 1.2	SDR-35	70.360	68.327	——
TO CB/MH 5						



MANHOLE DATA						
NO.	STATION	TYPE	TYPE		ELEVATION	
			STRUCT.	FRAME & COVER	TOP	INVERT
MH 1	1+ ~~038.2~~ ~~039.5~~	1200mm	OPSD 701.010	S24	71.121	~~68.025~~ 67.99
MH 2	1+ ~~089.8~~ ~~087.9~~	1200mm	OPSD 701.010	S24	70.944	~~E-67.615~~ E-67.610
						W-67.540
MH 3	1+ ~~187.8~~ 1+ ~~185.2~~	1200mm	OPSD 701.010	S24	70.745	~~66.821~~ 66.91
MH 4	1+ 195.097	~~1800mm~~ 1200mm	~~OPSD 701.012~~ OPSD 701.010	S24	70.446	~~66.638~~ 66.73
CB/MH 5	1+ 132.6	1200mm	OPSD 701.010	S24	71.050	~~N 68.327~~ ~~W 68.172~~ N 68.42 W. 68.29
MH 6	1+ 008.3	1200mm	OPSD 701.010	S24	71.118	~~67.034~~ 68.07

GILMOUR POINT CONTROL ▲

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	5030859.872	367942.861	71.102	HOR 3520-7
2	5030961.801	368090.310	70.781	HOR 3064-1
3	5030903.135	368013.098	70.881	PK
5	5030953.569	368097.074	70.505	PK
6	5030879.354	367954.484	71.145	PK
7	5030938.109	368071.367	70.808	CC

12473

LICENSED PROFESSIONAL ENGINEER
V. BOUILLANT
2004-02-03
PROVINCE OF ONTARIO

NOTE:
The location of the utilities is approximate only, the exact location should be determined by consulting the municipal authorities and utility companies concerned.
The contractor shall prove the location of utilities and shall be responsible for adequate protection from damage.

NO.	REVISIONS	BY	DATE
1	PRELIMINARY UTILITY CIRCULATION	C.B.	4/15/03
2	FINAL UTILITY CIRCULATION	C.B.	5/14/03
3	REVISED UTILITY CIRCULATION	C.B.	7/22/03
4	MOE APPLICATION	C.B.	7/23/03
5	ISSUED FOR TENDER	C.B.	8/01/03
6	PROPOSED PAVEMENT ELEVATIONS & DRAWING MODIFICATIONS AS PER ADDENDUM #1	C.B.	8/21/03
7	ISSUED FOR CONSTRUCTION	C.B.	9/18/03
8	RECORD DRAWING	C.B.	1/14/04

REPLACEMENT OF COMBINED SEWER

GILMOUR STREET
FROM O'CONNOR TO METCALFE

PLAN AND PROFILE
1+130 to 1+195

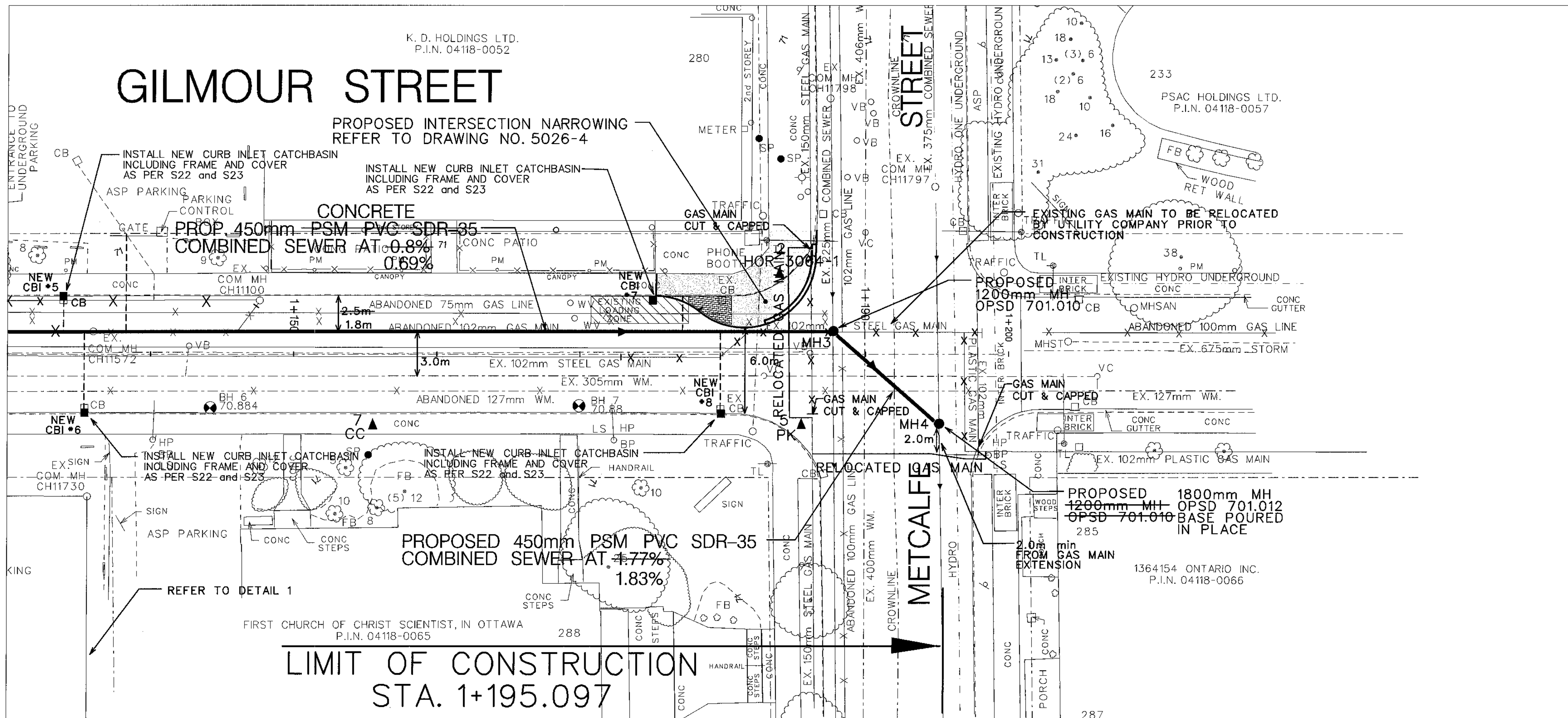
R. G. HEWITT, P.ENG. — Director Infrastructure Services
W.R. NEWELL, P.ENG. — Manager Construction Services

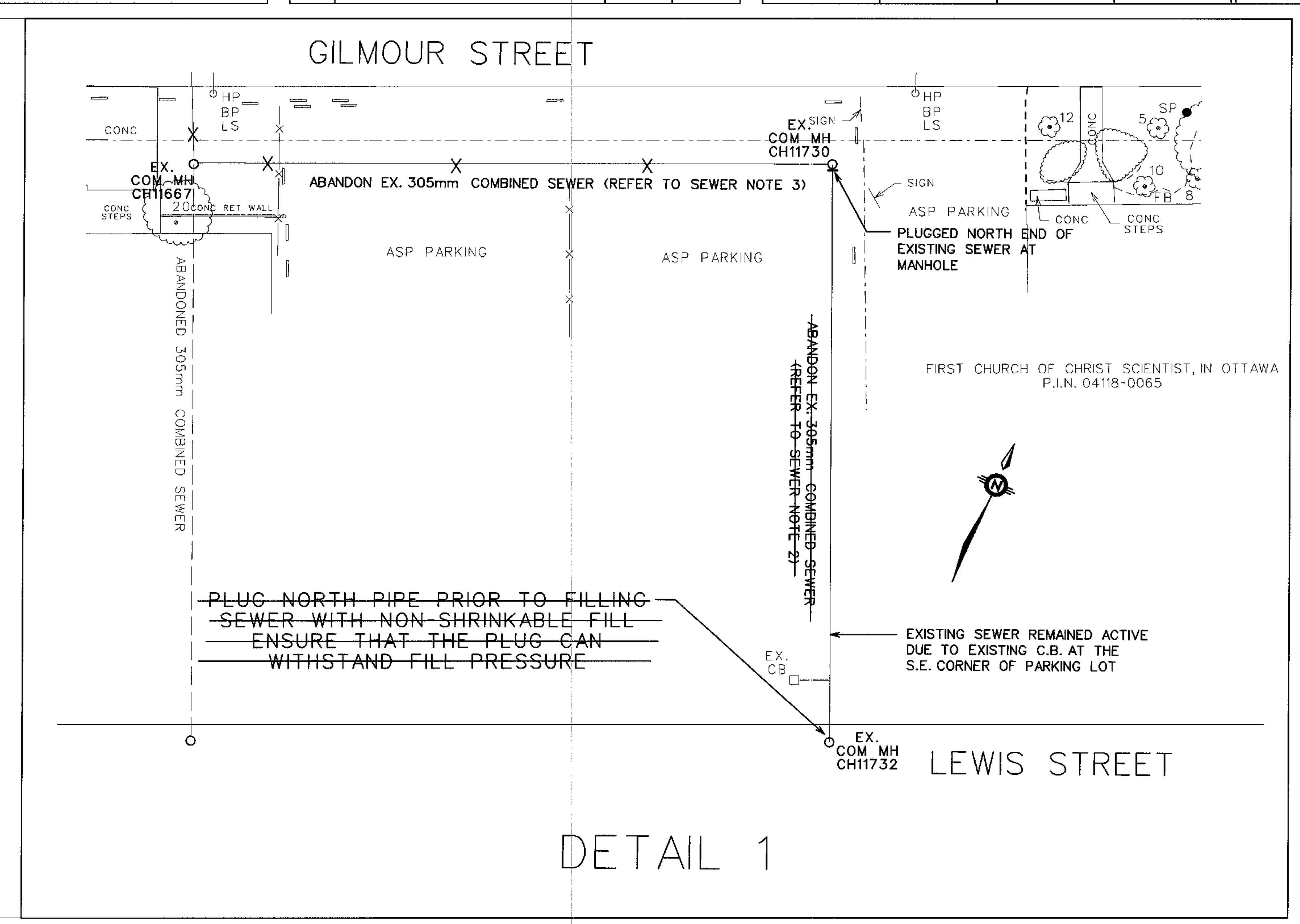
Dwn: C.B. Chkd: V.B./M.P. Des: V.B./M.P. Chkd: V.B.

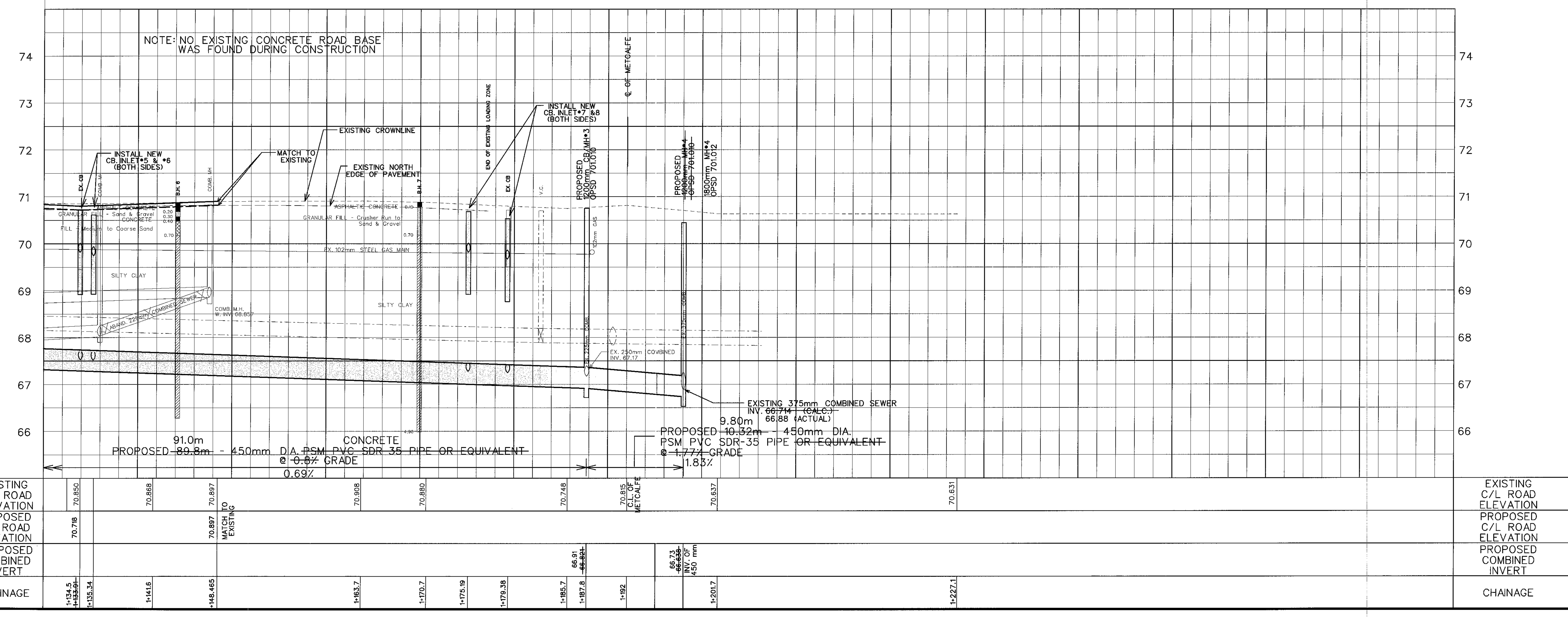
Ottawa

CONTRACT NO. ISB03 – 5026
DWG. NO. 5026–4
SHEET 5 OF 7
Date: APRIL 2003
Scale: VERTICAL 1:50 HORIZONTAL 1:250

MATCH LINE STATION 1 + 130 REFER TO DRAWING NO.5026-2





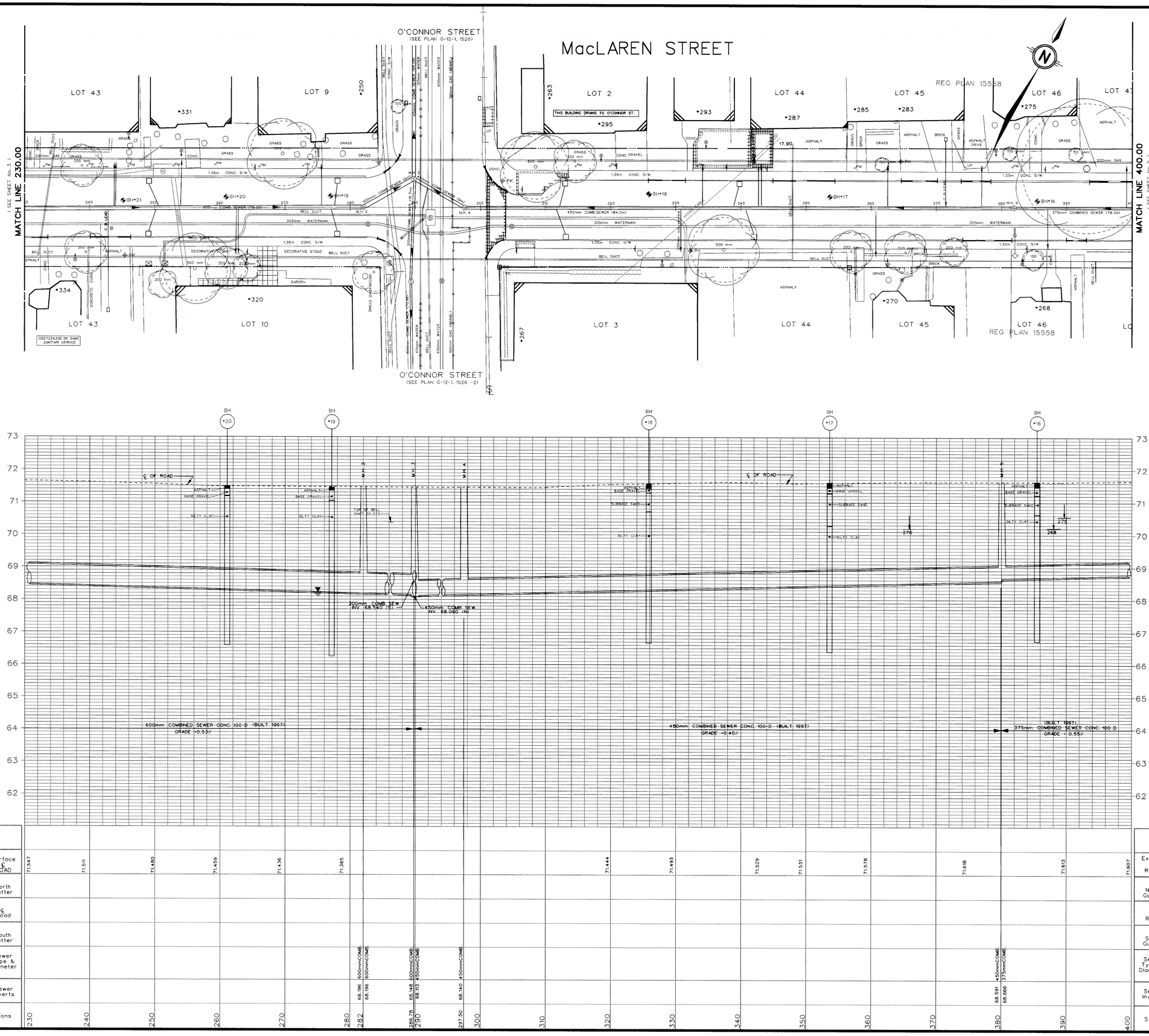


12473

SEE 3015
O'CONNOR
SOMERSET
McLAREN
GILMOUR
LEWIS
WAVERLEY
FRANK
GLADSTONE
21" Sewer
12" Sewer
9" Sewer
16" Water
5" water
HYD
9 in PIPE SEWER
12 in PIPE SEWER
21" Sewer
36" Gro. Sewer
4" Gas
Proposed BTC Conduit
See Plan I-15c
See plan no. 2399
21 in SEWER
9" in SEWER
9 in SEWER
12 in PIPE SEWER
9 in PIPE SEWER
GRADE 1 in 250 or 0.4%
GRADE 1 in 1092 or 0.091%
GRADE 1 in 129 or 0.77%
GRADE 1 in 50 or 2%
GRADE 1 in 215 or 0.47%
GRADE 1 in 648 or 1.54%
110
100
90

I5c-2

2908 MacLAREN STREET SHT. 4



This drawing was created using Microstation 5.00.95

Revisions:

No.	Date	Description	Drawn By	Approved By

Design:

Designed By: Z.I. RANA	Date	Checked By	Date
Survey Detail By: KEN ROGERS	Date: APRIL96	Field Checked By	Date: MAY 96
Drafting By: P. DRAPER	Date: APRIL 96	Checked By	Date

Chief Design & Const. Eng.: **H. V. Pascoe, P.Eng.**

Final Measurements:

Construction Type: COMB. SEWER , WATERMAIN,ROAD, SIDEWALKS	Inspector: P. DRAPER
Work Commenced: JULY 1997	Project Manager: Z.I. RANA
Work Completed: JUNE 1998	Field Book: "
Contractor: TAGGART CONST.	Date
Drafting Revisions: P. DRAPER, C. AMYOT Date: 98/04	Checked By

Notes:

- While illustrations and utilities shown are taken from the best available information, they cannot be guaranteed.
- The contractor is requested to check with all utility companies before digging.
- Soil information shown is not guaranteed and contractors are advised to collect additional soils information as deemed necessary
- The actual rock line was recorded during construction of the existing sewer.
- Soil information taken from : J.WHITFORD REP.10697/95
- Reference bench mark :
- Date of television inspection : SANITEC2-94-157,2-92-181
- This plan supercedes (in whole or in part) plan *D-10,1526,1655
- Registered Plan * :15558
- When reduced, the scale of this drawing is approximately 1:400 horizontally and 1:80 vertically. Do not scale this drawing.

