

**ASSESSMENT OF ADEQUACY OF
PUBLIC SERVICES**

FOR

**WELLDAL LIMITED PARTNERSHIP
1186-1194 WELLINGTON ST W**

CITY OF OTTAWA

PROJECT NO.: 20-1188

JUNE 2021 – REV 1
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FOR
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WELLDALE LIMITED PARTNERSHIP**

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1.0 INTRODUCTION

David Schaeffer Engineering Limited (DSEL) has been retained by Welldale Limited Partnership to prepare an Assessment of Adequacy of Public Services report in support of the application for a Zoning By-law Amendment (ZBLA) at 1186-1194 Wellington Street West.

The subject property is located within the City of Ottawa urban boundary, in the Kitchissippi ward. As illustrated in **Figure 1**, the subject property is located at the south west corner of Wellington Street West and Parkdale Avenue. Comprised of three parcels, the subject property measures approximately **0.25 ha** and is zoned Traditional Main Street (TM11[1815]) within 1186 Wellington Street West and Traditional Main Street (TM11) within 1188 & 1194 Wellington Street West.

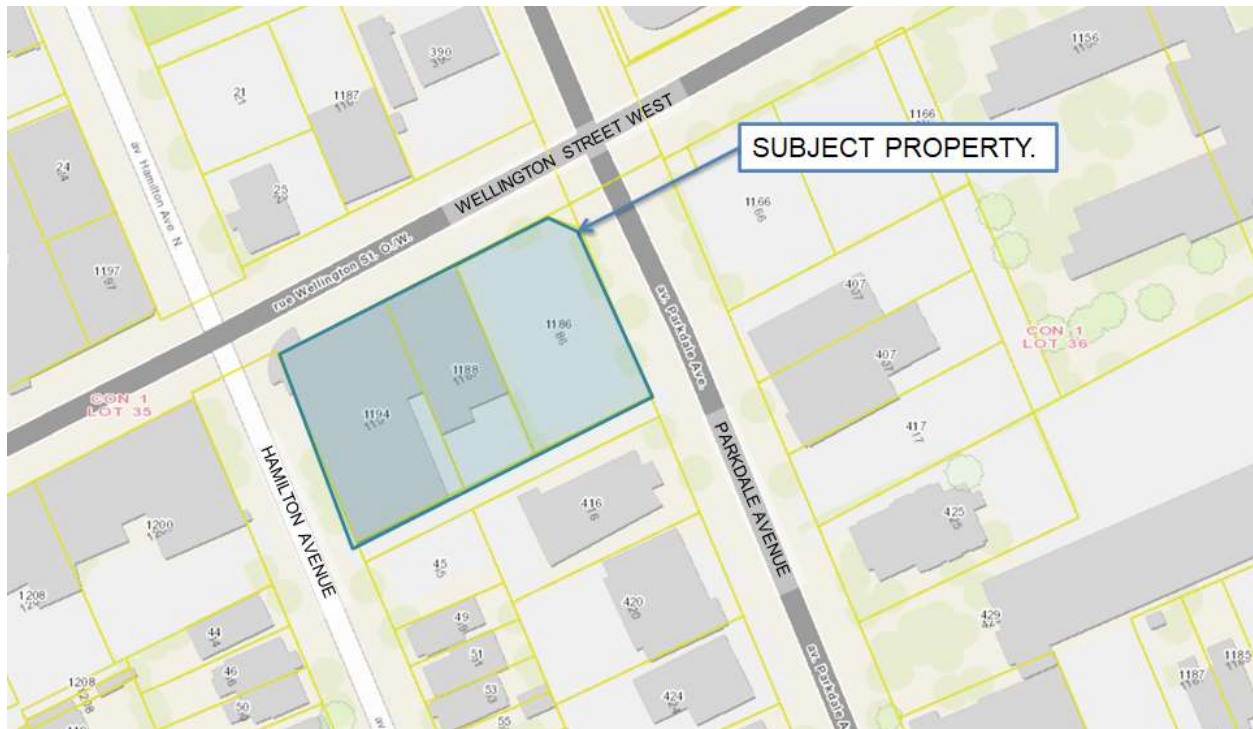


Figure 1: Site Location

The proposed ZBLA would allow for the development of an 18-storey residential /commercial building fronting onto Parkdale Avenue, Hamilton Avenue, and Wellington Street West. The contemplated development would include approximately **1,330 m²** of ground level retail and underground parking with access from the rear drive aisle. The residential component is comprised of approximately **240 units**. A copy of the conceptual site plan is included in ***Drawings/Figures***.