As Built Notes:

- Boreholes prior to construction.
- See typical cross sections for road structure material depths

City of Ville d' **Ottawa**

Department Of Engineering And Works
Engineering Branch
Design And Construction Division
111 SUSSEX DRIVE, SUSSEX PAVILION, 7TH FLOOR, OTTAWA, ONTARIO, K1N 5A1

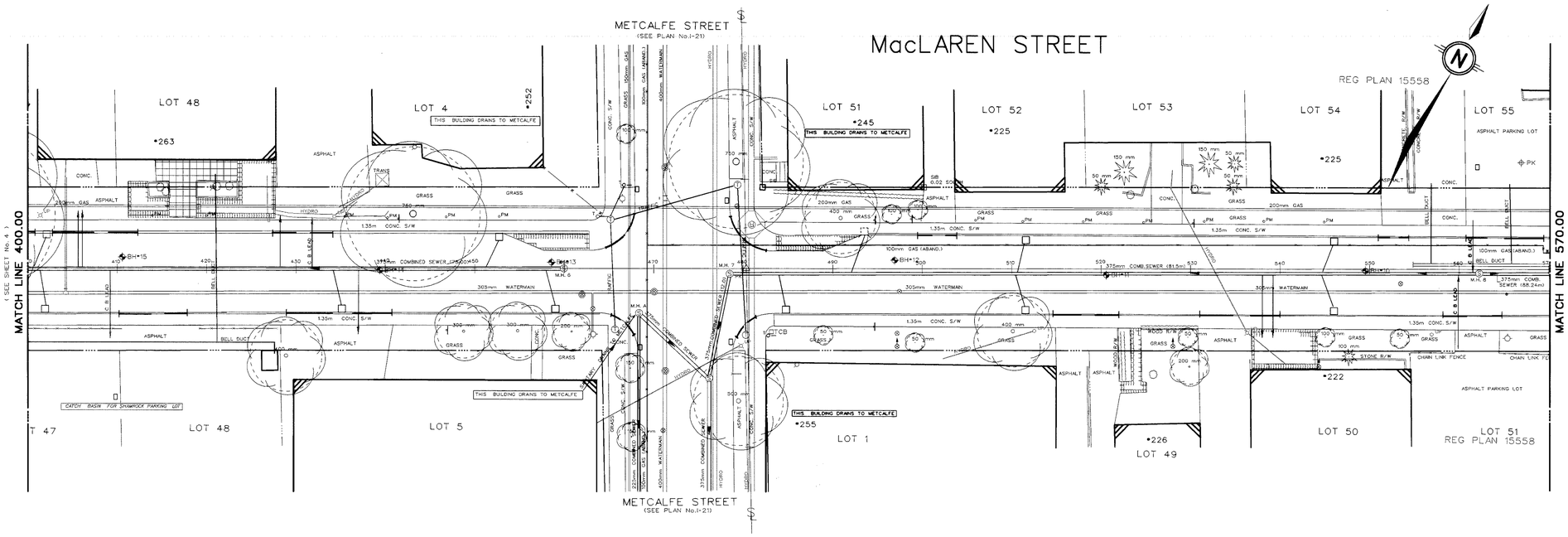
E.M. Robinson, Commissioner	W.R. Cole, P.Eng., Branch Director

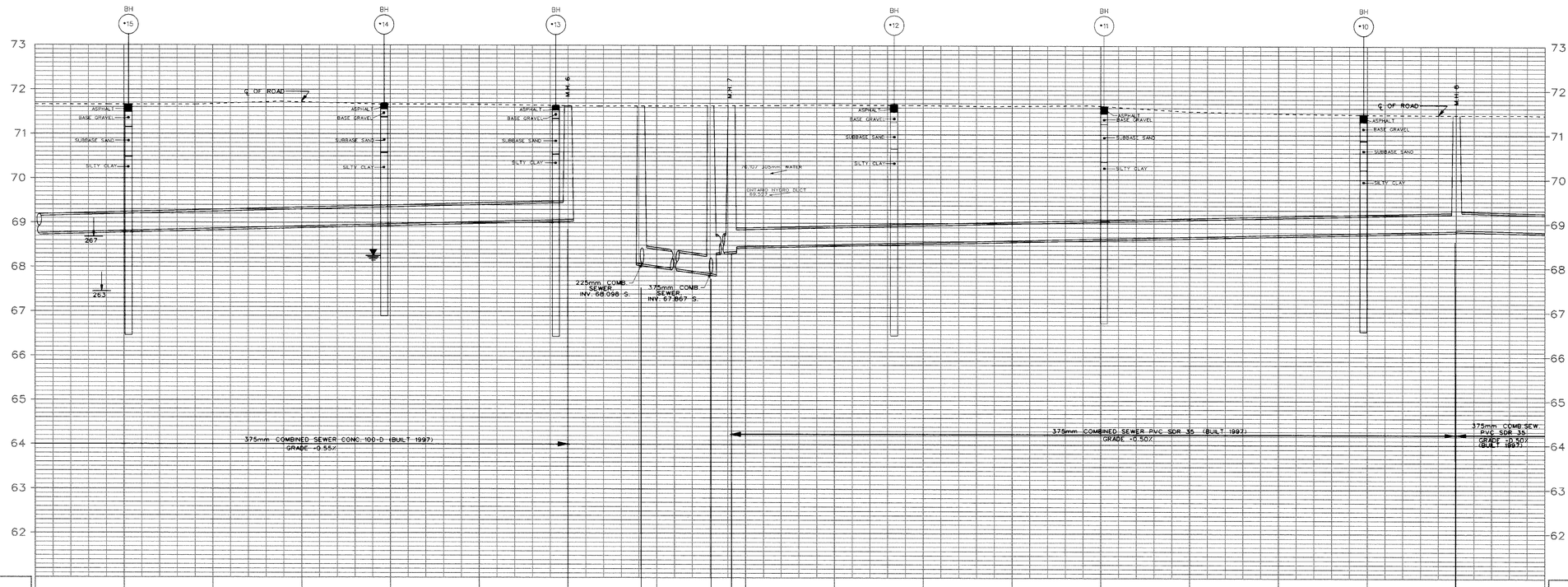
MacLAREN STREET
FROM STA.230.00 TO STA.400.00

Contract No:	Survey Books:	Scales: (See note)	Plan No:
97C2908	2908	HOR. 1:250 VERT. 1:50	2908 Sheet 4 of 10

Filename: 2908s2.dgn
Reference: 2908b.dgn
ottebdr.dgn

2908 MacLAREN STREET SHT.5





Elevations	400	410	420	430	440	450	460	468.30	470	476.28	478.50	480	490	500	510	520	530	540	550	560	570	Elevations
Surface & ROAD	71.607	71.631	71.660	71.677	71.632	71.596						71.657	71.633	71.604	71.567	71.529	71.479	71.445	71.421	71.383	71.354	Existing & ROAD
North Gutter																						North Gutter
& Road																						& Road
South Gutter																						South Gutter
Sewer Type & Diameter							375mmCOMB.	375mmCOMB.		375mmCOMB.	375mmCOMB.	375mmCOMB.								375mmCOMB.	375mmCOMB.	Sewer Type & Diameter
Sewer Inverts							69.089	68.098		67.867	68.334	68.464								68.834	68.871	Sewer Inverts
Stations	400	410	420	430	440	450	460	468.30	470	476.28	478.50	480	490	500	510	520	530	540	550	560	570	Stations

This drawing was created using Microstation 5.00.05

Revisions:

No.	Date	Description	Drawn By	Approved By

Design:

Designed By: Z.I. RANA	Date:	Checked By:	Date:
Survey Detail By: KEN ROGERS	Date: APRIL 96	Field Checked By:	Date: MAY 96
Drafting By: P. DRAPER	Date: APRIL 96	Checked By:	Date:

Chief Design & Const. Eng.
H. V. Pascoe, P.Eng.

Final Measurements:

Construction Type: COMB. SEWER, WATERMAIN, ROAD, SIDEWALKS	Inspector: P. DRAPER
Work Commenced: JULY 1997	Project Manager: Z.I. RANA
Work Completed: JUNE 1998	Field Book #:
Contractor: TAGGART CONST.	Date:
Drafting Revisions: P. DRAPER, C. AMYOT	Date: 98/04 Checked By:

Notes:

- While illustrations and utilities shown are taken from the best available information, they cannot be guaranteed.
- The contractor is requested to check with all utility companies before digging.
- Soil information shown is not guaranteed and contractors are advised to collect additional soils information as deemed necessary
- The actual rock line was recorded during construction of the existing sewer.
- Soil information taken from : J.WHITFORD REP.10697/95
- Reference bench mark :
- Date of television inspection : SANITEC2-94-157,2-92-181
- This plan supercedes (in whole or in part) plan #D-10,1526,1655
- Registered Plan # :15558
- When reduced, the scale of this drawing is approximately 1:400 horizontally and 1:80 vertically. Do not scale this drawing.

As Built Notes:

- Boreholes prior to construction.
- See typical cross sections for road structure material depths

City of Ville d' **Ottawa**

Department Of Engineering And Works
Engineering Branch
Design And Construction Division
111 SUSSEX DRIVE, SUSSEX PAVILION, 7TH FLOOR, OTTAWA, ONTARIO, K1N 5A1

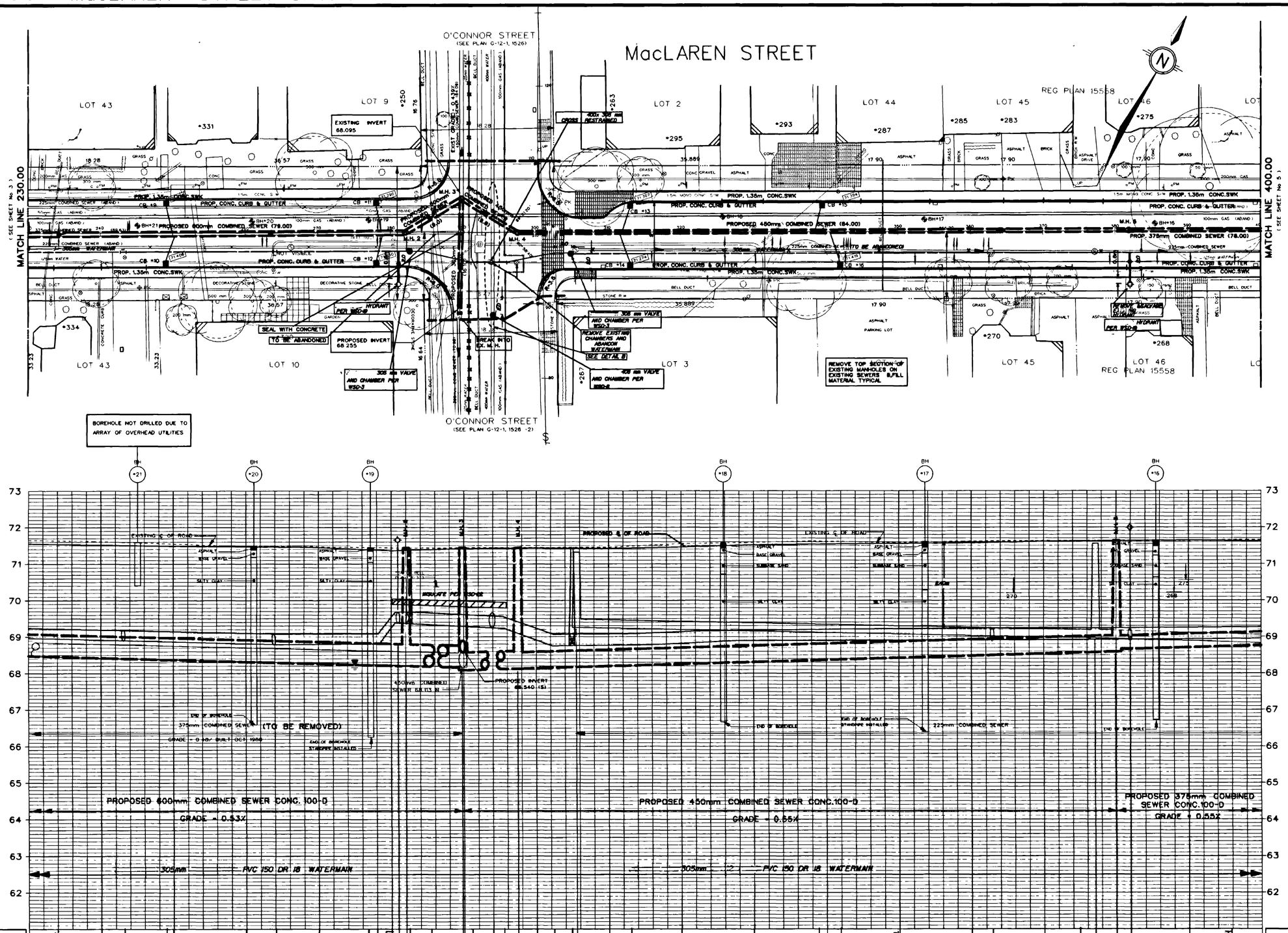
E.M. Robinson, Commissioner | W.R. Cole, P.Eng., Branch Director

MacLAREN STREET
FROM STA. 400.00 TO STA. 570.00

Contract No:	Survey Books:	Scales: (See note)	Plan No:
97C2908	2908	HOR. 1:250 VERT. 1:50	2908 Sheet 5 of 10

Filename: 2908s3.dgn
Reference: 2908b.dgn

2908 MacLAREN STREET SHT. 4



Elevations	Top of Watermain	Existing Surface ℄ ROAD	Proposed North Gutter	Proposed ℄ Road	Proposed South Gutter	Sewer Type & Diameter	Sewer Inverts Existing & Proposed	Stations
	69.138	71.612	71.379	71.191	71.049			230
						300mm ø DIP WATERMAIN		233
	69.110							240
						300mm TEE		245
		71.555	71.345	71.160	71.018	CB 9		248.00
						300mm ø DIP WATERMAIN		249.00
						CB 10		250
						300mm ø DIP WATERMAIN		255
		71.495	71.284	71.099	70.957			260
						300mm TEE		265
		71.463	71.306	71.120	70.978			270
						300mm ø DIP WATERMAIN		275
						END		280
						300mm ø DIP WATERMAIN		282.00
						300mm TEE		283
						300mm ø DIP WATERMAIN		285
						END		289.78
						300mm ø DIP WATERMAIN		289.78
						300mm ø DIP WATERMAIN		290
						SEE DETAIL B		292.29
						300mm ø DIP WATERMAIN		294
						300mm ø DIP WATERMAIN		297.50
						300mm ø DIP WATERMAIN		300
						300mm ø DIP WATERMAIN		304
						300mm TEE		308
						300mm ø DIP WATERMAIN		310
						300mm ø DIP WATERMAIN		313.00
						300mm ø DIP WATERMAIN		320
						300mm ø DIP WATERMAIN		330
						300mm ø DIP WATERMAIN		339.45
						300mm ø DIP WATERMAIN		340
						300mm ø DIP WATERMAIN		342.00
						300mm ø DIP WATERMAIN		350
						300mm ø DIP WATERMAIN		360
						300mm TEE		365
						300mm ø DIP WATERMAIN		370
						300mm ø DIP WATERMAIN		375
						300mm ø DIP WATERMAIN		377.08
						300mm ø DIP WATERMAIN		380
						300mm ø DIP WATERMAIN		385
						300mm ø DIP WATERMAIN		390
	69.145							395
						300mm ø DIP WATERMAIN		400

Elevations	Top of Watermain	Existing Surface ℄ ROAD	Proposed North Gutter	Proposed ℄ Road	Proposed South Gutter	Sewer Type & Diameter	Sewer Inverts Existing & Proposed	Stations

This drawing was created using Microstation 5.00.95

Revisions:

No	Date	Description	Drawn By	Approved By
1	Feb 99	ASBUILT W/M	MT.	

Design:

Designed By Z. RANA	Date 1997-6-11	Checked By	Date
Survey Data By KEN ROGERS	Date APRIL 96	Field Checked By KEN ROGERS	Date MAY 96
Drafting By P. DRAPER	Date MAY 96	Checked By	Date

LICENSED PROFESSIONAL ENGINEER — R D HOLMES — 11 June 1997 — PROVINCE OF ONTARIO — WATER ONLY

REGISTERED PROFESSIONAL ENGINEER — Z.I.RANA — 1997-6-11 — PROVINCE OF ONTARIO — ROAD AND SEWER

Chief Design & Const Eng
H. V. Pascoe, P.Eng.

Final Measurements:

Construction Type		Inspector	
Work Commenced		Project Manager	
Work Completed		Field Book #	
Contractor		Date	
Drafting Revisions	Date	Checked By	

Notes:

- While illustrations and utilities shown are taken from the best available information, they cannot be guaranteed
- The contractor is requested to check with all utility companies before digging
- Soil information shown is not guaranteed and contractors are advised to collect additional soils information as deemed necessary
- The actual rock line was recorded during construction of the existing sewer.
- Soil information taken from : J.WHITFORD REP 10697/95
- Reference bench mark
- Date of television inspection SANITEC2-94-157,2-92-181
- This plan supercedes (in whole or in part) plan #D-10,1526,1655
- Registered Plan # -15558
- When reduced, the scale of this drawing is approximately 1:400 horizontally and 1:80 vertically. Do not scale this drawing.

Watermain Notes:

1. All watermain materials and construction methods shall be in accordance with the latest edition of the R.M.O.C. Environment Section Specifications and Standard Drawings
2. All connections of new watermains to existing watermains and all blankings of existing mains and services shall be performed by R.M.O.C. staff. The Contractor shall provide excavation, backfilling and reinstatement
3. All copper services (19mm to 51mm) shall be installed by R.M.O.C. staff after the watermain has been successfully disinfected.
4. All new water services shall be installed at 2.4m cover.
5. All new water services that conflict with sanitary and storm sewers at crossings shall be installed under the sewers unless otherwise directed by the Regional Project Manager.
6. The proposed watermain shall be insulated at specified locations per R.M.O.C. Specification WSD-21 and 23
7. A minimum 2.0m separation is required between all new water services and catch basins or open structures and shall be insulated per R.M.O.C. Specification WSD-23 as applicable.
8. A minimum 2.0m separation is required between all new hydrants and catch basins or open structures and shall be insulated per R.M.O.C. Specification WSD-23 as applicable
9. The Contractor shall be responsible to determine via excavation the exact location and elevation of the existing watermains as required for all connections, relocations and blankings

Regional Municipality of Ottawa-Carleton Environment & Transportation Department — Municipalité régionale d'Ottawa-Carleton Le Service de l'environnement et des transports

Approved

Russell Holmes — Date 11/6/97 — WATER WORKS

RMOC Drawing No 5034-4

City of Ville d' Ottawa

Department Of Engineering And Works
Engineering Branch
Design And Construction Division
111 SUSSEX DRIVE, SUSSEX PAVILION, 7TH FLOOR, OTTAWA, ONTARIO, K1N 5A1

E.M. Robinson	W.R. Cole, P.Eng.
Commissioner	Branch Director

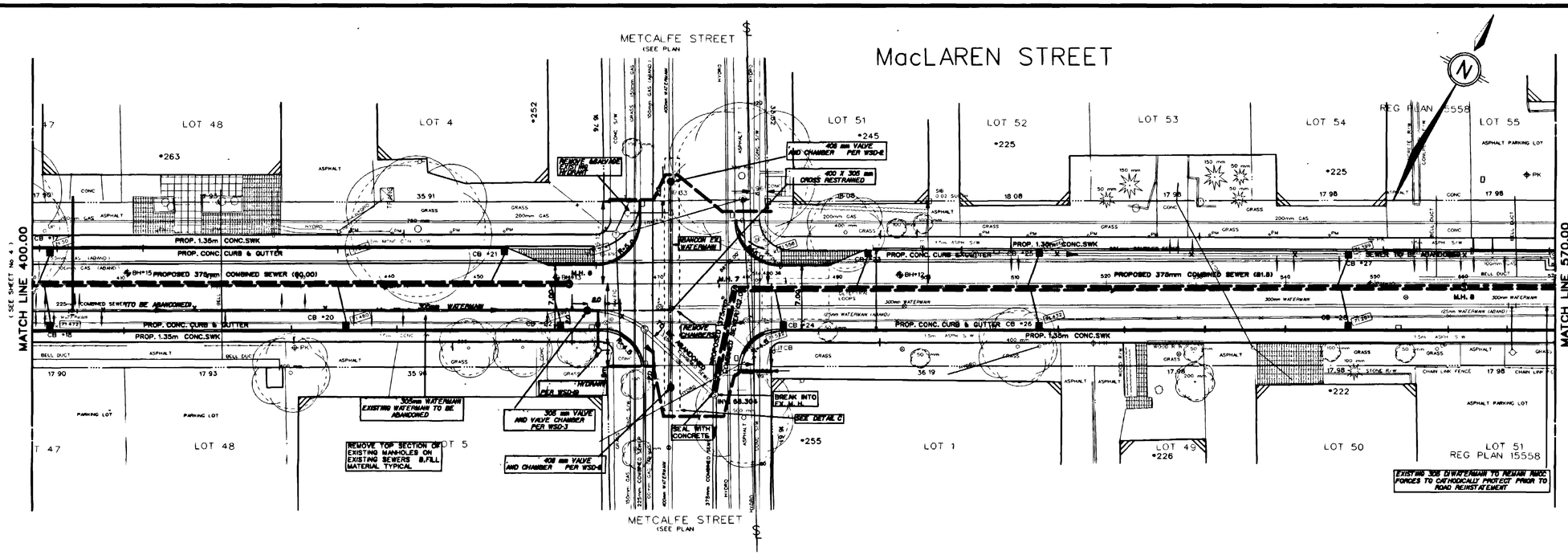
MacLAREN STREET

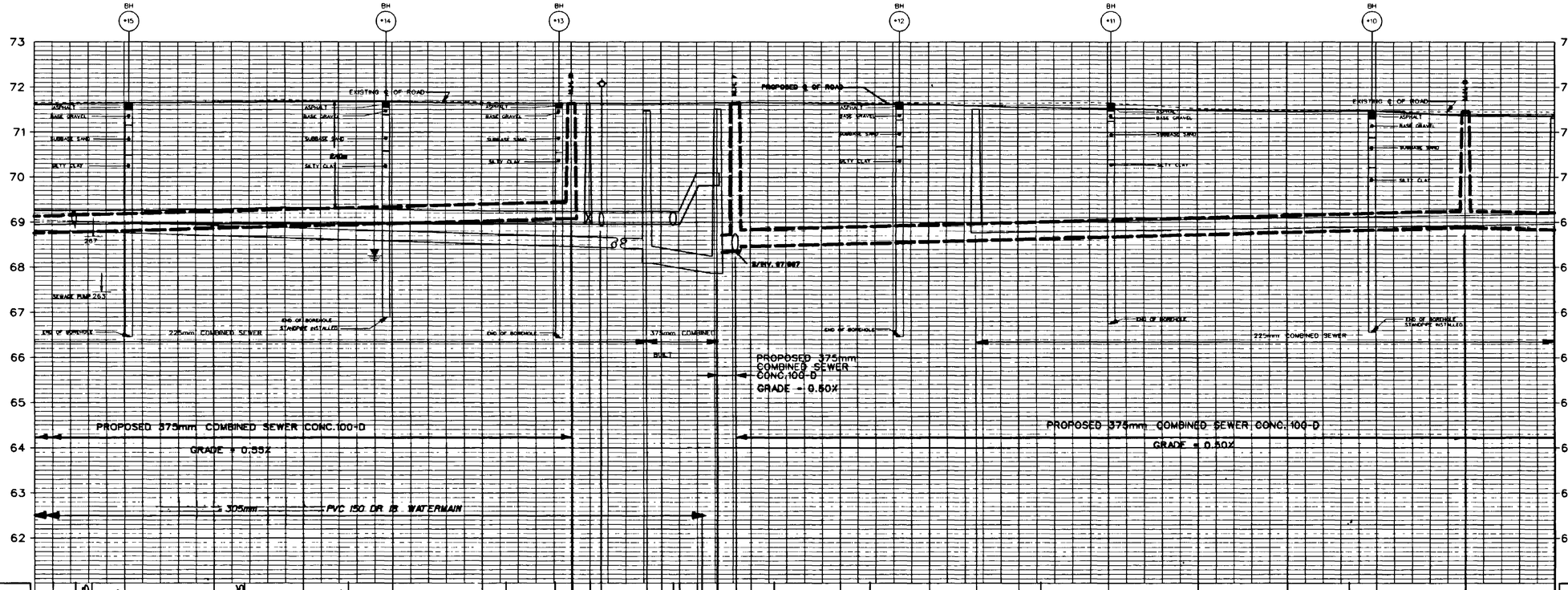
Contract No	Survey Books	Scales (See note)	Plan No
97C2908		HOR. 1:250 VERT. 1:50	2908 Sheet 4 of 10

Filename: 2908s2.dgn
References: 2908b.dgn
2908p.dgn

9095

2908 MacLAREN STREET SHT.5





Elevations	Stations	400	405	410	420	W42	430	440	450	460	470	480	490	500	510	520	530	540	547.00	550	560	Stations
Top of Watermain			69.115			69.225																
Existing Surface & ROAD			71.663	71.697		71.707	71.879	71.877		71.823			71.659	71.673		71.673		71.497		71.469	71.460	71.440
Proposed North Gutter	CB 17		71.538	71.601			CB 19	71.840	71.601				71.433	71.333	CB 23	71.633		71.413	CB 27	71.399	71.391	
Proposed & Road	71.677		71.631	71.650			71.655	71.832					71.800		71.521			71.446		71.421	71.383	
Proposed South Gutter	CB 18 71.472		71.488	71.535			CB 20 71.480	71.638	CB 21				71.469	71.804		71.803		71.395	CB 28	71.261	71.195	
Sewer Type & Diameter			300mm DIA. TEE							450mm COMBINED SEWER	225mm COMBINED SEWER	375mm COMBINED SEWER					225mm COMBINED SEWER				375mm COMBINED SEWER	225mm COMBINED SEWER
Sewer Inverts Existing & Proposed										69.089	68.412	68.098					68.773				68.871	68.961

Top of Watermain																						
Existing Surface & ROAD																						
Proposed North Gutter																						
Proposed & Road																						
Proposed South Gutter																						
Sewer Type & Diameter																						
Sewer Inverts Existing & Proposed																						
Stations	400	405	410	420	W42	430	440	450	460	470	480	490	500	510	520	530	540	547.00	550	560	Stations

Revisions:

No	Date	Description	Drawn By	Approved By
1	Feb 99	ASBUILT WM	MT	

Design:

Designed By Z RANA	Date (1997-6-11)	Checked By	Date
Survey Detail By KEN ROGERS	Date APRIL 96	Field Checked By KEN ROGERS	Date MAY 96
Drafting By P. DRAPER	Date MAY 96	Checked By	Date

LICENSED PROFESSIONAL ENGINEER — R.D. HOLMES — 11 June 1997 — PROVINCE OF ONTARIO — WATER ONLY

REGISTERED PROFESSIONAL ENGINEER — Z I RANA — 1997-6-11 — PROVINCE OF ONTARIO — ROAD AND SEWER

REGISTERED PROFESSIONAL ENGINEER — R.K. ORCHIN — JUNE 14/97 — PROVINCE OF ONTARIO — TRAFFIC CALMING

Chief Design & Const Eng
H. V. Pascoe, P.Eng. H.V. Pascoe

Final Measurements:

Construction Type		Inspector	
Work Commenced		Project Manager	
Work Completed		Field Book #	
Contractor		Date	
Drafting Revisions	Date	Checked By	

Notes:

- While illustrations and utilities shown are taken from the best available information, they cannot be guaranteed
  The contractor is requested to check with all utility companies before digging
- Soil information shown is not guaranteed and contractors are advised to collect additional soils information as deemed necessary
  The actual rock line was recorded during construction of the existing sewer.
- Soil information taken from J.WHITFORD REP 10697/95
- Reference bench mark :
- Date of television inspection SANITEC2-94-157,2-92-181
- This plan supercedes (in whole or in part) plan #D-10,1526,1655
- Registered Plan # 15558
- When reduced, the scale of this drawing is approximately 1:400 horizontally and 1:80 vertically Do not scale this drawing.

Watermain Notes:

1. All watermain materials and construction methods shall be in accordance with the latest edition of the R M O C Environment Section Specifications and Standard Drawings
2. All connections of new watermains to existing watermains and all blankings of existing mains and services shall be performed by R M O C staff The Contractor shall provide excavation, backfilling and reinstatement
3. All copper services (19mm to 51mm) shall be installed by R M O C staff after the watermain has been successfully disinfected
4. All new water services shall be installed at 2 4m cover
5. All new water services that conflict with sanitary and storm sewers at crossings shall be installed under the sewers unless otherwise directed by the Regional Project Manager
6. The proposed watermain shall be insulated at specified locations per R M O C Specification WSD-21 and 23
7. A minimum 2 0m separation is required between all new water services and catch basins or open structures and shall be insulated per R M O C Specification WSD-23 as applicable.
8. A minimum 2 0m separation is required between all new hydrants and catch basins or open structures and shall be insulated per R M O C Specification WSD-23 as applicable
9. The Contractor shall be responsible to determine via excavation the exact location and elevation of the existing watermains as required for all connections, relocations and blankings

Regional Municipality of Ottawa-Carleton Environmental & Transportation Department
Municipalité régionale d'Ottawa-Carleton Le Service de l'environnement et des transports
Approved
Date 14/6/97
WATER WORKS
RMOC Drawing No 5034-5

City of Ville d' **Ottawa**

Department Of Engineering And Works
Engineering Branch
Design And Construction Division
111 SUSSEX DRIVE, SUSSEX PAVILION, 7TH FLOOR, OTTAWA, ONTARIO. K1N 5A1

E.M. Robinson	W.R. Cole, P.Eng.
Commissioner	Branch Director

MacLAREN STREET

Contract No	Survey Books	Scales (See note)	Plan No
97C2908		HOR. 1:250 VERT. 1:50	2908 Sheet 5 of 10

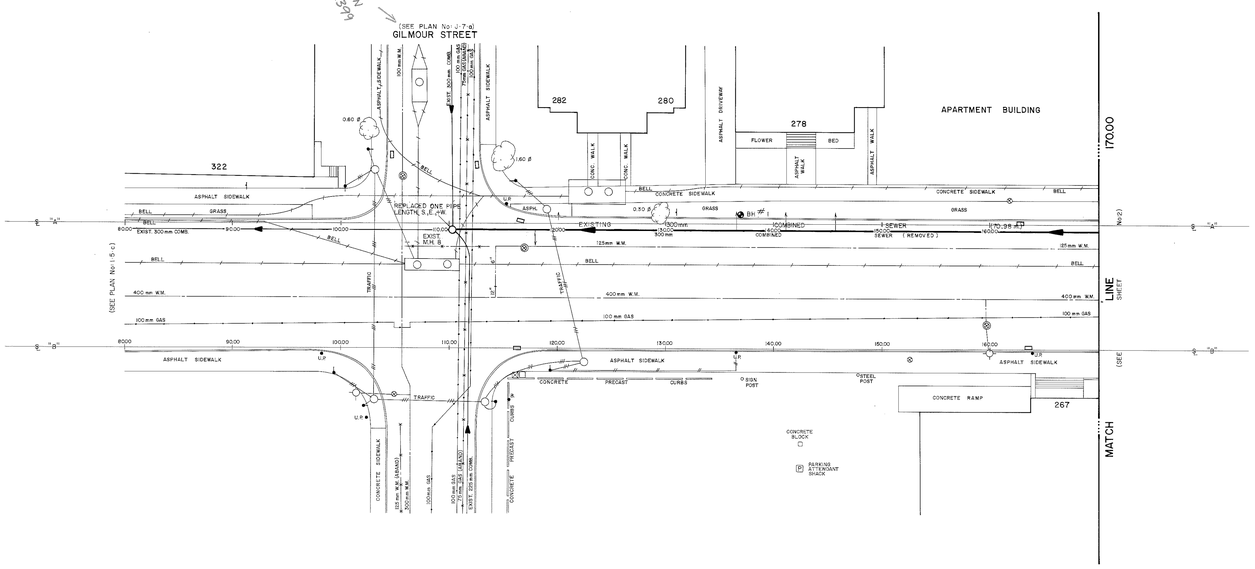
Filename: 2908s3.dgn
Reference: 2908b.dgn
2908p.dgn

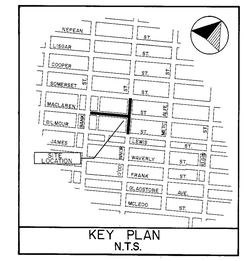
This drawing was created using MicroStation 5.00.05

9095

1526 O'CONNOR STREET

O'CONNOR STREET





KEY PLAN
N.T.S.

City Of Ottawa
Department Of Physical Environment
Engineering And Surveys Branch

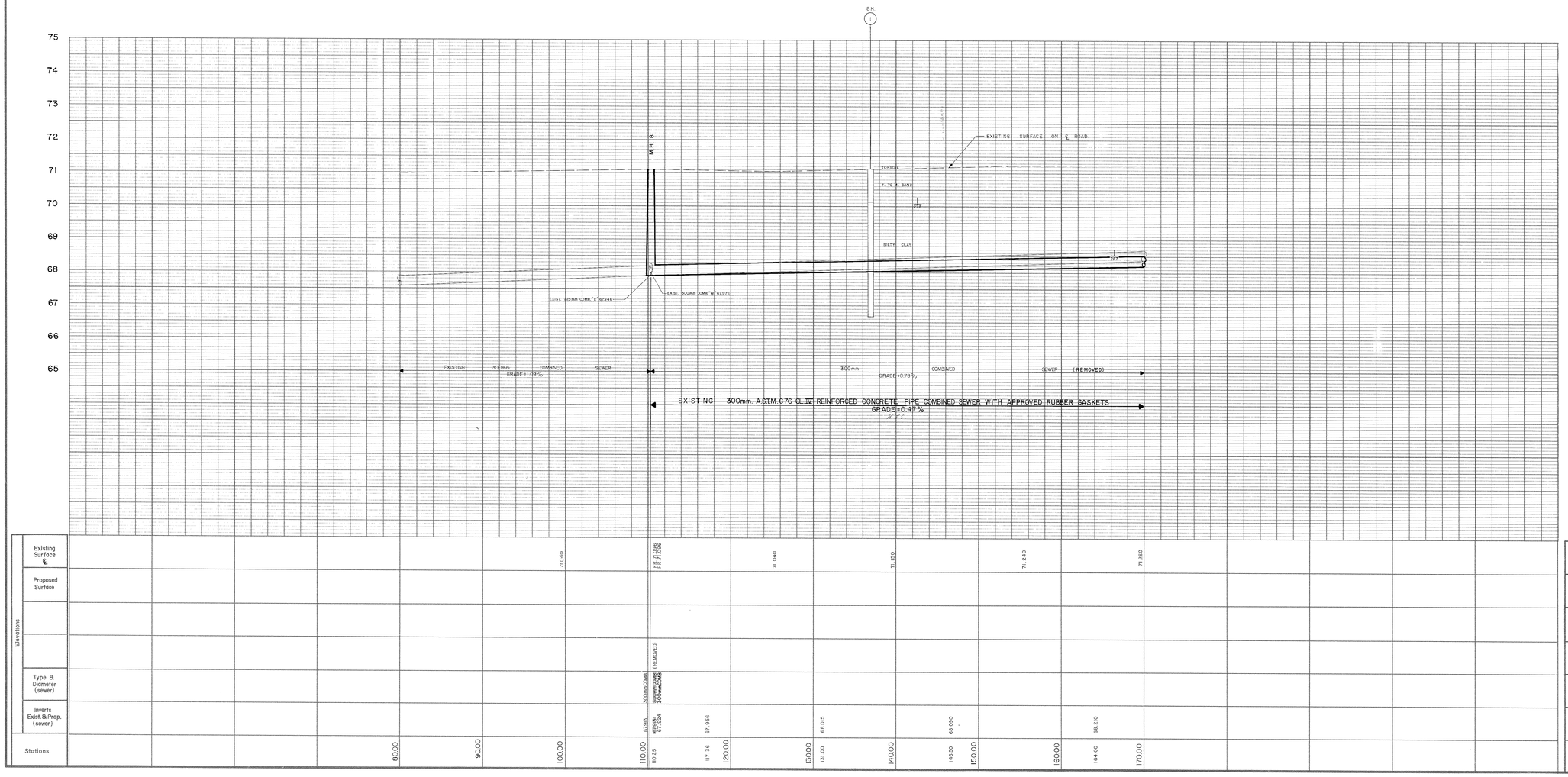
Notes:
- Utilities shown are taken from best available records. Contractor is requested to check with all utility companies before digging.
- Soil information shown is not guaranteed and contractors are advised to collect additional soils information as deemed necessary.
- Date of survey: June/79
- Reference bench mark: ICS-310 Bank St. opposite Florence St. (Elev. 71.137)

Notes: (Sewer Construction Only)
- A minimum of 460 mm vertical clearance to be maintained between sewers and watermains where practical.
- Borehole soil descriptions are not based on sieve analysis but on visual inspection only. Except where otherwise noted.
- Soil information taken from
- Existing sewers constructed in-
- This plan supercedes (in whole or in part) plan no: C-36-C, 1-5-C
- Actual rock line recorded during construction of existing sewer.
- Registered plan no.

Legend:

	EXISTING	PROPOSED
STORM SEWER		
SANITARY SEWER		
STREET LINE		PROP.
LOT LINE		PROP.
ROADS & DRIVEWAYS		
Curb	TYPE	TYPE
Asphalt or Concrete	TYPE	TYPE
Surface Treated	TYPE	TYPE
WALKS		
Concrete or Asphalt	TYPE	TYPE
Gravel, Cinder or Dirt	TYPE	TYPE
DEPRESSED ACCESS		
On Curb		
On Sidewalk		
WATERMAIN		PROP.
GASMAIN & VALVE		PROP.
BELL		TYPE PROP.
HYDRO		PROP.
TRAFFIC		PROP.
FIRE ALARM		PROP.
CABLEVISION	TV	TV PROP.
STEAM LINE	S	S PROP.
HYDRANT		
WATER VALVE		WV
STAND PIPE		SP
WATER VALVE CHAMBER		
SEWER, TRAFFIC, HYDRO & BELL MANHOLES (may be labelled for clarification)		
TRAFFIC HANDHOLE	TH	TH
GUARD RAIL		
RETAINING WALL	RW	RW PROP.
FENCE		PROP.
HYDRO POLE		
HYDRO POLE & LIGHT	HP	HP
BELL POLE	BP	BP
TRAFFIC LIGHT		
LIGHT STANDARD		
TRAFFIC SIGN		
STREET SIGN		
CULVERT & DITCH		PROP.
STANDARD CATCH BASIN		
HEAVY DUTY CATCH BASIN		
CATCH BASIN TO BE REMOVED & REPLACED WITH STANDARD C.B.		
HEAVY DUTY CATCH BASIN TO BE REMOVED & REPLACED WITH STANDARD CATCH BASIN		
HOUSE or CATCH BASIN CONNECTION TAKEN FROM T.V. INSPECTION		
HOUSE or CATCH BASIN CONNECTION TAKEN FROM RECORDS		
RELOCATION		
REMOVAL		
SQUARE IRON BAR		SIB
STANDARD IRON BAR		SIB
ROUND IRON BAR		RIB
TREE, SHRUB & HEDGE		
BOREHOLE		BH
ROCK		

- IN PLAN SEWERS 600mm & ABOVE ARE SHOWN AS DOUBLE LINE, TO SCALE, USING SAME LINE WEIGHT.
- UTILITIES X-OUT ARE ABANDONED, BELL PLANT SO MARKED MAY BECOME ACTIVE



Elevations	80.00	90.00	100.00	110.00	117.36	120.00	130.00	140.00	150.00	160.00	170.00
Existing Surface ℄	71.040			F.R. 71.096	71.040		71.040	71.150	71.240		71.260
Proposed Surface											
				525mm COMB. (REMOVED)							
				300mm COMB. 67.976							
Type & Diameter (sewer)				300mm COMB. 67.146							
Inverts Exist. & Prop. (sewer)				67.965 67.304	67.956		68.075	68.090		68.210	
Stations	80.00	90.00	100.00	110.00	117.36	120.00	130.00	140.00	150.00	160.00	170.00

Revisions:

No	Date	Description	Drawn By	Appr'd By
1	JAN. / 92	ENG. AS-BUILT APPLIED SEWERS	BR (TES)	RBG

Storm Sewer Designed By — Date
Combined Sewer Designed By — Date: 5 Mar 80
Structural Checked By — Date
Road Grade Designed By — Date: Mar 05/80 — Checked By — Date
Survey Design By: J. FRANCE — Date: JUNE/79 — Checked By — Date: DEC 13/79
Drafting — Date: Aug/79 — Checked By — Date: JAN 24/80

REGISTERED PROFESSIONAL ENGINEER H. V. PASCOE ONTARIO

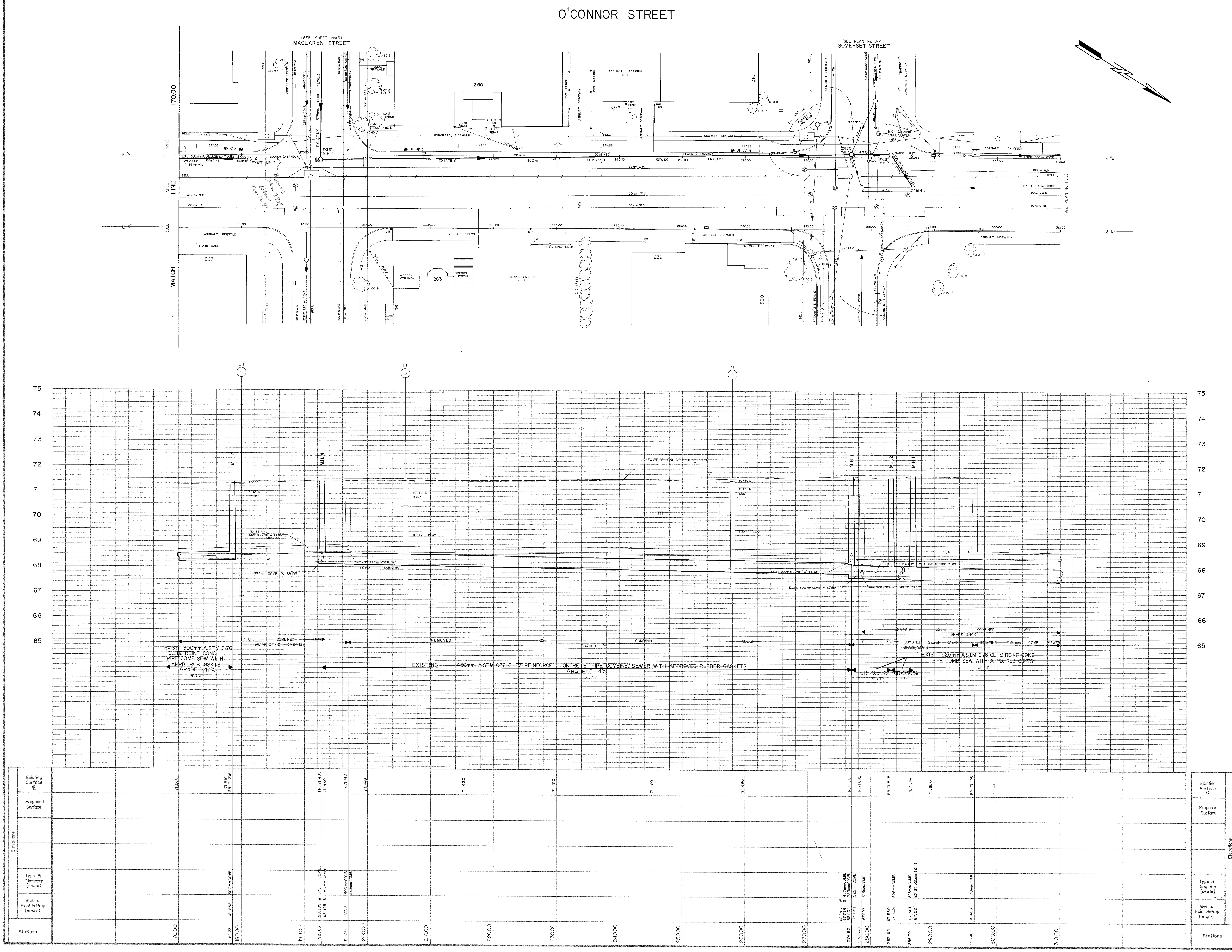
Design And Construction Division
Engineering And Surveys Branch

Commissioner: C. Sim P. Eng.
Branch Director: D.K. Donaldson P. Eng.
Chief, Design & Constr. Eng.
Senior Des. Eng.: H.V. Pascoe
Senior Survey Eng.