The objective of this report is to provide sufficient detail to demonstrate that the proposed re-zoning and contemplated development is supported by existing municipal services.

1.1 Existing Conditions

The existing site includes two commercial buildings with an asphalt parking lot. The elevations range between 65.5m and 65.9m with a minimal grade change of approximately 0.4m from the Northeast to the Southwest corner of the property.

Sewer and watermain mapping collected from the City of Ottawa indicate that the following services exist across the property frontages within the adjacent municipal right-of-ways:

Hamilton Avenue

- 203 mm diameter PVC watermain;
- 525 mm diameter concrete storm sewer tributary to the Ottawa River, approximately 1.9 km downstream; and
- 250 mm diameter PVC sanitary sewer tributary to the Cave Creek Collector trunk sewer.

Wellington Street West

- 305 mm diameter PVC watermain;
- 375 mm diameter PVC storm sewer tributary to the Ottawa River, approximately 1.9 km downstream; and
- 250 mm diameter PVC sanitary sewer tributary to the Cave Creek Collector trunk sewer.

Parkdale Avenue

- 305 mm diameter ductile iron watermain;
- 600 mm diameter concrete sanitary sewer tributary to the Cave Creek Collector trunk sewer; and
- 600 mm diameter concrete storm sewer tributary to the Ottawa River, approximately 2 km downstream.

1.2 Required Permits / Approvals

The proposed development is subject to the zoning by-law amendment approval process. The City of Ottawa must approve the engineering design drawings and reports prior to the issuance of the zoning by-law amendment.

The contemplated development does not connect to a combined sewer system and does not propose industrial uses. The development plan proposes to construct a single building across three parcels of land along with a common drive aisle supporting the subject property as well as 45 Hamilton Avenue and 416 Parkdale Avenue. Since the development is contemplated to service multiple parcels with a set of service laterals, an ECA is not anticipated to be required for the subject site.

External stormwater drainage currently enters the subject site via the rear drive aisle and therefore relies on the existing stormwater system. It is contemplated that the stormwater system will be removed and overland flow route will be re-directed towards Hamilton Avenue in the post-development condition. See Section 5.1 for additional information.

1.3 Pre-consultation

Pre-Consultation was conducted with the City of Ottawa on July 29, 2020. City representatives from the transportation, public works, and planning departments were available at the meeting. An overview of the overall site servicing was presented by DSEL. Pre-consultation meeting minutes, along with the servicing guidelines checklist, is located in **Appendix A**.

2.0 GUIDELINES, PREVIOUS STUDIES, AND REPORTS

2.1 Existing Studies, Guidelines, and Reports

The following studies were utilized in the preparation of this report.

- **Ottawa Sewer Design Guidelines,**
City of Ottawa, *SDG002*, October 2012.
(City Standards)
 - **Technical Bulletin ISTB-2018-01**
City of Ottawa, March 21, 2018.
(ISTB-2018-01)
 - **Technical Bulletin ISTB-2018-03**
City of Ottawa, March 21, 2018.
(ISTB-2018-03)
- **Ottawa Design Guidelines – Water Distribution**
City of Ottawa, July 2010.
(Water Supply Guidelines)
 - **Technical Bulletin ISD-2010-2**
City of Ottawa, December 15, 2010.
(ISD-2010-2)
 - **Technical Bulletin ISDTB-2014-02**
City of Ottawa, May 27, 2014.
(ISDTB-2014-02)
 - **Technical Bulletin ISDTB-2018-02**
City of Ottawa, March 21, 2018.
(ISDTB-2018-02)
- **Design Guidelines for Sewage Works,**
Ministry of the Environment, 2008.
(MOE Design Guidelines)
- **Stormwater Planning and Design Manual,**
Ministry of the Environment, March 2003.
(SWMP Design Manual)
- **Ontario Building Code Compendium**
Ministry of Municipal Affairs and Housing Building Development Branch,
January 1, 2010 Update.
(OBC)

3.0 WATER SUPPLY SERVICING

3.1 Existing Water Supply Services

The subject property lies within the City of Ottawa 1W pressure zone, as shown by the Pressure Zone map in **Appendix B**. A 203 mm diameter watermain exists within Hamilton Avenue, a 305 mm diameter watermain exists within Wellington Street West, and a 305 mm diameter watermain exists within Parkdale Avenue.

3.2 Water Supply Servicing Design

Table 1, below, summarizes the **Water Supply Guidelines** employed in the preparation of the preliminary water demand estimate.

Table 1
Water Supply Design Criteria

Design Parameter	Value
Residential Apartment	1.8 P/unit
Residential Average Daily Demand	280 L/d/P
Residential Maximum Daily Demand	3 x Average Daily *
Residential Maximum Hourly	4.5 x Average Daily *
Commercial Retail	2.5 L/m ² /d
Commercial Maximum Daily Demand	1.5 x avg. day
Commercial Maximum Hour Demand	1.8 x max. day
Minimum Watermain Size	150mm diameter
Minimum Depth of Cover	2.4m from top of watermain to finished grade
During normal operating conditions desired operating pressure is within	350kPa and 480kPa
During normal operating conditions pressure must not drop below	275kPa
During normal operating conditions pressure must not exceed	552kPa
During fire flow operating pressure must not drop below	140kPa
*Daily average based on Appendix 4-A from Water Supply Guidelines ** Residential Max. Daily and Max. Hourly peaking factors per MOE Guidelines for Drinking-Water Systems Table 3-3 for 0 to 500 persons. -Table updated to reflect ISD-2010-2	

Table 2 and **3**, below, summarizes the anticipated water supply demand and boundary conditions for the contemplated development based on the **Water Supply Guidelines**.

Table 2
Water Demand - Contemplated Conditions

Design Parameter	Anticipated Demand ¹ (L/min)
Average Daily Demand	86.3
Max Day + Fire Flow	255.5 = 11,000 = 11,255.5
Peak Hour	384.2
1) Water demand calculation per Water Supply Guidelines . See Appendix B for detailed calculations.	

Table 3
Boundary Conditions - Contemplated Conditions

Design Parameter	Boundary Condition ¹ (m H ₂ O / kPa) Wellington ST W	Boundary Condition ¹ (m H ₂ O / kPa) Hamilton AVE	Boundary Condition ¹ (m H ₂ O / kPa) Parkdale AVE
Average Daily Demand	114.5 / 481.7	114.5 / 480.7	114.5 / 482.2
Max Day + Fire Flow	109.5 / 432.6	106.7 / 404.2	109.5 / 433.1
Peak Hour	108.0 / 417.9	108.0 / 416.9	108.0 / 418.4
1) Boundary conditions supplied by the City of Ottawa for the demands indicated in the correspondence; assumed ground elevation 65.4m for Wellington Street W, 65.5m for Hamilton Avenue, and 65.35m for Parkdale Avenue. See Appendix B .			

Fire flow requirements are to be determined in accordance with City of Ottawa **Water Supply Guidelines** and the Ontario Building Code.

Fire flow requirements were estimated per City of Ottawa Technical Bulletin **ISTB-2018-02**. The following parameters were coordinated with the architect:

- Type of construction – Modified Fire-Resistive;
- Occupancy type – Non-Combustible; and
- Sprinkler Protection – Sprinklered System.

The above assumptions result in an estimated fire flow of approximately **11,000 L/min**, actual building materials selected will affect the estimated flow. A certified fire protection system specialist would need to be employed to design the building fire suppression system and confirm the actual fire flow demand.

The City of Ottawa was contacted to obtain boundary conditions associated with the estimated water demand as indicated in the boundary request correspondence included in **Appendix B**.

The City provided both the anticipated minimum and maximum water pressures, as well as the estimated water pressure during fire flow demand for the demands as indicated by the correspondence in **Appendix B**. The minimum and maximum pressures fall within the required range identified in **Table 1**.

3.3 Water Supply Conclusion

Anticipated water demand under proposed conditions was submitted to the City of Ottawa for establishing boundary conditions.

The anticipated water demand under proposed conditions was submitted to the City of Ottawa for establishing boundary conditions. As demonstrated by **Table 2**, based on the City's model, the municipal system is capable of delivering water within the **Water Supply Guidelines** pressure range.

The proposed water supply design conforms to all relevant City Guidelines and Policies.

4.0 WASTEWATER SERVICING

4.1 Existing Wastewater Services

The subject site lies within the Cave Creek Collector Sewer catchment area, as shown by the City sewer mapping included in **Appendix C**. A 250 mm diameter sanitary sewer exists within Hamilton Avenue, a 250mm diameter sanitary sewer exists within Wellington Street West, and a 600 mm diameter sanitary sewer exists within Parkdale.