EXISTING COMBINED SEWER
O'CONNOR STREET
FROM GILMOUR STREET TO STA. 170.00

Contract No:	Survey Books:	Scales:	Plan No:
80-1	3911	HOR. 1:200 VERT. 1:50	1526 Sheet 1 of 4

1526 O'CONNOR STREET



City Of Ottawa
Department Of Physical Environment
Engineering And Surveys Branch

Notes:

- Utilities shown are taken from best available records. Contractor is requested to check with all utility companies before digging.
- Soil information shown is not guaranteed and contractors are advised to collect additional soils information as deemed necessary.
- Date of survey: June/79
- Reference bench mark: ICS-310 Bank St. opposite Florence St. (Elev. 71.137)

Notes: (Sewer Construction Only)

- A minimum of 460 mm vertical clearance to be maintained between sewers and watermains where practical.
- Borehole soil descriptions are not based on sieve analysis but on visual inspection only. Except where otherwise noted.
- Soil information taken from
- Existing sewers constructed in:
- This plan supercedes (in whole or in part) plan no: C-36-C, I-5-C
- Actual rock line recorded during construction of existing sewer.
- Registered plan no.

Legend: (EXISTING / PROPOSED)

- STORM SEWER
- SANITARY SEWER
- STREET LINE
- LOT LINE
- ROADS & DRIVEWAYS
  - Curb
  - Asphalt or Concrete
  - Surface Treated
- WALKS
  - Concrete or Asphalt
  - Gravel, Cinder or Dirt
- DEPRESSED ACCESS
  - On Curb
  - On Sidewalk
- WATERMAIN
- GASMAIN & VALVE
- BELL
- HYDRO
- TRAFFIC
- FIRE ALARM
- CABLEVISION
- STEAM LINE
- HYDRANT
- WATER VALVE
- STAND PIPE
- WATER VALVE CHAMBER
- SEWER, TRAFFIC, HYDRO & BELL MANHOLES (may be labelled for clarification)
- TRAFFIC HANDHOLE
- GUARD RAIL
- RETAINING WALL
- FENCE
- HYDRO POLE
- HYDRO POLE & LIGHT
- BELL POLE
- TRAFFIC LIGHT
- LIGHT STANDARD
- TRAFFIC SIGN
- STREET SIGN
- CULVERT & DITCH
- STANDARD CATCH BASIN
- HEAVY DUTY CATCH BASIN
- CATCH BASIN TO BE REMOVED & REPLACED WITH STANDARD C.B.
- HEAVY DUTY CATCH BASIN TO BE REMOVED & REPLACED WITH STANDARD CATCH BASIN
- HOUSE or CATCH BASIN CONNECTION TAKEN FROM T.V. INSPECTION
- HOUSE or CATCH BASIN CONNECTION TAKEN FROM RECORDS
- RELOCATION
- REMOVAL
- SQUARE IRON BAR
- STANDARD IRON BAR
- ROUND IRON BAR
- TREE, SHRUB & HEDGE
- BOREHOLE
- ROCK

- IN PLAN SEWERS 600mm & ABOVE ARE SHOWN AS DOUBLE LINE, TO SCALE, USING SAME LINE WEIGHT.
- UTILITIES X-OUT ARE ABANDONED, BELL PLANT SO MARKED MAY BECOME ACTIVE

Revisions:

No	Date	Description	Drawn By	Appr'd By
1	JAN. /92	ENG. AS-BUILT APPLIED SEWERS	BLR. (T.E.S.) BG	

Storm Sewer Designed By	Date	Combined Sewer Designed By: D. Dwight	Date: 5 Mar. 80
Structural Checked By: J. Bhatia	Date: Mar 05/80		
Road Grade Designed By	Date	Checked By	Date
Survey Detail By: J. FRANCE	Date: JUNE/79	Checked By: J. France	Date: DEC. 13/79
Drafting By: John Latour	Date: Aug./79	Checked By: Keith Stewart	Date: JAN 24/80

REGISTERED PROFESSIONAL ENGINEER — H. V. PASCOE — PROVINCE OF ONTARIO

Design And Construction Division
Engineering And Surveys Branch

C. Sim P. Eng. — Commissioner
D.K. Donaldson P. Eng. — Branch Director
Chief Design & Constr. Eng.
H.V. Pascoe — Senior Des. Eng.
Senior Const. Coord.

EXISTING COMBINED SEWER
O'CONNOR STREET
FROM STA. 170.00 TO SOMERSET STREET

Contract No:	Survey Books:	Scales:	Plan No:
80-1	3911	HOR. 1:200 VERT. 1:50	1526 Sheet 2 of 4

Appendix D1

Water Demand Calculations

Water Demand Calculations
267 O'Connor (JLR 29056-000)

Unit Breakdown	No.	Person Per Unit (Table 4.1)
North Tower (Phase 1)		
Studio	35	1.4
1 Bed	144	1.4
1 bed + den	6	1.4
2 bed	85	2.1
2 bed + den	3	2.1
Unit Count =	273	
South Tower (Phase 2)		
Studio	21	1.4
1 Bed	142	1.4
1 bed + den	11	1.4
2 bed	53	2.1
2 bed + den	13	2.1
Unit Count =	240	
Total Unit Count=	513	
No. of Studios & 1-bedroom	359	units
Density	1.4	p/p/u
No. Ppl	503	ppl
No. of 2-bedroom	154	units
Density	2.1	p/p/u
No. Ppl	324	ppl
Total Population	827	ppl
Average Day Consumption Rate	280	L/c/d
Average Day Demand	**2.68**	**L/s**
Maximum Day Peaking Factor	2.50	x Avg Day (Table 4.2 ODG)
Maximum Day Demand	**6.70**	**L/s**
Peak Hour Peaking Factor	2.20	x Max Day (Table 4.2 ODG)
Peak Hour Demand	**14.74**	**L/s**
Minimum Hour Peaking Factor	0.40	x Avg Day (MECP Table 3-1)
Minimum Hour Demand	**1.07**	**L/s**

Appendix D2

Hydraulic Boundary Condition
E-Mail

From: Wessel, Shawn <shawn.wessel@ottawa.ca>
Sent: August 6, 2025 8:36 AM
To: Kendra Tyhurst
Cc: kyle.kazda@taggart.ca; Steve Picken; Annie Williams
Subject: RE: 267 O'Connor Street- Request for Hydraulic Boundary Conditions
Attachments: 267 O'Connor Street May 2025.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Kendra and good morning.

Please find your requested information, below:

We do not apply FIRE during peak hours. Therefore, the Min HGL from peak hrs can be lower than the HGL during Maxday + Fire.

The following are boundary conditions, HGL, for hydraulic analysis at 267 O'Connor Street (zone 1W) assumed to be connected via ***(Scenario 1)*** a dual connection to the 305mm watermain on Maclaren Street **OR** ***(Scenario 2)*** a dual connection to the 305mm watermain on Gilmour Street **OR** ***(Scenario 3)*** two connections to the 305mm watermain on Maclaren Street and the 305mm watermain on Gilmour Street. (see attached PDF for location).

Scenario 1: Connection 1 Only (Maclaren Street)
Minimum HGL : 106.8 m
Maximum HGL : 115.0 m
Max Day + Fire Flow (133 L/s) : 108.0 m
Max Day + Fire Flow (117 L/s) : 108.2 m

Scenario 2: Connection 2 Only (Gilmour Street)
Minimum HGL : 106.8 m
Maximum HGL : 115.0 m
Max Day + Fire Flow (133 L/s) : 108.0 m
Max Day + Fire Flow (117 L/s) : 108.1 m

Scenario 3: Connection 1 and Connection 2 (Maclaren Street and Gilmour Street)

Both connections:
Minimum HGL : 106.8 m
Maximum HGL : 115.0 m
Max Day + Fire Flow (133 L/s) : 108.0 m
Max Day + Fire Flow (117 L/s) : 108.1 m

These are for current conditions and are based on computer model simulation.
Disclaimer:
The boundary condition information is based on current operation of the city water distribution system. The computer model simulation is based on the best information available at the time. The operation of the water distribution system can change on a regular basis, resulting in a variation in boundary conditions. The physical properties

If you require additional information or clarification, please do not hesitate to contact me anytime.

Thank you

Regards,

Shawn Wessel, A.Sc.T.,rcji
Pronouns: he/him | Pronom: il
Project Manager - Infrastructure Approvals
Gestionnaire de projet – Approbation des demandes d'infrastructures

Development Review Central Branch | Direction de l'examen des projets d'aménagement, Centrale
Planning, Development & Building Services Department (PDBS) | Direction générale des services de la planification, de l'aménagement et du bâtiment (DGSPAB)
City of Ottawa | Ville d'Ottawa
110 Laurier Ave. W. | 110, avenue Laurier Ouest, Ottawa ON K1P 1J1
(613) 580 2424 Ext. | Poste 33017
Int. Mail Code | Code de Courrier Interne 01-14
shawn.wessel@ottawa.ca

Vacation Alert : August 1 – August 5 (inclusive)

Classified as City of Ottawa - Internal / Ville d'Ottawa - classé interne

From: Kendra Tyhurst <ktyhurst@jlrichards.ca>
Sent: Friday, August 1, 2025 11:37 AM
To: Wessel, Shawn <shawn.wessel@ottawa.ca>
Cc: kyle.kazda@taggart.ca; Steve Picken <spicken@jlrichards.ca>; Annie Williams <awilliams@jlrichards.ca>
Subject: RE: 267 O'Connor Street- Request for Hydraulic Boundary Conditions

Hi Shawn,

Just following up on our request below.

Could we get confirmation that that the minimum HGL condition is lower than the max day + fire flow condition for this site? We understand the City's peak hour demand may be greater than our fire flow which could explain this condition.

Also, could we get the max day + fire flow boundary condition, using the 7000L/min (117L/s) fire flow.

Thank you,
Kendra

J.L.Richards
ENGINEERS · ARCHITECTS · PLANNERS

Kendra Tyhurst, C.Tech. (she/her)
Civil Technician

1000-343 Preston Street
Ottawa ON K1S 1N4
Work: 343-809-6424
ktyhurst@jlrichards.ca

BEST MANAGED COMPANIES
Platinum member

Classified as City of Ottawa - Internal / Ville d'Ottawa - classé interne

From: Wessel, Shawn <shawn.wessel@ottawa.ca>
Sent: June 11, 2025 2:58 PM
To: Kendra Tyhurst <ktyhurst@jlrichards.ca>
Cc: kyle.kazda@taggart.ca; Steve Picken <spicken@jlrichards.ca>; Annie Williams <awilliams@jlrichards.ca>
Subject: RE: 267 O'Connor Street- Request for Hydraulic Boundary Conditions

Thanks Kendra

Your comments/inquiry have been sent to the Water Dept. for response.

Regards,

Shawn Wessel, A.Sc.T.,rcji
Pronouns: he/him | Pronom: il
Project Manager - Infrastructure Approvals
Gestionnaire de projet – Approbation des demandes d'infrastructures

Development Review Central Branch | Direction de l'examen des projets d'aménagement, Centrale
Planning, Development & Building Services Department (PDBS) | Direction générale des services de la planification, de l'aménagement et du bàtiment (DGSPAB)
City of Ottawa | Ville d'Ottawa
110 Laurier Ave. W. | 110, avenue Laurier Ouest, Ottawa ON K1P 1J1
(613) 580 2424 Ext. | Poste 33017
Int. Mail Code | Code de Courrier Interne 01-14
shawn.wessel@ottawa.ca

From: Kendra Tyhurst <ktyhurst@jlrichards.ca>
Sent: Wednesday, June 11, 2025 2:50 PM
To: Wessel, Shawn <shawn.wessel@ottawa.ca>
Cc: kyle.kazda@taggart.ca; Steve Picken <spicken@jlrichards.ca>; Annie Williams

<awilliams@jlrichards.ca>
Subject: RE: 267 O'Connor Street- Request for Hydraulic Boundary Conditions

Hi Shawn,

Thank you for providing the boundary conditions, just a couple of follow up questions.

We noticed that the minimum HGL condition is lower than the max day + fire flow condition, we just want to confirm that is the case for this site. We understand the City's peak hour demand may be greater than our fire flow which could explain this condition.

Additionally, could we get the other fire flow, 7000 L/min (117 L/s), listed in the boundary request?

Thank you,
Kendra

Kendra Tyhurst, C.Tech. (she/her)
Civil Technician

1000-343 Preston Street
Ottawa ON K1S 1N4
Work: 343-809-6424
ktyhurst@jlrichards.ca

From: Wessel, Shawn <shawn.wessel@ottawa.ca>
Sent: June 4, 2025 3:57 PM
To: Kendra Tyhurst <ktyhurst@jlrichards.ca>
Cc: kyle.kazda@taggart.ca; Steve Picken <spicken@jlrichards.ca>; Annie Williams <awilliams@jlrichards.ca>
Subject: RE: 267 O'Connor Street- Request for Hydraulic Boundary Conditions

forward suspicious emails, if you are unsure, please send a separate message to Helpdesk.

Hello Kendra

Please find BC as requested, below and attached.

The following are boundary conditions, HGL, for hydraulic analysis at 267 O'Connor Street (zone 1W) assumed to be connected via ***(Scenario 1)*** a dual connection to the 305mm watermain on Maclaren Street **OR** ***(Scenario 2)*** a dual connection to the 305mm watermain on Gilmour Street **OR** ***(Scenario 3)*** two connections to the 305mm watermain on Maclaren Street and the 305mm watermain on Gilmour Street. (see attached PDF for location).

Scenario 1: Connection 1 Only (Maclaren Street)
Minimum HGL : 106.8 m
Maximum HGL : 115.0 m
Max Day + Fire Flow (133 L/s) : 108.0 m

Scenario 2: Connection 2 Only (Gilmour Street)
Minimum HGL : 106.8 m
Maximum HGL : 115.0 m
Max Day + Fire Flow (133 L/s) : 108.0 m

Scenario 3: Connection 1 and Connection 2 (Maclaren Street and Gilmour Street)
Both connections:
Minimum HGL : 106.8 m
Maximum HGL : 115.0 m
Max Day + Fire Flow (133 L/s) : 108.0 m

These are for current conditions and are based on computer model simulation.
Disclaimer:
The boundary condition information is based on current operation of the city water distribution system. The computer model simulation is based on the best information available at the time. The operation of the water distribution system can change on a regular basis, resulting in a variation in boundary conditions. The physical properties of watermains deteriorate over time, as such must be assumed in the absence of actual field test data. The variation in physical watermain properties can therefore alter the results of the computer model simulation. Fire Flow analysis is a reflection of available flow in the watermain; there may be additional restrictions that occur between the watermain and the hydrant that the model cannot take into account.

"The IWSD has recently updated their water modelling software. Any significant difference between previously received BC results and newly received BC results could be attributed to this update."

If you require additional information or clarification, please do not hesitate to contact me anytime.

Thank you

Regards,

Shawn Wessel, A.Sc.T.,rcji
Pronouns: he/him | Pronom: il
Project Manager - Infrastructure Approvals
Gestionnaire de projet – Approbation des demandes d'infrastructures

Development Review Central Branch | Direction de l'examen des projets d'aménagement, Centrale
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110 Laurier Ave. W. | 110, avenue Laurier Ouest, Ottawa ON K1P 1J1
(613) 580 2424 Ext. | Poste 33017
Int. Mail Code | Code de Courrier Interne 01-14
shawn.wessel@ottawa.ca

From: Kendra Tyhurst <ktyhurst@jlrichards.ca>
Sent: Thursday, May 8, 2025 3:59 PM

To: Wessel, Shawn <shawn.wessel@ottawa.ca>
Cc: kyle.kazda@taggart.ca; Steve Picken <spicken@jlrichards.ca>; Annie Williams <awilliams@jlrichards.ca>
Subject: 267 O'Connor Street- Request for Hydraulic Boundary Conditions

Hi Shawn,

We are preparing the detailed design for the site servicing of Taggart's 267 O'Connor Street development located in the downtown area of the City of Ottawa. We request hydraulic water boundary conditions to complete the hydraulic network analysis. The required development details are as follows:

1. Two phases (Phase 1 and 2) of high-density residential development- apartment buildings, connected underground by a parking garage:
2. Location of development: 267 O'Connor Street- between Gilmour Street and MacLaren Street (refer to attached figure):
3. Location of Requested Boundary Conditions: 2 water service connection locations: MacLaren and Gilmour Street, as shown in the attached figure. We would like to request three (3) servicing scenarios:
    a. Service off MacLaren Street, entire demand off MacLaren Street (connection #1 only)
    b. Service off Gilmour Street, entire demand off Gilmour Street (connection #2 only)
    c. 200mm dia. watermain loop connected to MacLaren Street and Gilmour Street (both connections #1 and #2)

Estimated water demands:
Average Day Demand: 2.73 L/s
Max Day Demand: 6.81 L/s
Peak Hour Demand: 14.99 L/s

Per Technical Bulletin IWSTB-2024-05 the fire flow requirement was calculated based on the OBC method and was found to be above 9000 L/min; therefore FUS (2020) was followed. The estimated Fire Flows of 8000 L/min (133L/s) (North Tower) and 7000 L/min (117 L/s) (South Tower) were calculated in accordance with FUS (2020) and Technical Bulletin IWSTB 2024-05, see attached Concept Plan and FUS Fire Flow Calculations.

Please provide boundary conditions at the locations specified in Item No. 3 for Peak hour, Maximum Day plus Fire Flow (2 values), and Maximum HGL scenarios.

Should you have any questions or require anything further, please do not hesitate to call.

Thank you,
Kendra

Kendra Tyhurst, C.Tech. (she/her)
Civil Technician

1000-343 Preston Street
Ottawa ON K1S 1N4
Work: 343-809-6424
ktyhurst@jlrichards.ca

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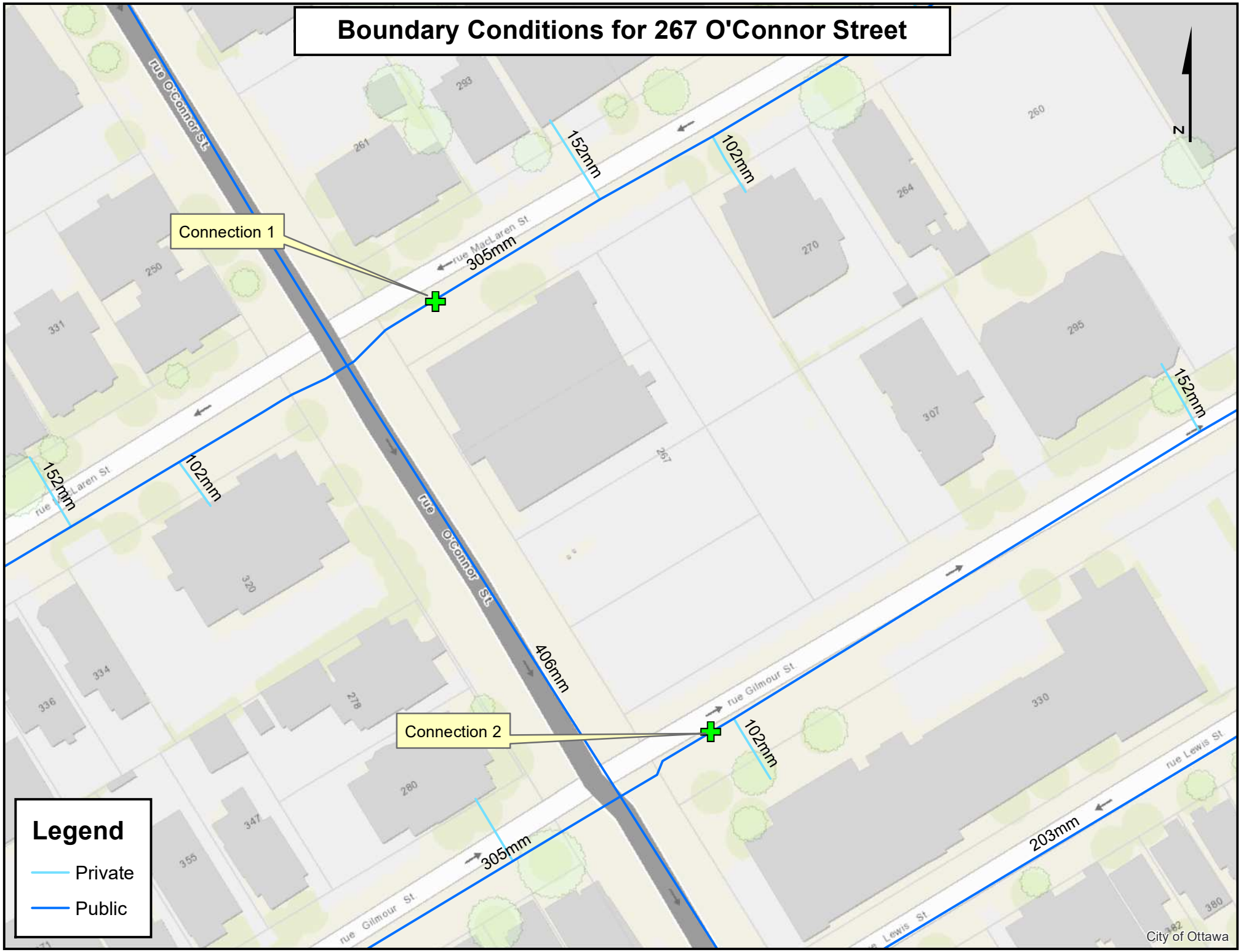
'


Boundary Conditions for 267 O'Connor Street
N
Connection 1
Connection 2
305mm
152mm
102mm
406mm
203mm
rue O'Connor St
rue MacLaren St
rue Gilmour St
rue Lewis St
Legend
Private
Public
City of Ottawa

Appendix D3

Fire Flow Requirements

11.2.2 Water Demand Requirements — Pipe Schedule Method.

11.2.2.1 Table 11.2.2.1 shall be used in determining the minimum water supply requirements for light and ordinary hazard occupancies protected by systems with pipe sized according to the pipe schedules of Section 23.7.

Table 11.2.2.1 Water Supply Requirements for Pipe Schedule Sprinkler Systems

Occupancy Classification	Minimum Residual Pressure Required		Acceptable Flow at Base of Riser (Including Hose Stream Allowance)		Duration (minutes)
	psi	bar	gpm	L/min	
Light hazard	15	1	500–750	1900-2850	30–60
Ordinary hazard	20	1.4	850–1500	3200-5700	60–90

11.2.2.2 Pressure and flow requirements for extra hazard occupancies shall be based on the hydraulic calculation methods of 11.2.3.

11.2.2.3 The pipe schedule method shall be permitted as follows:

(1) Additions or modifications to existing pipe schedule systems sized according to the pipe schedules of Section 23.7
(2) Additions or modifications to existing extra hazard pipe schedule systems
(3) New systems of 5000 ft^2 (465 m^2) or less
(4) New systems exceeding 5000 ft^2 (465 m^2) where the flows required in Table 11.2.2.1 are available at a minimum residual pressure of 50 psi (3.4 bar) at the highest elevation of sprinkler

11.2.2.4 Table 11.2.2.1 shall be used in determining the minimum water supply requirements.

11.2.2.5 The lower duration value of Table 11.2.2.1 shall be acceptable only where the sprinkler system waterflow alarm device(s) and supervisory device(s) are electrically supervised and such supervision is monitored at an approved, constantly attended location.

11.2.2.6* Residual Pressure.

11.2.2.6.1 The residual pressure requirement of Table 11.2.2.1 shall be met at the elevation of the highest sprinkler.

11.2.2.6.2 Friction Loss Due to Backflow Prevention Valves.

11.2.2.6.2.1 When backflow prevention valves are installed on pipe schedule systems, the friction losses of the device shall be accounted for when determining acceptable residual pressure at the top level of sprinklers.

11.2.2.6.2.2 The friction loss of this device [in psi (bar)] shall be added to the elevation loss and the residual pressure at the top row of sprinklers to determine the total pressure needed at the water supply.

11.2.2.7 The lower flow figure of Table 11.2.2.1 shall be permitted only where the building is of noncombustible construction or the potential areas of fire are limited by building size or compartmentation such that no open areas exceed 3000 ft^2 (280 m^2) for light hazard or 4000 ft^2 (370 m^2) for ordinary hazard.

11.2.3 Water Demand Requirements — Hydraulic Calculation Methods.

11.2.3.1 General.

11.2.3.1.1 The water demand for sprinklers shall be determined only from one of the following, at the discretion of the designer:

(1) Density/area curves of Figure 11.2.3.1.1 in accordance with the density/area method of 11.2.3.2
(2) The room that creates the greatest demand in accordance with the room design method of 11.2.3.3
(3) Special design areas in accordance with 11.2.3.4

11.2.3.1.2 The minimum water supply shall be available for the minimum duration specified in Table 11.2.3.1.2.

11.2.3.1.3 The lower duration values in Table 11.2.3.1.2 shall be permitted where the sprinkler system waterflow alarm device(s) and supervisory device(s) are electrically supervised and such supervision is monitored at an approved, constantly attended location.

11.2.3.1.4 Restrictions. When either the density/area method or room design method is used, the following shall apply:

(1)*For areas of sprinkler operation less than 1500 ft^2 (139 m^2) used for light and ordinary hazard occupancies, the density for 1500 ft^2 (139 m^2) shall be used.
(2) For areas of sprinkler operation less than 2500 ft^2 (232 m^2) for extra hazard occupancies, the density for 2500 ft^2 (232 m^2) shall be used.

11.2.3.1.5 Unsprinklered Combustible Concealed Spaces.

11.2.3.1.5.1* When using the density/area or room design method, unless the requirements of 11.2.3.1.5.2 are met for buildings having unsprinklered combustible concealed spaces, as described in 8.15.1.2 and 8.15.6, the minimum area of sprinkler operation for that portion of the building shall be 3000 ft^2 (280 m^2).

(A) The design area of 3000 ft^2 (280 m^2) shall be applied only to the sprinkler system or portions of the sprinkler system that are adjacent to the qualifying combustible concealed space.

(B) The term *adjacent* shall apply to any sprinkler system protecting a space above, below, or next to the qualifying concealed space except where a barrier with a fire resistance rating at least equivalent to the water supply duration completely separates the concealed space from the sprinklered area.

11.2.3.1.5.2 The following unsprinklered concealed spaces shall not require a minimum area of sprinkler operation of 3000 ft^2 (280 m^2):

(1) Noncombustible and limited-combustible concealed spaces with minimal combustible loading having no access. The space shall be considered a concealed space even with small openings such as those used as return air for a plenum.
(2) Noncombustible and limited-combustible concealed spaces with limited access and not permitting occupancy or storage of combustibles. The space shall be considered a concealed space even with small openings such as those used as return air for a plenum.
(3) Combustible concealed spaces filled entirely with noncombustible insulation.
(4)*Light or ordinary hazard occupancies where noncombustible or limited-combustible ceilings are directly attached

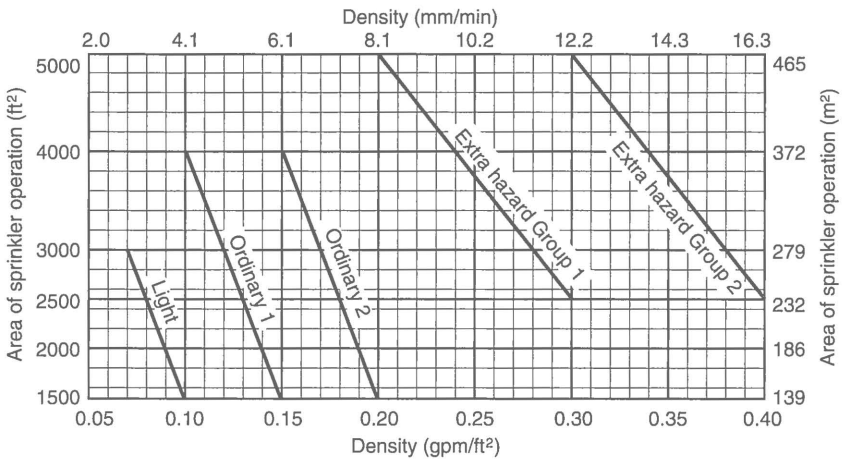


FIGURE 11.2.3.1.1 Density/Area Curves.

Table 11.2.3.1.2 Hose Stream Allowance and Water Supply Duration Requirements for Hydraulically Calculated Systems

Occupancy	Inside Hose		Total Combined Inside and Outside Hose		Duration (minutes)
	gpm	L/min	gpm	L/min	
Light hazard	0, 50, or 100	0, 190, or 380	100	380	30
Ordinary hazard	0, 50, or 100	0, 190, or 380	250	950	60–90
Extra hazard	0, 50, or 100	0, 190, or 380	500	1900	90–120

to the bottom of solid wood joists or solid limited-combustible construction or noncombustible construction so as to create enclosed joist spaces 160 ft^3 (4.5 m^3) or less in volume, including space below insulation that is laid directly on top or within the ceiling joists in an otherwise sprinklered concealed space.

(5) Concealed spaces where rigid materials are used and the exposed surfaces have a flame spread index of 25 or less and the materials have been demonstrated to not propagate fire more than 10.5 ft (3.2 m) when tested in accordance with ASTM E84, *Standard Test Method for Surface Burning Characteristics of Building Materials,* or ANSI/UL 723, *Standard for Test for Surface Burning Characteristics of Building Materials,* extended for an additional 20 minutes in the form in which they are installed in the space.

(6) Concealed spaces in which the exposed materials are constructed entirely of fire-retardant-treated wood as defined by NFPA 703.

(7) Concealed spaces over isolated small rooms not exceeding 55 ft^2 (5.1 m^2) in area.

(8) Vertical pipe chases under 10 ft^2 (0.9 m^2), provided that in multifloor buildings the chases are firestopped at each floor using materials equivalent to the floor construction, and where such pipe chases contain no sources of ignition, piping shall be noncombustible, and pipe penetrations at each floor shall be properly sealed.

(9) Exterior columns under 10 ft^2 (0.9 m^2) in area formed by studs or wood joists, supporting exterior canopies that are fully protected with a sprinkler system.

(10)*Light or ordinary hazard occupancies where noncombustible or limited-combustible ceilings are attached to the bottom of composite wood joists either directly or on to metal channels not exceeding 1 in. (25 mm) in depth, provided the adjacent joist channels are firestopped into volumes not exceeding 160 ft^3 (4.5 m^3) using materials equivalent to ½ in. (13 mm) gypsum board, and at least 3½ in. (90 mm) of batt insulation is installed at the bottom of the joist channels when the ceiling is attached utilizing metal channels.

11.2.3.2 Density/Area Method.

11.2.3.2.1 Water Supply.

11.2.3.2.1.1 The water supply requirement for sprinklers only shall be calculated from the density/area curves of Figure 11.2.3.1.1 or from Chapter 22 where density/area criteria are specified for special occupancy hazards.

11.2.3.2.1.2 When using Figure 11.2.3.1.1, the calculations shall satisfy any single point on the appropriate density/area curve.

11.2.3.2.1.3 When using Figure 11.2.3.1.1, it shall not be necessary to meet all points on the selected curves.

11.2.3.2.2 Sprinklers.

11.2.3.2.2.1 The densities and areas provided in Figure 11.2.3.1.1 shall be for use only with spray sprinklers.

11.2.3.2.2.2 Quick-response sprinklers shall not be permitted for use in extra hazard occupancies or other occupancies where there are substantial amounts of flammable liquids or combustible dusts.

11.2.3.2.2.3 For extended coverage sprinklers, the minimum design area shall be that corresponding to the hazard in Figure 11.2.3.1.1 or the area protected by five sprinklers, whichever is greater.

11.2.3.2.2.4 Extended coverage sprinklers shall be listed with and designed for the minimum flow corresponding to the density for the hazard as specified in Figure 11.2.3.1.1.

Appendix D4

Headloss Calculations

267 O'Connor Street Condominium Towers

Taggart Realty Management
29056-000

Boundary Conditions (August 6, 2025 Email from the City):

Water Demand Scenario	MacLaren (m)	Gilmour (m)
Minimum HGL	106.8	106.8
Maximum HGL	115.0	115.0
MDD + FF - Southern – Phase 2 (117 L/s)	N/A	108.1
MDD + FF - Northern – Phase 1 (133 L/s)	108.0	N/A

Note: The supply elevations under the maximum day demand plus fire flow estimated by the City based on RFF of 133 L/s (Phase 1) and 117 L/s (Phase 2), which is conservative given the Fire Flow Target is based on OBC for sprinklered buildings (69.2 L/s)

Headloss Calculations (Hazen Williams Equation)

Calculate headloss in a given pipe length based on flows and C value

HL = 10.675 * L * Q^1.852 / (C^1.856 * D ^4.8704)

Where,

HL = Headloss (m)

L - Length (m)
Q - Flow (m^3/s)
C - Hazen Williams "C"
D - Main Diameter (m)

Water Demand Condition	Flow - Q (L/s)	Flow - Q (m^3/s)	Length (m)	C	D (m)	HeadLoss (m)	HGL (m) @ BC	HGL @ Tower (m)	Tower Elevation (m)	Pressure @ Tower (m)	Pressure @ Tower (kPa)	Requirement	Criteria Acheived?
Southern Tower (Phase 2)													
Average Day	1.24	0.00124	7.95	110	0.204								
Maximum Day	3.10	0.00310	7.95	110	0.204								
Peak Hour	6.83	0.00683	7.95	110	0.204	0.0031	106.8	106.797	71.4	35.397	347	276	Yes
Maximum HGL	0.50	0.00050	7.95	110	0.204	0.000025	115.0	115.000	71.4	43.600	428	552	Yes
Maximum Day Plus Fire (Q = 3.10 L/s + 69.2 L/s)	72.30	0.07230	7.95	110	0.204	0.2463	108.1	107.854	71.4	36.454	358	140	Yes
Northern Tower (Phase 1)													
Average Day	1.44	0.00144	7.2	110	0.204								
Maximum Day	3.60	0.00360	7.2	110	0.204								
Peak Hour	7.91	0.00791	7.2	110	0.204	0.0037	106.8	106.796	71.6	35.196	345	276	Yes
Maximum HGL	0.58	0.00058	7.2	110	0.204	0.000029	115.0	115.000	71.6	43.400	426	552	Yes
Maximum Day Plus Fire (Q = 3.60 L/s + 69.2 L/s)	72.80	0.07280	7.2	110	0.204	0.2259	108.0	107.774	71.6	36.174	355	140	Yes

Domestic Booster Pump & Fire Pump to be designed by the Owner's Mechanical Engineer

Appendix E

Wastewater Calculations

Wastewater Calculations
267 O'Connor (JLR 29056-001)

PHASE 1 - Tower	0.0971	Ha.
Unit Breakdown	**No.**	**Person Per Unit (Table 4.1)**
Studio	35	1.4
1 Bed	144	1.4
1 bed + den	6	1.4
2 bed	85	2.1
2 bed + den	3	2.1
Total Unit Count =	273	
No. of Studios & 1-bedroom	185	units
Density	1.4	p/p/u
No. Ppl	259	ppl
No. of 2-bedroom	88	units
Density	2.1	p/p/u
No. Ppl	185	ppl
Total Population	444	ppl
Theoretical Wastewater Flow	280	L/c/d
Average Wastewater Flow	**1.44**	**L/s**
Harmon Peaking Factor	3.400	
Peak Wastewater Flow	**4.89**	**L/s**
Commercial/Office Area (ha)	0.02	
Commercial PF =	1	
Peak Flow (Comm) =	0.006	L/s
Dry & Wet I/I (0.33 L/s/ha)	0.03	L/s
Peak WW Flow (L/s)	4.93	L/s
Paterson GW Allowance	0.17	L/s
GW Allowance (50%) =	0.09	L/s
Total Peak WW Flow (L/s)	5.02	L/s

PHASE 2 - Tower	0.0918	Ha.
Unit Breakdown	**No.**	**Person Per Unit (Table 4.1)**
Studio	21	1.4
1 Bed	142	1.4
1 bed + den	11	1.4
2 bed	53	2.1
2 bed + den	13	2.1
Totla Unit Count =	240	
No. of Studios & 1-bedroom	174	units
Density	1.4	p/p/u
No. Ppl	244	ppl
No. of 2-bedroom	66	units
Density	2.1	p/p/u
No. Ppl	139	ppl
Total Population	383	ppl
Theoretical Wastewater Flow	280	L/c/d
Average Wastewater Flow	**1.24**	**L/s**
Harmon Peaking Factor	3.425	
Peak Wastewater Flow	**4.25**	**L/s**
Commercial/Office Area (ha)	0.02	
Commercial PF =	1	
Peak Flow (Comm) =	0.006	L/s
Dry & Wet I/I (0.33 L/s/ha)	0.03	L/s
Peak WW Flow (L/s)	4.29	L/s
Paterson GW Allowance	0.17	L/s
GW Allowance (50%) =	0.09	L/s
Total Peak WW Flow (L/s)	4.38	L/s

PHASES 1 & 2	0.1889	Ha.
Unit Breakdown	**No.**	**Person Per Unit (Table 4.1)**
Studio	56	1.4
1 Bed	286	1.4
1 bed + den	17	1.4
2 bed	138	2.1
2 bed + den	16	2.1
Totla Unit Count =	513	
No. of Studios & 1-bedroom	359	units
Density	1.4	p/p/u
No. Ppl	503	ppl
No. of 2-bedroom	154	units
Density	2.1	p/p/u
No. Ppl	324	ppl
Total Population	827	ppl
Theoretical Wastewater Flow	280	L/c/d
Average Wastewater Flow	**2.68**	**L/s**
Harmon Peaking Factor	3.281	
Peak Wastewater Flow	**8.79**	**L/s**
Commercial/Office Area (ha)	0.04	
Commercial PF =	1	
Peak Flow (Comm) =	0.013	L/s
Dry & Wet I/I (0.33 L/s/ha)	0.06	L/s
Peak WW Flow (L/s)	8.87	L/s
Paterson GW Allowance	0.17	L/s
GW Allowance =	0.17	L/s
Total Peak WW Flow (L/s)	9.04	L/s

	Number of Units					
	Studio	1-Bed	Bed+Den	2-Bed	Bed+Den	Total
Phase 1:	35	144	6	85	3	273
Phase 2:	21	142	11	53	13	240
Phases 1 &2	56	286	17	138	16	513

Appendix F1

Pre-Development Peak Flow Calculations

J.L.Richards
ENGINEERS · ARCHITECTS · PLANNERS

267 O'Connor

Exisitng Peak Flow Calculations

Guidance on Approach to Estimate Allowable Peak Flow and SWM Calculations:

1 Allowable peak flow shall be estimated based on a 1:5 year intensity and based on a 'C' = 0.4.
2 Allowable peak flow estimated using the IDF statistics (per the OSDG) and calculated Tc no less than 10 mins
3 The allowable peak flow will reflect the current drainage divide between MacLaren Street and Gilmour Street.
4a Outlet for the Phase 1 tower (wastewater & storm) will be the existing 300 mm diameter combined sewer on Gilmour Street
4b Outlet for the Phase 2 tower (wastewater & storm) will be 450 mm diameter combined sewer on MacLaren Street.
5a Post development flows to be limited to the allowable peak flow for both outlets
5b Post development flows to be set once the wastewater peak flow and groundwater flow contributions are subtracted.
6 Post-development peak flows shall be controlled the allowable peak flow by means of on-site storage up to the 1:100 year storm.
7 SWM calculations to be complted using the Modified Rational Method (MRM) for rooftop and at grade storage within the POPS.
8 MRM calculations to estimate cistern storage, if required, to be estimated based on 50% of the peak flow rate per City requirement
9 All storm contributions to combined sewers (MacLaren and Gilmour) to be controlled by means of an inlet control device (ICD) or accounted as uncontrolled.
10 The subject property is within a combined area and consists of rooftop and POPS. As such, there is no water quality control requirement.