4.2 Wastewater Design

Table 4, below, summarizes the **City Standards** employed in the design of the proposed wastewater sewer system.

Table 4
Wastewater Design Criteria

Design Parameter	Value
Residential Apartment	1.8 P/unit
Average Daily Demand	280 L/d/per
Peaking Factor	Harmon's Peaking Factor. Max 4.0, Min 2.0 Harmon's Correction Factor 0.8
Commercial Floor Space	2.5 L/m ² /d
Infiltration and Inflow Allowance	0.05 L/s/ha (Dry Weather) 0.28 L/s/ha (Wet Weather) 0.33 L/s/ha (Total)
Sanitary sewers are to be sized employing the Manning's Equation	$Q = \frac{1}{n} AR^{2/3} S^{1/2}$
Minimum Sewer Size	200mm diameter
Minimum Manning's 'n'	0.013
Minimum Depth of Cover	2.5m from crown of sewer to grade
Minimum Full Flowing Velocity	0.6m/s
Maximum Full Flowing Velocity	3.0m/s
<i>Extracted from Sections 4 and 6 of the City of Ottawa Sewer Design Guidelines, October 2012.</i>	

Table 5 summarizes the anticipated peak flow from the contemplated development. See **Appendix C** for associated calculations.

Table 5
Summary of Estimated Peak Wastewater Flow

Design Parameter	Total Flow (L/s)
Estimated Average Dry Weather Flow	2.69
Estimated Peak Dry Weather Flow	6.89
Estimated Peak Wet Weather Flow	6.96

The anticipated sanitary flow based on the **Concept Plan**, included in **Drawings/Figures**, results in a peak wet weather flow of **6.96 L/s**.

A sanitary analysis was conducted for the local municipal sanitary sewers located across the frontage of the subject property in order to assess the available capacity. City of Ottawa Sewer Design Guidelines (2004) Figure 4.3 'Peak Flow Design Parameters' were employed to generate a conservative estimate of the existing wastewater flow conditions within the sewer.

The catchment area serviced by the Hamilton Avenue and Wellington Street West sanitary sewers were identified and evaluated by reviewing existing development and zoning within the area. The analysis was conducted from the site to the intersection of Hinton Avenue North and Armstrong Street, as shown by the sanitary drainage figure located in **Appendix C**. Based on the sanitary analysis, the controlling section of the local sewer system is located within Hamilton Avenue (section MH3-4) with an available residual capacity of **36.9 L/s**; detailed calculations are included in **Appendix C**.

The catchment area serviced by the Parkdale Avenue sanitary sewer was identified and evaluated by reviewing existing development and zoning within the area. The analysis was conducted from the site to the intersection of Oxford Street and Parkdale Avenue, as shown by the sanitary drainage figure located in **Appendix C**. Based on the sanitary analysis, the controlling section of the local sewer system is located between the Parkdale and Wellington Street West intersection to the Grant Street and Parkdale Avenue intersection (section MH2-4) with an available residual capacity of **166.0 L/s**; detailed calculations are included in **Appendix C**.

The analysis above indicates that sufficient capacity is available in the local sewers to accommodate the contemplated development.

4.3 Wastewater Servicing Conclusions

The site is tributary to the Cave Creek Trunk Collector sewer; based on the sanitary analysis sufficient capacity is available to accommodate the anticipated **6.96 L/s** peak wet weather flow from the contemplated development.

The proposed wastewater design conforms to all relevant **City Standards**.

5.0 STORMWATER MANAGEMENT

5.1 Existing Stormwater Services

Stormwater runoff from the subject property is tributary to the City of Ottawa sewer system located within the Ottawa Central sub-watershed. As such, approvals for proposed development within this area are under the approval authority of the City of Ottawa.

Flows that influence the watershed in which the subject property is located are further reviewed by the principal authority. The subject property is located within the Ottawa River watershed, and is therefore subject to review by the Rideau Valley Conservation Authority (RVCA).

There are two existing CBs located within the subject site. The first CB is located behind 1188 Wellington Street West and the second is located within the parking lot at 1186 Wellington Street West. As per the Existing Drainage figure, located within **Appendix D**, an external drainage area south of the site (Area EX-2 and EX-3) drains through the subject site via overland flow and collection by the existing catchbasins.

The estimated pre-development peak flows for the 2, 5, and 100-year are summarized in **Table 6**.