Pre-Development Area Breakdown:

To Gilmour Street combined sewer (Phase 2):

Type of Area	Area (m^2)	C-Factor	C-Factor (Eff)
Parking	2205.77	0.9	0.4
	2205.77	0.9	0.4

Time of Concentration (existing) to Gilmour:

Flow path on asphalt from high point to U/S CB = ±25 m on 2.4% slope
Length of Sewers from U/S CB to O'Connor = ±76 m
Sewer slope = ±1%; V= ±0.95 m/s
Tc (exist) = (25 m / 0.90 m/s) + (76 m / 0.95 m/s)
Tc (exist) = 108 secs or 1.8 mins, use Tc = 10 min
$Intensity_{(5yr)}$ = 104.19 mm/hr based on a Tc = 10 min

Gilmour: Existing Peak Flow Calculations (5 Yr & 100 yr - C-Factor = 0.90)

Q_{5yr} = 2.78CIA
Q_{5yr} = 2.78 x 0.40 x 104.193 mm/hr x 0.22057 ha
Q_{5yr} = 57.5 L/s

Q_{100yr} = 2.78 x 0.90 x 178.559 mm/hr x 0.13272 ha
Q_{100yr} = 98.5 L/s

Gilmour: Pre-development peak flows (1:5 yr and 1:100 yr):

Peak Flow (1:5 yr - C-Factor = 0.9)	57.5 L/s
Peak Flow (1:100 yr - C-Factor = 0.9)	98.5 L/s

Allowable Peak Flow (5 Yr) Calculations (C-Factor = 0.40)

Q_{5yr} = 2.78CIA
Q_{5yr} = 2.78 x 0.40 x 104.193 mm/hr x 0.22057 ha
Q_{5yr} = 25.6 L/s

Gilmour: 1:5 year allowable peak flow (C-Factor of 0.40) is:

To Gilmour:	25.6 L/s

Pre-Development Area Breakdown:

To MacLaren Street combined sewer (Phase 1):

Type of Area		Area (m^2)	C-Factor	C-Factor (Eff)
Parking		599.74	0.9	0.4
Building		767.45	0.9	0.4
		1367.19	0.9	0.4

Time of Concentration (exist) to MacLaren:

Flow path on asphalt from high point to MacLaren ROW = ±34 m
Slope = ±0.9%; V= ±0.60 m/s (Uplands Method)

Tc (exist) = (34 m / 0.60 m/s)
Tc (exist) = ±57 secs, or 0.94 mins, use Tc = 10 min
$Intensity_{(5yr)}$ = 104.19 mm/hr based on a Tc = 10 min

MacLaren: Existing Peak Flow Calculations (5 Yr & 100 yr - C-Factor = 0.90)

Q_{5yr} = 2.78CIA
Q_{5yr} = 2.78 x 0.90 x 104.193 mm/hr x 0.13272 ha
Q_{5yr} = 35.6 L/s

Q_{100yr} = 2.78 x 0.90 x 178.559 mm/hr x 0.13272 ha
Q_{100yr} = 61.1 L/s

MacLaren: Pre-development peak flows (1:5 yr and 1:100 yr) are:

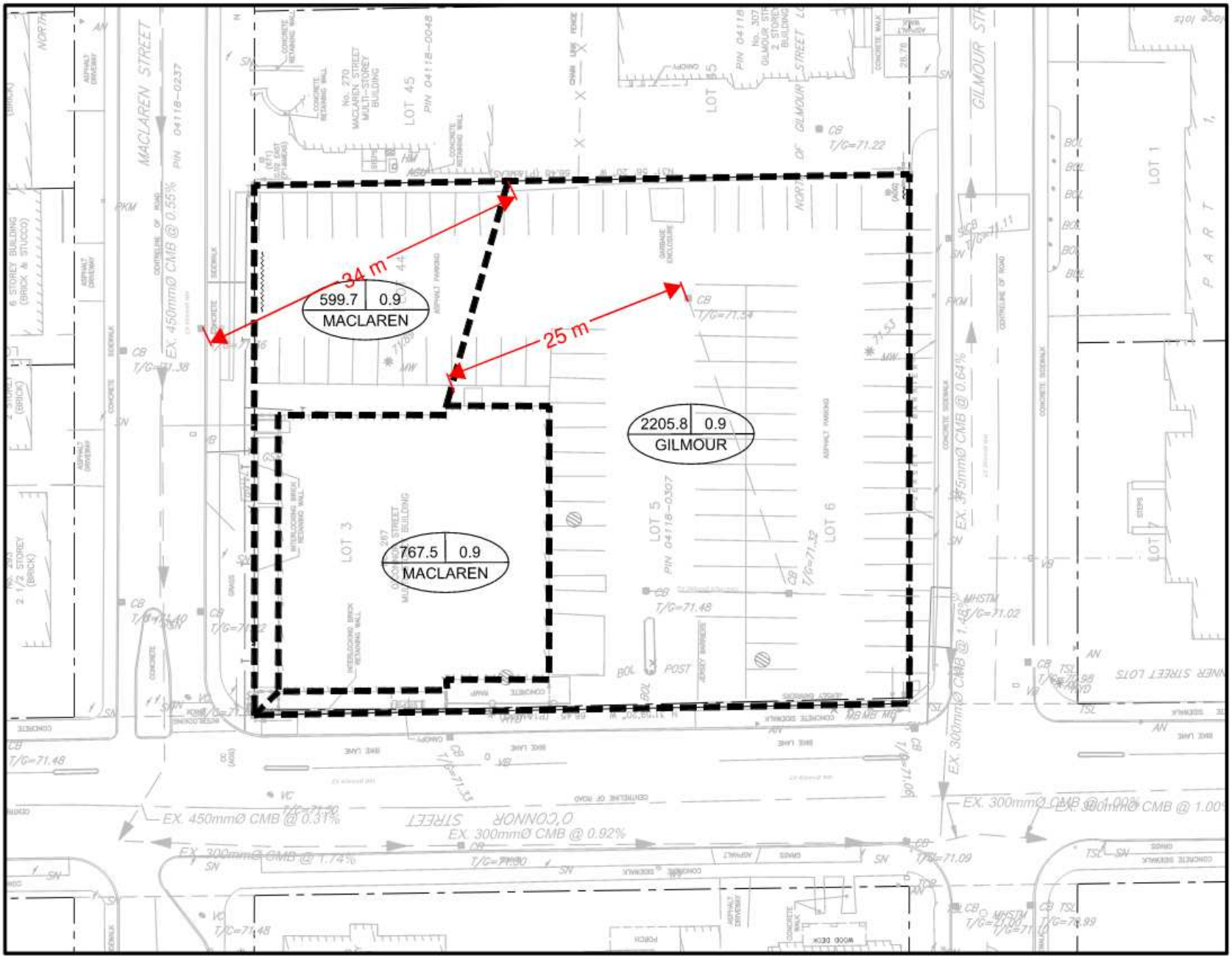
Peak Flow (1:5 yr - C-Factor = 0.9)	35.6 L/s
Peak Flow (1:100 yr - C-Factor = 0.9)	61.1 L/s

Allowable Peak Flow (5 Yr) Calculations (C-Factor = 0.40)

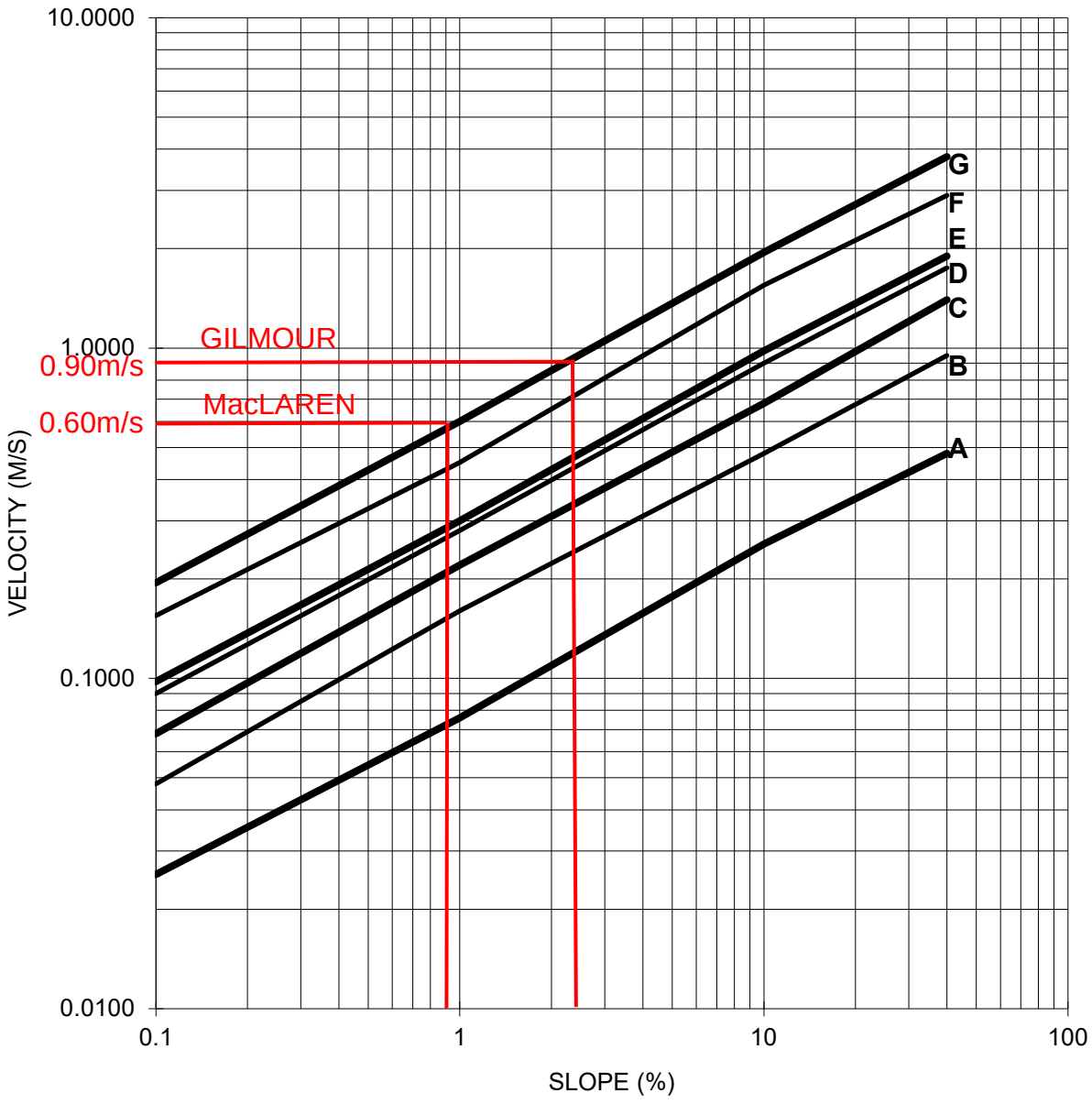
Q_{5yr} = 2.78CIA
Q_{5yr} = 2.78 x 0.40 x 104.193 mm/hr x 0.13272 ha
Q_{5yr} = 15.8 L/s

MacLaren: 1:5 year allowable peak flow (C-Factor of 0.40) is:

To MacLaren:	15.8 L/s


34 m
25 m
599.7 0.9
MACLAREN
2205.8 0.9
GILMOUR
767.5 0.9
MACLAREN
MACLAREN STREET
GILMOUR STREET
O'CONNOR STREET
LOT 3
LOT 5
LOT 6
LOT 45
LOT 1
PART 1,
EX. 450mmØ CMB @ 0.55%
EX. 450mmØ CMB @ 0.31%
EX. 300mmØ CMB @ 0.92%
EX. 300mmØ CMB @ 1.74%
EX. 375mmØ CMB @ 0.64%
EX. 300mmØ CMB @ 1.48%
EX. 300mmØ CMB @ 1.00%

"UPLANDS METHOD" FOR ESTIMATING TIME OF CONCENTRATION"



A = Overland Flow: Forest (heavy litter) & hay meadow
B = Overland Flow: Woodland, fallow, controur or strip crop
C = Overland Flow: Pasture
D = Overland Flow: Cultivated straight row
E = Overland Flow: Nearly bare soil, untilled
F = Grassed waterway
G = Small upland gullies & paved areas (sheet flow)

Appendix F2

Stormwater Management Calculations & Watts Roof Drain

WATTS®	Adjustable Accutrol Weir Tag: _____	Adjustable Flow Control for Roof Drains

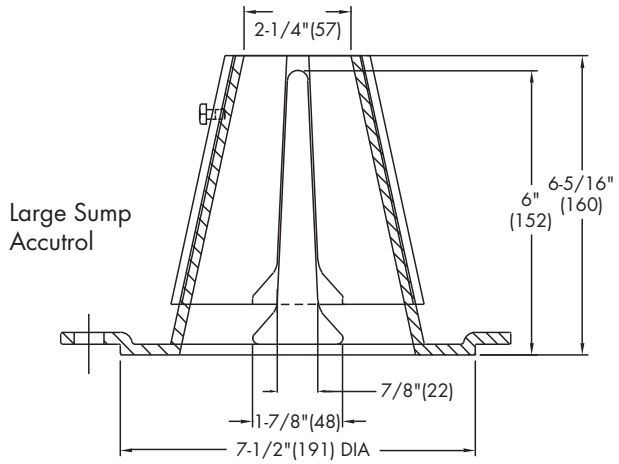
ADJUSTABLE ACCUTROL (for Large Sump Roof Drains only)

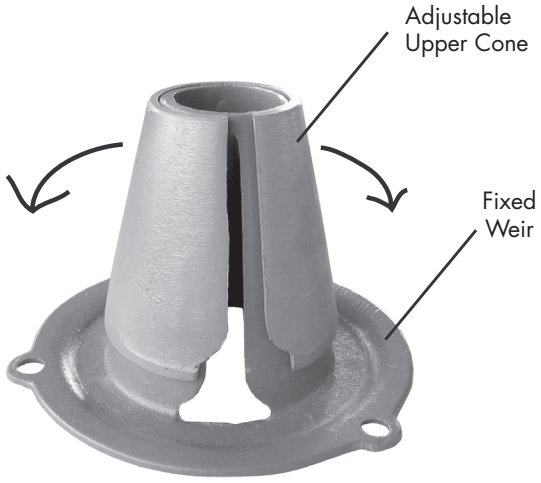
For more flexibility in controlling flow with heads deeper than 2", Watts Drainage offers the Adjustable Accutrol. The Adjustable Accutrol Weir is designed with a single parabolic opening that can be covered to restrict flow above 2" of head to less than 5 gpm per inch, up to 6" of head. To adjust the flow rate for depths over 2" of head, set the slot in the adjustable upper cone according to the flow rate required. Refer to Table 1 below.
Note: Flow rates are directly proportional to the amount of weir opening that is exposed.

EXAMPLE:

For example, if the adjustable upper cone is set to cover 1/2 of the weir opening, flow rates above 2"of head will be restricted to 2-1/2 gpm per inch of head.

Therefore, at 3"of head, the flow rate through the Accutrol Weir that has 1/2 the slot exposed will be:
[5 gpm (per inch of head) x 2 inches of head] + 2-1/2 gpm (for the third inch of head) = 12-1/2 gpm.





1/2 Weir Opening Exposed Shown Above

TABLE 1. Adjustable Accutrol Flow Rate Settings

Weir Opening Exposed	1"	2"	3"	4"	5"	6"
	Flow Rate (gallons per minute)					
Fully Exposed	5	10	15	20	25	30
3/4	5	10	13.75	17.5	21.25	25
1/2	5	10	12.5	15	17.5	20
1/4	5	10	11.25	12.5	13.75	15
Closed	5	5	5	5	5	5

Q = 0.315 L/s/drain
Weir fully closed at 6" depth

Job Name _____ Contractor _____

Job Location _____ Contractor's P.O. No. _____

Engineer _____ Representative _____

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J.L.Richards
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267 O'Connor

Allowable Peak Flow & SWM Calculations

Allowable Peak Flow Calculation:

Phase 2 (Gilmour Street):

Q_{5yr} =	25.6 L/s

Wastewater Contribution (Phase 2 Tower):

Qp	4.38 L/s

Groundwater Contribution:

Qp	0.085 L/s

Allowable Peak Flow - Phase 2 @ Gilmour:

$Q_{pAllow} = Q_{p5yr} - Q_{pw/w} - Q_{pgw}$

Q_{pAllow} = 25.6 L/s - 4.38 L/s - 0.09 L/s

Q_{pAllow} =	21.09 L/s

Allowable

Allowable Peak Flow Calculation:

Phase 1 (MacLaren Street):

Q_{5yr} =	15.8 L/s

Wastewater Contribution (Phase 1 Tower):

Qp	5.02 L/s

Groundwater Contribution:

Qp	0.085 L/s

Allowable Peak Flow - Phase 1 @ MacLaren:

$Q_{pAllow} = Q_{p5yr} - Q_{pw/w} - Q_{pgw}$

Q_{pAllow} = 15.4 L/s - 5.02 L/s - 0.09 L/s

Q_{pAllow} =	10.74 L/s

Allowable

Phase 2 - South Tower - Allocation of Flows

	Area (m^2)	C-Factor
Phase 2 Tower	917.52	0.9

Assuming Watts Ajustable Accutrol Weir (weir fully closed at 6" depth)
12 weirs x 0.315 L/s/weir = 3.78 L/s

Tower (12) Qp =	3.78 L/s
POPS Qp =	17.31 L/s
Total Flow =	21.09 L/s

Phase 1 - North Tower - Allocation of Flows

	Area (m^2)	C-Factor
Phase 1 Tower	971.22	0.9

Assuming Watts Ajustable Accutrol Weir (weir 3/4 closed at 6" depth)
12 weirs x 0.315 L/s/weir = 3.78 L/s

Tower(12)Qp =	3.78 L/s
POPS Qp =	6.96 L/s
Total Flow =	10.74 L/s

Storage Volume Requirement Calculations:

Based on the above allowable release rates, SWM servicing must be developed to:

i) Limit rooftop flows for Phase 2 Tower (Gilmour) to 3.78 L/s
ii) Limit rooftop flows for Phase 1 Tower (MacLaren) to 3.78 L/s
iii) Limit flows from the POPS and Uncontrolled to MacLaren at 6.93 L/s
iv) Limit flows from the POPS and Uncontrolled to Gilmour at 17.48 L/s

Based on the above capacities, it is proposed that the following areas drain:

Phase 2 - South Tower (Gilmour Street)

Area No.	Area (m2)	C-Factor	ICD
Areas 3 and 7 (Cistern)	399.02	0.88	13.44
Area 5 (Rooftop)	917.52	0.90	3.78
Area 8 (Uncontrolled)	86.57	0.90	N/A

SUM of Roof ICDs (Phase 2) =	3.78	L/s
Cistern Release Rate	13.44	L/s
SUM Uncontrolled (area 8) =	3.87	L/s
Total Flow (Phase 2) =	21.09	L/s

Allowable Peak Flow (Phase 2) =	21.09	L/s

Phase 1 - North Tower (MacLaren Street):

Area No.	Area (m2)	C-Factor	ICD
Areas 1, 4 and 6 (Cistern)	1217.13	0.89	4.44
Area 2 (Rooftop)	971.22	0.90	3.78
Area 9 (Uncontrolled)	56.32	0.90	N/A

SUM of Roof ICDs (Phase 1) =	3.78	L/s
Cistern Release Rate	4.44	L/s
SUM Uncontrolled (area 9) =	2.52	L/s
Total Flow (Phase 1) =	10.74	L/s

Allowable Peak Flow (Phase 2) =	10.74	L/s

SWM Calcs (South Tower - Phase 2 Areas) to Gilmour:

Area 5	
Roof (m2)	917.52
C =	0.90
ICD =	3.78
Storage Volume (m3)	82.58

Time (min)	Intensity 1:100 Yr (mm/hr)	Qp 1:100 Yr (L/s)	Qp Rooftop ICD (L/s)	Qp stored (L/s)	Max Volume Requirement (m^3)
30	91.87	21.09	3.78	17.31	31.16
35	82.58	18.96	3.78	15.18	31.87
40	75.15	17.25	3.78	13.47	32.33
45	69.05	15.85	3.78	12.07	32.59
50	63.95	14.68	3.78	10.90	32.70
55	59.62	13.69	3.78	9.91	32.69
60	55.89	12.83	3.78	9.05	32.58
65	52.65	12.09	3.78	8.31	32.39
70	49.79	11.43	3.78	7.65	32.13
75	47.26	10.85	3.78	7.07	31.81
80	44.99	10.33	3.78	6.55	31.43
85	42.95	9.86	3.78	6.08	31.01
90	41.11	9.44	3.78	5.66	30.55

The following assumptions were made in regard to rooftop storage:

Phase 2 Tower	
Rooftop flow =	3.78 L/s
Roof	917.52 m2
60% storage =	550.51 m2
Vol. @ 6" ponding =	82.58 m3

The SWM Calculations (above) shows rooftop storage volume requirements of 32.70 m3 under the 1:100 year event.

Based on the above assumption (60% of rooftop used as storage), sufficient rooftop storage will be provided to detain the 1:100 yr on the rooftop
Hence, the SWM target will, therefore, be met. There will not be any overtopping during the 1:100 year event

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Allowable Peak Flow & SWM Calculations

South Tower - Phase 2 - Underground Cistern - Storage Calculation - Gilmour	
Areas 3 and 7	399
C =	0.88
Cistern ICD (50% of 13.44 L/s)	6.72
Storage Volume (m3)	6.50

Time (min)	Intensity 1:100 Yr (mm/hr)	Qp 1:100 Yr (L/s)	Qp ICD (L/s)	Qp stored (L/s)	Max Volume Requirement (m^3)
10	178.56	17.43	6.72	10.71	6.42
15	142.89	13.95	6.72	7.23	6.50
20	119.95	11.71	6.72	4.99	5.98
25	103.85	10.14	6.72	3.42	5.12
30	91.87	8.97	6.72	2.25	4.04
35	82.58	8.06	6.72	1.34	2.81
40	75.15	7.34	6.72	0.61	1.47

The SWM Calculations (above) shows Cistern storage volume requirements of 6.50 m3 under the 1:100 year
The cistern to be equipped with an overflow pipe by the mechanical engineer to convey the events over the 1:100-year peak flow

South Tower - Phase 2 - Uncontrolled - Gilmour	
Pops (m2)	86.570
C =	0.90
ICD =	N/A
No Storage Volume - Uncontrolled	

Time (min)	Intensity 1:100 Yr (mm/hr)	Qp 1:100 Yr (L/s)	Qp ICD (L/s)	Qp stored (L/s)	Max Volume Requirement (m^3)
10	178.56	3.87	N/A	N/A	N/A
15	142.89	3.10	N/A	N/A	N/A
20	119.95	2.60	N/A	N/A	N/A
25	103.85	2.25	N/A	N/A	N/A
30	91.87	1.99	N/A	N/A	N/A
35	82.58	1.79	N/A	N/A	N/A
40	75.15	1.63	N/A	N/A	N/A
45	69.05	1.50	N/A	N/A	N/A
50	63.95	1.39	N/A	N/A	N/A
55	59.62	1.29	N/A	N/A	N/A
60	55.89	1.21	N/A	N/A	N/A
65	52.65	1.14	N/A	N/A	N/A

Based on the above SWM calculations, flows of 3.87 L/s will sheet flow uncontrolled to Gilmour Street

Summary of Areas to Gilmour Street (Phase 2):

Area No.	Area (m2)	C-Factor	ICD Flow 100 yr	Uncontrolled 100 yr Flow
Areas 3 and 7 (Cistern)	399.02	0.88	13.44	
Area 5 (Rooftop)	917.52	0.90	3.78	
Area 8 (Uncontrolled)	86.57	0.90	N/A	3.87
			Sum 1:100 year Flows :	21.09

Conclusion:
The sum of all 100 year flows (ICD and uncontrolled) is 21.09 L/s, which matches the allowable peak flow of 21.09 L/s. The SWM criterion on Gilmour Street is met.

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267 O'Connor

Allowable Peak Flow & SWM Calculations

Phase 1 - North Tower - Areas To MacLaren (SWM Calculations):

Area 2	
Roof (m2)	971.22
C =	0.90
ICD =	3.78
Storage Volume (m3)	87.41

Time (min)	Intensity 1:100 Yr (mm/hr)	Qp 1:100 Yr (L/s)	Qp Rooftop ICD (L/s)	Qp stored (L/s)	Max Volume Requirement (m^3)
20	119.95	29.15	3.78	25.37	30.44
25	103.85	25.23	3.78	21.45	32.18
30	91.87	22.32	3.78	18.54	33.38
35	82.58	20.07	3.78	16.29	34.20
40	75.15	18.26	3.78	14.48	34.75
45	69.05	16.78	3.78	13.00	35.10
50	63.95	15.54	3.78	11.76	35.28
55	59.62	14.49	3.78	10.71	35.34
60	55.89	13.58	3.78	9.80	35.29
65	52.65	12.79	3.78	9.01	35.15
70	49.79	12.10	3.78	8.32	34.94
75	47.26	11.48	3.78	7.70	34.66
80	44.99	10.93	3.78	7.15	34.33

The following assumptions were made in regard to rooftop storage:

Phase 1 - North Tower - MacLaren	
Rooftop flow =	3.78 L/s
Roof	971.220 m2
60% storage =	582.732 m2
Vol. @ 6" ponding =	87.41 m3

The SWM Calculations (above) shows rooftop storage volume requirements of 35.34 m3 under the 1:100 year event.

Based on the above assumption (60% of rooftop used as storage), sufficient rooftop storage (87.4 m3) will be provided to detain the 1:100 yr on the rooftop
Hence, the SWM target will, therefore, be met for Area 2. There will not be any overtopping during the 1:100 yearevent

Area 9 - Uncontrolled - MacLaren	
Pops (m2)	56.320
C =	0.90
ICD =	N/A
No Storage Volume	

Time (min)	Intensity 1:100 Yr (mm/hr)	Qp 1:100 Yr (L/s)	Qp ICD (L/s)	Qp stored (L/s)	Max Volume Requirement (m^3)
10	178.56	2.52	N/A	0.00	0.00
15	142.89	2.01	N/A	0.00	0.00
20	119.95	1.69	N/A	0.00	0.00
25	103.85	1.46	N/A	0.00	0.00
30	91.87	1.29	N/A	0.00	0.00
35	82.58	1.16	N/A	0.00	0.00
40	75.15	1.06	N/A	0.00	0.00
45	69.05	0.97	N/A	0.00	0.00
50	63.95	0.90	N/A	0.00	0.00
55	59.62	0.84	N/A	0.00	0.00
60	55.89	0.79	N/A	0.00	0.00
65	52.65	0.74	N/A	0.00	0.00

Based on the above SWM calculations, flows of 2.52 L/s will sheet flow uncontrolled to MacLaren Street

North Tower - Phase 1 - Underground Cistern - Storage Calculation - MacLaren	
Areas 1, 4, and 6	1217
C =	0.89
Cistern ICD (50% of 4.44 L/s)	2.22
Storage Volume (m3)	55.07

Time (min)	Intensity 1:100 Yr (mm/hr)	Qp 1:100 Yr (L/s)	Qp ICD (L/s)	Qp stored (L/s)	Max Volume Requirement (m^3)
100	37.90	11.37	2.22	9.15	54.90
105	36.50	10.95	2.22	8.73	54.99
110	35.20	10.56	2.22	8.34	55.05
115	34.01	10.20	2.22	7.98	55.07
120	32.89	9.87	2.22	7.65	55.07
125	31.86	9.56	2.22	7.34	55.04
130	30.90	9.27	2.22	7.05	54.98

The SWM Calculations (above) shows Cistern storage volume requirements of 55.07 m3 under the 1:100 year
The cistern to be equipped with an overflow pipe by the mechanical engineer to convey the events over the 1:100-year peak flow

Summary of Areas to MacLaren Street (Phase 1):

Area No.	Area (m2)	C-Factor	ICD Flow 100 yr	Uncontrolled 100 yr Flow
Areas 1, 4 and 6 (Cistern)	1217.13	0.89	4.44	
Area 2 (Rooftop)	971.22	0.90	3.78	
Area 9 (Uncontrolled)	56.32	0.90	N/A	2.52
			Sum 1:100 year Flows :	10.74

Conclusion:
The sum of all 100 year flows (ICD and uncontrolled) is 10.74 L/s which matches the allowable peak flow of 10.74 L/s. The SWM criterion on MacLaren Street is met.

GENERAL CONSTRUCTION NOTES :

1. ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT CITY OF OTTAWA STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS (OPSS & OPSD); SEWER AND WATERMAIN MATERIAL TYPES AND DISINFECTION.
2. VALVES TO BE OPERATED BY CITY OF OTTAWA STAFF ONLY.
3. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY OF OTTAWA. CITY FORCES TO COMPLETE WATERMAIN CONNECTIONS. EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
4. UNLESS OTHERWISE NOTED, DIMENSIONS FROM STREET LINE ARE TO THE CENTRELINE OF SEWER OR MAINTENANCE HOLE.
5. THE INSIDE DIAMETER OF PIPES ARE REFERRED TO IN PLAN VIEW.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATES FROM ALL UTILITY COMPANIES TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, BACKFILL, REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION AND ALL ASSOCIATED WORKS TO THE SATISFACTION OF THE ENGINEER AND CITY OF OTTAWA.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE, VIA EXCAVATION, THE EXACT LOCATION AND ELEVATION OF THE EXISTING WATERMAINS, SEWERS AND UNDERGROUND STRUCTURES AS REQUIRED FOR ALL CONNECTIONS, RELOCATIONS AND BLANKINGS.
9. ALL DESIGN DRAWINGS TO BE READ IN CONJUNCTION WITH THE SERVICING REPORT (OCTOBER 2020) PREPARED BY J.L. RICHARDS & ASSOCIATES LIMITED.
10. ALL WATERMAINS AND WATER SERVICES LESS THAN 2.4m FROM A STORM SEWER, CATCH BASIN OR MANHOLE SHALL BE INSULATED IN ACCORDANCE WITH THE CITY OF OTTAWA'S REQUIREMENTS AS SET OUT IN CITY OF OTTAWA SPECIFICATION F-4415.
11. AT ALL CONNECTION POINTS, REINSTATE SURFACES TO EXISTING CONDITION OR BETTER.
    -ASPHALT RESTORATION SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DRAWING No. R10.
    -THICKNESS OF GRANULARS AND ASPHALT LAYERS SHALL MATCH EXISTING
12. REFER TO ARCHITECTURAL DRAWINGS FOR SITE LAYOUT.
13. BENCHMARK: ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT: OTTAWA ELEVATION=95.230, AS PROVIDED BY STANTEC GEOMATICS LTD.
14. PROPOSED INTERNAL GARAGE STORM SEWER SIZE AND SLOPE TO BE DESIGNED BY MECHANICAL ENGINEER. MAINTENANCE HOLE LOCATION AND INVERTS TO BE DESIGNED BY MECHANICAL ENGINEER.
15. WATER SERVICES WITH LESS THAN 2.4M DEPTH OF COVER SHALL BE INSULATED IN ACCORDANCE WITH CITY DETAILS W22 AND W23.

LEGEND

- EXISTING CATCH BASIN
- PROPOSED WATERMAIN & VALVE
- EXISTING WATERMAIN, VALVE & HYDRANT
- EXISTING COMBINED (CMB) SEWER & MAINTENANCE HOLE
- PROPOSED SANITARY SEWER & MAINTENANCE HOLE
- PROPOSED STORM SEWER & MAINTENANCE HOLE
- PROPOSED INTERNAL GARAGE STORM SEWER (LINKS ARE SCHEMATIC – DETAILS BY MECHANICAL ENGINEER)
- RETAINING WALL
- FF = 104.48 FINISHED FLOOR ELEVATION
- FDC FIRE DEPARTMENT (SIAMESE) CONNECTION
- PROPOSED BUILDING ENTRANCE
- PROPERTY LINE
- OUTLINE OF UNDERGROUND PARKING LEVELS
- BUILDING OUTLINE
- ROOFLINE
- INTERLOCK SURFACE
- LANDSCAPE AREA
- GRASSED AREA

No.	ISSUE / REVISION	DD/MM/YY
04	RE-ISSUED FOR REZONING APPLICATION	01/12/25
03	ISSUED FOR CLIENT REVIEW	21/11/25
02	RE-ISSUED FOR REZONING APPLICATION	31/01/25
01	ISSUED FOR REZONING APPLICATION	02/10/20

VERIFY SHEET SIZE AND SCALES. BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING. 0 25mm

SCALE: 1:200

CLIENT: TAGGART REALTY MANAGEMENT

CONSULTANT: www.jlrichards.ca
J.L.Richards ENGINEERS · ARCHITECTS · PLANNERS

CONSULTANT:

PROFESSIONAL STAMP
LICENSED PROFESSIONAL ENGINEER
E. B. WAY
100535391
2025-11-28
PROVINCE OF ONTARIO

PROFESSIONAL STAMP

PROJECT: 267 O'CONNOR STREET

DRAWING: SITE SERVICING PLAN

DESIGN:	SP / GF
DRAWN:	NQ
CHECKED:	SP/GF
JLR #:	29056-000

DRAWING #: C001

Plan No: XXXXX

File Location: P:\29000\29056-000 - 267 OConnor - OPA, ZBA and SPA\5-Production\1-Civil\29056-000 C S1.DWG

PLOT DATE: November 28, 2025 12:21:28 PM City File No: D01-01-20-0019, D02-02-20-0101

GRADING NOTES:

1. ROADWAY SUBGRADE SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF GRANULARS, ABOVE WOVEN GEOTEXTILE (IF REQUIRED). ROADWAY MATERIAL AND COMPACTION INSPECTION TO BE CARRIED OUT BY A QUALIFIED GEOTECHNICAL ENGINEER AS REQUIRED BY THE MUNICIPALITY.

2. ROAD STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT AT MINIMUM:

   PUBLIC REAR LANE PAVEMENT STRUCTURE SHALL BE:
   - 40mm WEAR COURSE - SUPERPAVE 12.5
   - 50mm BINDER COURSE - SUPERPAVE 19.0
   - 150mm BASE - OPSS GRANULAR 'A' CRUSHED STONE COMPACTED TO 100% SPMDD
   - 300mm (MIN.) SUBBASE - OPSS GRANULAR 'B' TYPE II COMPACTED TO 100% SPMDD

   SUBGRADE - EITHER IN SITU SOILS OR OPSS GRANULAR 'B' TYPE I OR II MATERIAL PLACED OVER IN SITU SOIL
   REQUIREMENT FOR ADDITIONAL GRANULAR 'B' AND/OR FILTER CLOTH TO BE CONFIRMED ON SITE BY GEOTECHNICAL ENGINEER.

3. CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS.

4. AT ALL CONNECTION POINTS REINSTATE SURFACES TO EXISTING CONDITION OR BETTER:
   - ASPHALT RESTORATION SHALL BE IN ACCORDANCE WITH [CITY OF OTTAWA STANDARD DRAWING R10]
   - PAVEMENT STRUCTURE, IE. THICKNESS OF GRANULARS AND ASPHALT LAYERS

5. DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS.

6. ALL WORKS TO BE COMPLETED TO CITY OF OTTAWA STANDARDS.

7. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

LEGEND

- EXISTING CATCH BASIN
- 92.52 — PROPOSED ELEVATION
- 92.49 — EXISTING ELEVATION
- 1.5% — SURFACE SLOPE
- RETAINING WALL
- FF = 104.48 — FINISHED FLOOR ELEVATION
- FDC — FIRE DEPARTMENT (SIAMESE) CONNECTION
- PROPOSED BUILDING ENTRANCE
- PROPERTY LINE
- OUTLINE OF UNDERGROUND PARKING LEVELS
- BUILDING OUTLINE
- ROOFLINE
- INTERLOCK SURFACE
- LANDSCAPE AREA
- GRASSED AREA
- OVERLAND FLOW ROUTE
- PROPOSED AREA DRAIN

No.	ISSUE / REVISION	DD/MM/YY
04	RE-ISSUED FOR REZONING APPLICATION	01/12/25
03	ISSUED FOR CLIENT REVIEW	21/11/25
02	RE-ISSUED FOR REZONING APPLICATION	31/01/25
01	ISSUED FOR REZONING APPLICATION	02/10/20

VERIFY SHEET SIZE AND SCALES. BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING. 0 25mm

SCALE: 1:200

CLIENT: TAGGART REALTY MANAGEMENT

CONSULTANT: www.jlrichards.ca

J.L.Richards ENGINEERS • ARCHITECTS • PLANNERS

CONSULTANT:

PROFESSIONAL STAMP

LICENSED PROFESSIONAL ENGINEER
E. B. WAY
100535391
2025-11-28
PROVINCE OF ONTARIO

PROFESSIONAL STAMP

PROJECT: 267 O'CONNOR STREET

DRAWING: GRADING PLAN

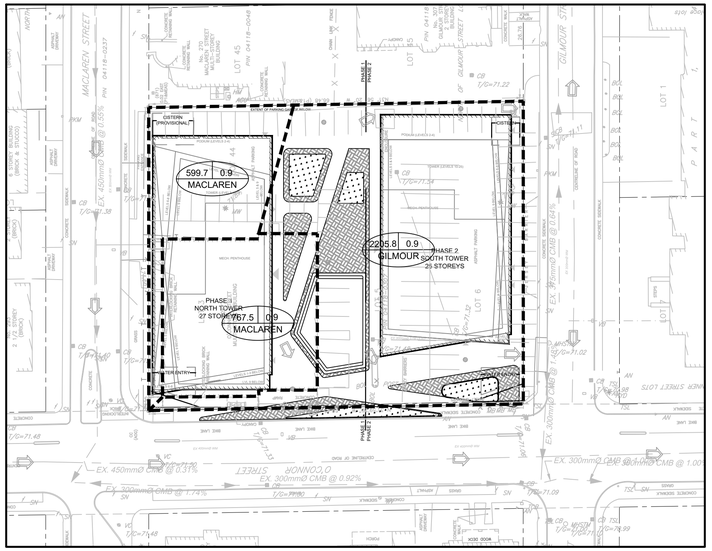
DESIGN:	SP / GF
DRAWN:	NQ
CHECKED:	SP/GF
JLR #:	29056-000

DRAWING #: C002

PLOT DATE: November 28, 2025 12:22:00 PM, Dwg File No: D01-01-20-00119, D02-02-20-0101

File Location: P:\29000\29056-000 - 267 OConnor - OPA, ZBA and SPA\5-Production\1-Civil\29056-000 C G1.dwg

Plan No: XXXXX



PRE-DEVELOPMENT DRAINAGE PLAN - SCALE 1:500

STORMWATER MANAGEMENT REQUIREMENTS:

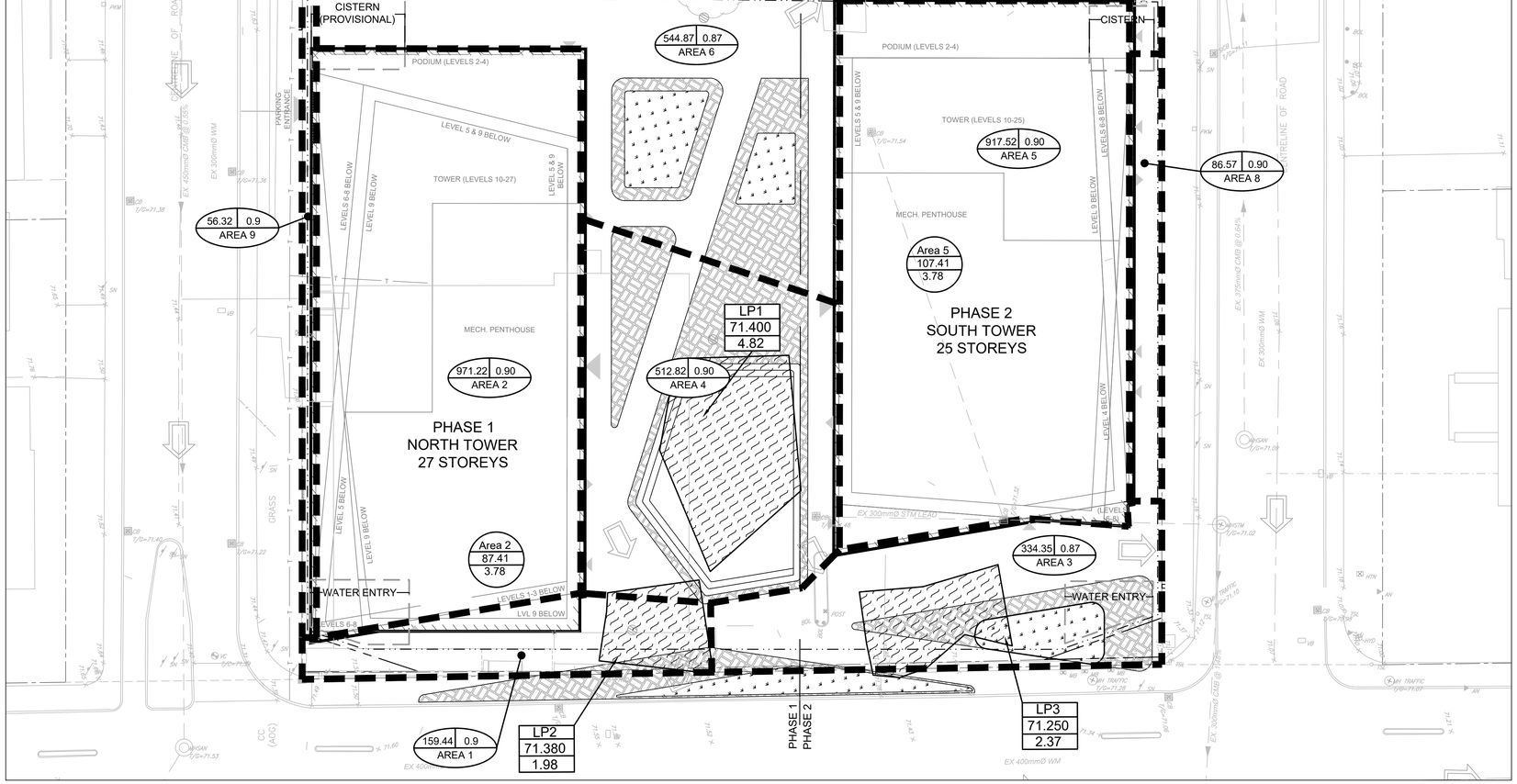
PRE-DEVELOPMENT PEAK FLOWS (ALLOWABLE PEAK FLOWS) TO BE SET BASED ON RUN-OFF COEFFICIENT OF C=0.40, 1:5 YEAR INTENSITY. WASTEWATER AND GROUNDWATER CONTRIBUTIONS SUBTRACTED FROM ALLOWABLE PEAK FLOW

TO LIMIT POST-DEVELOPMENT FLOWS TO THE ALLOWABLE RELEASE RATE, THE MECHANICAL ENGINEER SHOULD IMPLEMENT THE FOLLOWING :

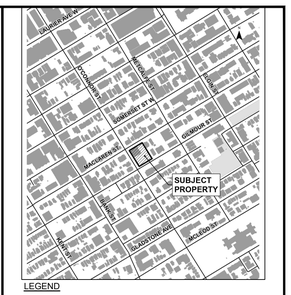
1. AT-GRADE CATCH BASINS (4) SHOULD BE DESIGNED TO CONVEY FLOWS TO THE INTERNAL CISTERN FRONTING GILMOUR STREET. CISTERN TO BE SIZED TO STORE 42.57 m^3 AND RESTRICTOR TO BE SIZED TO LIMIT FLOWS TO 5.14 L/s.
2. ROOFTOP STORAGE IDENTIFIED IN THE PONDING AREA TABLE SHOULD BE INCORPORATED INTO THE ROOFTOP DESIGNS FOR PHASE 1 (87.41 m^3) AND PHASE 2 (107.41 m^3) TOWERS.
3. ROOFTOP FLOWS SHOULD BE LIMITED TO 3.78 L/S FOR EACH TOWER AS IDENTIFIED IN THE PONDING AREA TABLE. ROOFTOP FLOWS MUST BE CONVEYED TO A SURFACE EQUIPPED BY A ROOFTOP RESTRICTOR. THERE SHALL NOT BE ANY OVERTOPPING OF SCUPPERS UNTIL STORAGE IDENTIFIED IN THE PONDING AREA TABLE IS REACHED.

Area No.	Area (m2)	Static Depth	Max Static Surface Volume (m3)	ICD Flow Flow (L/s) 100 yr	Unc Flow (L/s) 100 yr	Volume (m3) Used
Gilmour Street outlet						
Area 5 (Rooftop)	917.52	0.15	82.58	3.78		32.70
Areas 3 and 7 (Cistern)	399.02			13.44		6.50
Area 8 (Uncontrolled)	86.57				3.87	
				1:100 year Flows (ICD+Unc):	21.09	
				Criteria:	21.09	

Area No.	Area (m2)	Static Depth	Max Static Volume (m3)	ICD Flow Flow (L/s) 100 yr	Unc Flow (L/s) 100 yr	Volume (m3) Used
MacLarenStreet outlet						
Area 2 (Rooftop)	971.22	0.15	87.41	3.78		35.34
Areas 1, 4 and 6 (Cistern)	1217.13			4.44		55.07
Area 9 (Uncontrolled)	56.32				2.52	
				1:100 year Flows (ICD+Unc):	10.74	
				Criteria:	10.74	



POST-DEVELOPMENT DRAINAGE PLAN - SCALE 1:200



LEGEND

- 0.094 | 0.81 / AREA 1 — AREA IN SQUARE METRES; RUNOFF COEFFICIENT; DRAINAGE AREA NUMBER
- LP1 / 71.669 / 71.672 — LOW POINT NUMBER; STATIC WATER ELEVATION; PONDING VOLUME
- Area 10 / 81.89 / 3.78 — AREA NUMBER; ROOFTOP VOLUME; ROOFTOP RESTRICTION (L/s)
- POST DRAINAGE BOUNDARY
- MAX. WATER LEVEL (STATIC)
- CONCRETE SURFACE
- GRASS SURFACE
- INTERLOCK PATHWAY

NOTE: WEIGHTED RUNOFF COEFFICIENTS (C-FACTOR) CALCULATED ASSUMING A C-FACTOR OF 0.60 FOR PLANTERS AND FOR SOFT SCAPED (LANDSCAPED) AREAS.

No.	ISSUE / REVISION	DD/MM/YY
04	RE-ISSUED FOR REZONING APPLICATION	01/12/25
03	ISSUED FOR CLIENT REVIEW	21/11/25
02	RE-ISSUED FOR REZONING APPLICATION	31/01/25
01	ISSUED FOR REZONING APPLICATION	02/10/20

VERIFY SHEET SIZE AND SCALES. BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING. 0 25mm

SCALE: 1:200

CLIENT: TAGGART REALTY MANAGEMENT

CONSULTANT: www.jlrichards.ca

J.L.Richards ENGINEERS · ARCHITECTS · PLANNERS

CONSULTANT:

PROFESSIONAL STAMP

LICENSED PROFESSIONAL ENGINEER
E. B. WAY
100535391
2025-11-28
PROVINCE OF ONTARIO

PROFESSIONAL STAMP

PROJECT: 267 O'CONNOR STREET

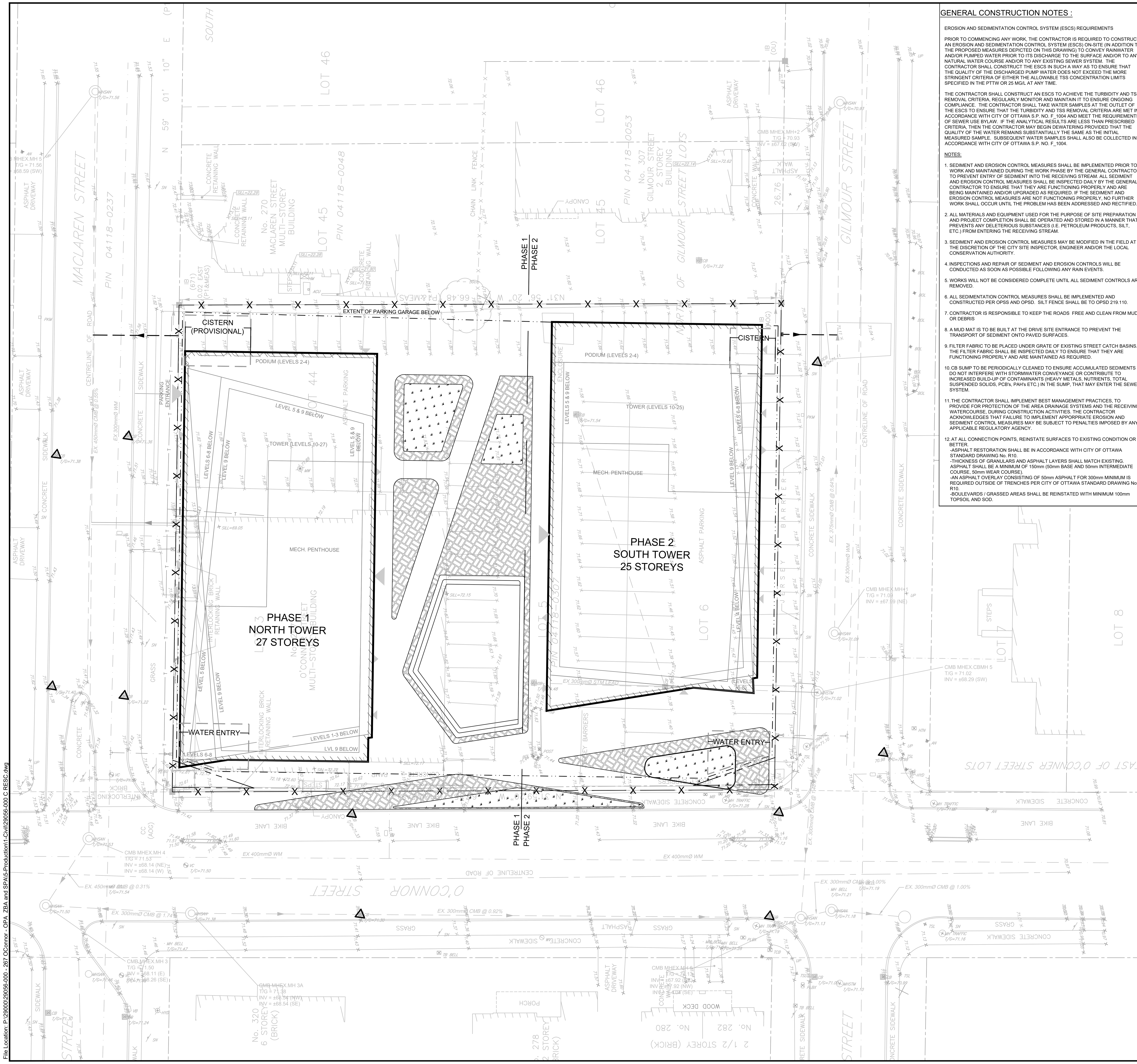
DRAWING: DRAINAGE AND STORMWATER MANAGEMENT PLAN

DESIGN:	SP / GF	
DRAWN:	NQ	DRAWING #: C003
CHECKED:	SP/GF	
JLR #:	29056-000	

PLOT DATE: November 28, 2025 12:22:23 PM Dwg File No: D01-01-20-0018, D02-02-20-0101

File Location: P:\29000\29056-000 - 267 OConnor - OPA_ZBA and SPA\5-Production\1-Civil\29056-000 C DST.dwg

Plan No: XXXXX



GENERAL CONSTRUCTION NOTES :

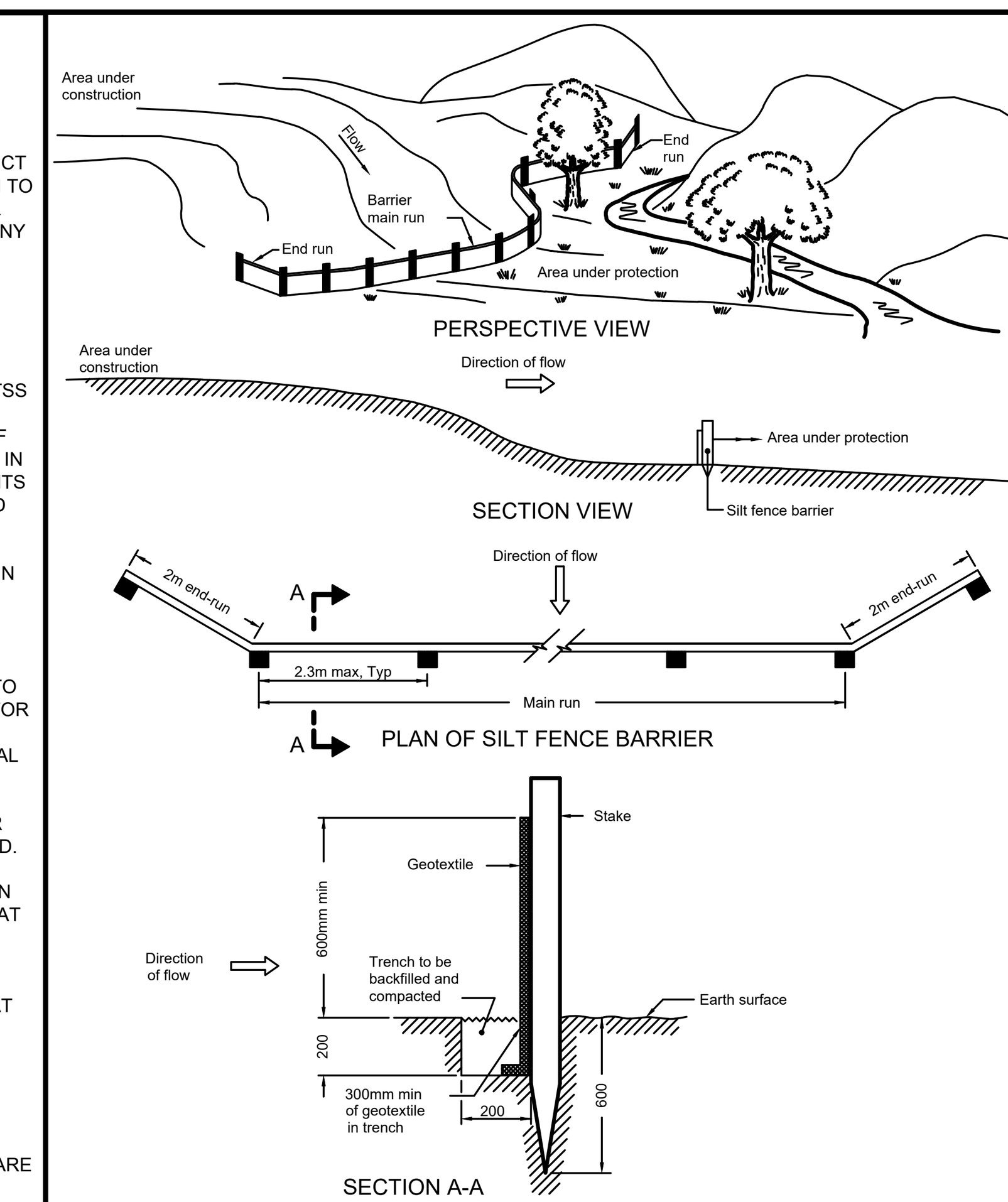
EROSION AND SEDIMENTATION CONTROL SYSTEM (ESCS) REQUIREMENTS

PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR IS REQUIRED TO CONSTRUCT AN EROSION AND SEDIMENTATION CONTROL SYSTEM (ESCS) ON-SITE (IN ADDITION TO THE PROPOSED MEASURES DEPICTED ON THIS DRAWING) TO CONVEY RAINWATER AND/OR PUMPED WATER PRIOR TO ITS DISCHARGE TO THE SURFACE AND/OR TO ANY NATURAL WATER COURSE AND/OR TO ANY EXISTING SEWER SYSTEM. THE CONTRACTOR SHALL CONSTRUCT THE ESCS IN SUCH A WAY AS TO ENSURE THAT THE QUALITY OF THE DISCHARGED PUMP WATER DOES NOT EXCEED THE MORE STRINGENT CRITERIA OF EITHER THE ALLOWABLE TSS CONCENTRATION LIMITS SPECIFIED IN THE PTTW OR 25 MG/L AT ANY TIME.

THE CONTRACTOR SHALL CONSTRUCT AN ESCS TO ACHIEVE THE TURBIDITY AND TSS REMOVAL CRITERIA, REGULARLY MONITOR AND MAINTAIN IT TO ENSURE ONGOING COMPLIANCE. THE CONTRACTOR SHALL TAKE WATER SAMPLES AT THE OUTLET OF THE ESCS TO ENSURE THAT THE TURBIDITY AND TSS REMOVAL CRITERIA ARE MET IN ACCORDANCE WITH CITY OF OTTAWA S.P. NO. F_1004 AND MEET THE REQUIREMENTS OF SEWER USE BYLAW. IF THE ANALYTICAL RESULTS ARE LESS THAN PRESCRIBED CRITERIA, THEN THE CONTRACTOR MAY BEGIN DEWATERING PROVIDED THAT THE QUALITY OF THE WATER REMAINS SUBSTANTIALLY THE SAME AS THE INITIAL MEASURED SAMPLE. SUBSEQUENT WATER SAMPLES SHALL ALSO BE COLLECTED IN ACCORDANCE WITH CITY OF OTTAWA S.P. NO. F_1004.

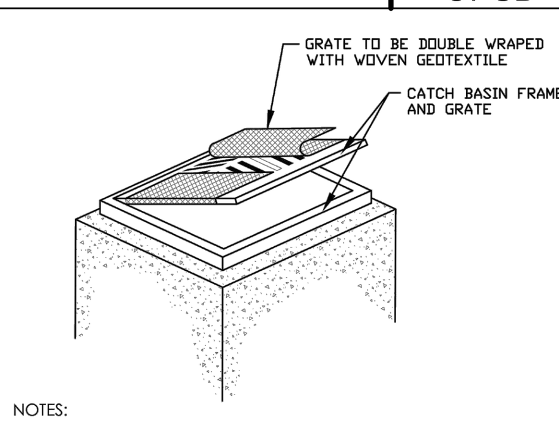
NOTES:

1. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO WORK AND MAINTAINED DURING THE WORK PHASE BY THE GENERAL CONTRACTOR TO PREVENT ENTRY OF SEDIMENT INTO THE RECEIVING STREAM. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY BY THE GENERAL CONTRACTOR TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY AND ARE BEING MAINTAINED AND/OR UPGRADED AS REQUIRED. IF THE SEDIMENT AND EROSION CONTROL MEASURES ARE NOT FUNCTIONING PROPERLY, NO FURTHER WORK SHALL OCCUR UNTIL THE PROBLEM HAS BEEN ADDRESSED AND RECTIFIED.
2. ALL MATERIALS AND EQUIPMENT USED FOR THE PURPOSE OF SITE PREPARATION AND PROJECT COMPLETION SHALL BE OPERATED AND STORED IN A MANNER THAT PREVENTS ANY DELETERIOUS SUBSTANCES (I.E. PETROLEUM PRODUCTS, SILT, ETC.) FROM ENTERING THE RECEIVING STREAM.
3. SEDIMENT AND EROSION CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY SITE INSPECTOR, ENGINEER AND/OR THE LOCAL CONSERVATION AUTHORITY.
4. INSPECTIONS AND REPAIR OF SEDIMENT AND EROSION CONTROLS WILL BE CONDUCTED AS SOON AS POSSIBLE FOLLOWING ANY RAIN EVENTS.
5. WORKS WILL NOT BE CONSIDERED COMPLETE UNTIL ALL SEDIMENT CONTROLS ARE REMOVED.
6. ALL SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED AND CONSTRUCTED PER OPSS AND OPSD. SILT FENCE SHALL BE TO OPSD 219.110.
7. CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAN FROM MUD OR DEBRIS
8. A MUD MAT IS TO BE BUILT AT THE DRIVE SITE ENTRANCE TO PREVENT THE TRANSPORT OF SEDIMENT ONTO PAVED SURFACES.
9. FILTER FABRIC TO BE PLACED UNDER GRATE OF EXISTING STREET CATCH BASINS. THE FILTER FABRIC SHALL BE INSPECTED DAILY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY AND ARE MAINTAINED AS REQUIRED.
10. CB SUMP TO BE PERIODICALLY CLEANED TO ENSURE ACCUMULATED SEDIMENTS DO NOT INTERFERE WITH STORMWATER CONVEYANCE OR CONTRIBUTE TO INCREASED BUILD-UP OF CONTAMINANTS (HEAVY METALS, NUTRIENTS, TOTAL SUSPENDED SOLIDS, PCB's, PAH's ETC.) IN THE SUMP, THAT MAY ENTER THE SEWER SYSTEM.
11. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEMS AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPORPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
12. AT ALL CONNECTION POINTS, REINSTATE SURFACES TO EXISTING CONDITION OR BETTER.
   -ASPHALT RESTORATION SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD DRAWING No. R10.
   -THICKNESS OF GRANULARS AND ASPHALT LAYERS SHALL MATCH EXISTING. ASPHALT SHALL BE A MINIMUM OF 150mm (50mm BASE AND 50mm INTERMEDIATE COURSE, 50mm WEAR COURSE).
   -AN ASPHALT OVERLAY CONSISTING OF 50mm ASPHALT FOR 300mm MINIMUM IS REQUIRED OUTSIDE OF TRENCHES PER CITY OF OTTAWA STANDARD DRAWING No. R10.
   -BOULEVARDS / GRASSED AREAS SHALL BE REINSTATED WITH MINIMUM 100mm TOPSOIL AND SOD.



NOTE:
A All dimensions are in millimetres or metres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	1996 02 01	Rev
LIGHT DUTY SILT FENCE BARRIER	Date	
	OPSD - 219.110	

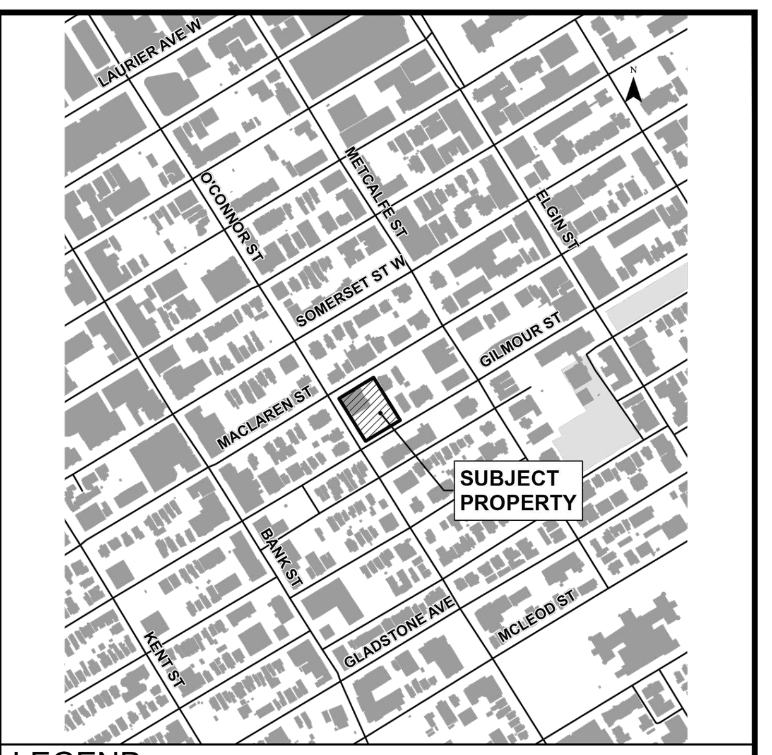


NOTES:
1) TO BE USED UNDER APPROPRIATE DRAINAGE CIRCUMSTANCES, DURING THE CONSTRUCTION PERIOD.
2) WOVEN GEOTEXTILE TO HAVE A MINIMUM EQUIVALENT OPENING SIZE OF 0.15mm AND A MAXIMUM EQUIVALENT OPENING SIZE OF 0.25mm.
3) WOVEN GEOTEXTILE TO BE REPLACED PERIODICALLY WHEN ACCUMULATED SEDIMENTS INTERFERE WITH DRAINAGE.
4) ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.

ROADSIDE CATCH BASIN SEDIMENT
PROTECTION DETAIL
N.T.S.

SEDIMENT CONTROL MEASURES

1. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE FOR PROTECTION OF RECEIVING STORM SEWER OR DRAINAGE DURING CONSTRUCTION ACTIVITIES.
2. ANY STOCK PILE MATERIAL TO BE KEPT ON FLAT AREAS DURING CONSTRUCTION AWAY FROM DRAINAGE PATHS. IF STOCK PILE MATERIAL IS PLACED ON SLOPE AREA, SILT FENCE TO BE INSTALLED.
3. FILTER CLOTH TO BE PLACED UNDER ALL CATCH BASIN AND MANHOLE COVERS ON SITE, FOR TEMPORARY SEDIMENT CONTROL DURING CONSTRUCTION.



LEGEND

PROPOSED SILT FENCE BARRIER TO OPSD 219.110
EXISTING OFFSITE CATCH BASIN c/w FILTER CLOTH
PROPOSED BUILDING ENTRANCE
PROPERTY LINE
OUTLINE OF UNDERGROUND PARKING LEVELS
BUILDING OUTLINE
ROOFLINE

No.	ISSUE / REVISION	DD/MM/YY
04	RE-ISSUED FOR REZONING APPLICATION	01/12/25
03	ISSUED FOR CLIENT REVIEW	21/11/25
02	RE-ISSUED FOR REZONING APPLICATION	31/01/25
01	ISSUED FOR REZONING APPLICATION	02/10/20

VERIFY SHEET SIZE AND SCALES. BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING. 0 25mm

SCALE: 1:200

CLIENT: TAGGART REALTY MANAGEMENT

CONSULTANT: www.jlrichards.ca J.L.Richards ENGINEERS · ARCHITECTS · PLANNERS

CONSULTANT:

PROFESSIONAL STAMP: LICENSED PROFESSIONAL ENGINEER E. B. WAY 100535391 2025-11-28 PROVINCE OF ONTARIO

PROFESSIONAL STAMP

PROJECT: 267 O'CONNOR STREET

DRAWING: EROSION AND SEDIMENT CONTROL PLAN

DESIGN: SP / GF
DRAWN: NQ
CHECKED: SP/GF
JLR #: 29056-000
DRAWING #: C004

PLOT DATE: November 28, 2025 12:22:52 PM City File No: D01-01-20-0019, D02-02-20-0101

File Location: P:\29000\29056-000 - 267 OConnor - OPA, ZBA and SPA\5-Production\1-Civil\29056-000 C RESC.dwg

Plan No: XXXXX

Ottawa
343 Preston Street
Tower II, Suite 1000
Ottawa ON Canada
K1S 1N4
613-728-3571
ottawa@jlrichards.ca

Kingston
203-863 Princess Street
Kingston ON Canada
K7L 5N4
613-544-1424
kingston@jlrichards.ca

Sudbury
314 Countryside Drive
Sudbury ON Canada
P3E 6G2
705-522-8174
sudbury@jlrichards.ca

Timmins
834 Mountjoy Street S
Timmins ON Canada
P4N 7C5
705-360-1899
timmins@jlrichards.ca

North Bay
555-501 Oak Street E
North Bay ON Canada
P1B 8E3
705-495 7597
northbay@jlrichards.ca

Guelph
107-450 Speedvale Ave. West
Guelph ON Canada
N1H 7Y6
519-763-0713
guelph@jlrichards.ca

J.L.Richards
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