Table 6
Summary of Existing Peak Storm Flow Rates

City of Ottawa Design Storm	Estimated Peak Flow Rate (L/s) Area EX1	Estimated Peak Flow Rate (L/s) Area EX2 & EX3
2-year	45.3	21.9
5-year	61.5	29.7
100-year	124.0	63.7

5.2 Post-development Stormwater Management Target

Stormwater management requirements for the proposed development were reviewed with the City of Ottawa, where the proposed development is required to:

- Meet an allowable release rate based on a Rational Method Coefficient of 0.50, employing the City of Ottawa IDF parameters for a 2-year storm with a time of concentration equal to 10 minutes.
- Attenuate all storms up to and including the City of Ottawa 100-year design event on site.
- Quality controls are not anticipated to be required for the proposed development due to the site's distance from the outlet. A request was sent to the RVCA however, no response was received prior to publication. Correspondence is located in **Appendix A**.

Based on the above the allowable release rate for the proposed development is **26.7 L/s**.

5.3 Proposed Stormwater Management System

To meet the stormwater objectives the proposed development may contain a combination of roof top flow attenuation along with internal cistern storage.

The external drainage south of the property is contemplated to be collected by a catchbasin system within the rear drive aisle. In addition, the overland flow route for this area is contemplated to be directed towards Hamilton Avenue and collected by the City sewer system. Further details will be provided during detailed design.

Table 7, below, summarizes post-development flow rates. The following storage requirement estimate assumes that approximately 18% of the development area will be directed to the outlet without flow attenuation. These areas will be compensated for in areas with flow attenuation controls.

Table 7
Stormwater Flow Rate Summary

Control Area	5-Year Release Rate (L/s)	5-Year Storage (m ³)	100-Year Release Rate (L/s)	100-Year Storage (m ³)
Unattenuated Areas	11.7	0.0	22.3	0.0
Attenuated Areas	2.3	55.2	4.35	103.6
Total	14.0	55.2	26.7	103.6

It is anticipated that approximately **104 m³** of storage will be required on site to attenuate flow to the established release rate of **26.7 L/s**; storage calculations are contained within **Appendix D**.

Actual storage volumes will need to be confirmed at the detailed design stage based on a number of factors including grading constraints.

5.4 Stormwater Servicing Conclusions

Post development stormwater runoff will be required to be restricted to the allowable target release rate for storm events up to and including the 100-year storm in accordance with City of Ottawa **City Standards**. The post-development allowable release rate was calculated as **26.7 L/s** based on consultation with the City of Ottawa. It is estimated that **104 m³** will be required to meet this release rate.

Quality controls are not anticipated to be required for the proposed development due to the site's distance from the outlet. A request was sent to the RVCA however, no response was received prior to publication. Correspondence is located in **Appendix A**.

The proposed stormwater design conforms to all relevant **City Standards** and Policies for approval.

6.0 UTILITIES

Gas and Hydro services currently exist within the Hamilton Avenue, Parkdale Avenue, and Wellington Street West right-of-ways. Utility servicing will be coordinated with the individual utility companies prior to site development.

7.0 CONCLUSION AND RECOMMENDATIONS

David Schaeffer Engineering Ltd. (DSEL) has been retained to prepare an Assessment of Adequacy of Public Services report in support of the application for a Zoning By-law Amendment (ZBLA) at 1186-1194 Wellington Street West. The preceding report outlines the following:

- Based on boundary conditions provided by the City the existing municipal water infrastructure is capable of providing the contemplated development with water within the City's required pressure range;
- The FUS method for estimating fire flow indicated **11,000 L/min** is required for the contemplated development;
- The contemplated development is anticipated to have a peak wet weather flow of **6.96 L/s**; Based on the sanitary analysis conducted the existing municipal sewer infrastructure has sufficient capacity to support the development;
- Based on consultation with City staff, the contemplated development will be required to attenuate post development flows to an equivalent release rate of **26.7 L/s** for all storms up to and including the 100-year storm event;
- It is contemplated that stormwater objectives may be met through storm water retention via roof top and internal cistern storage. It is anticipated that **104 m³** of onsite storage will be required to attenuate flow to the established release rate above;
- Quality controls are not anticipated for the subject site. RVCA has been contacted and will confirm these requirements subsequent this application; and
- Development on the subject property may require Ontario Water Resources Act (OWRA) s.53 approval from the Ministry of the Environment (MOE) for stormwater discharge.

Prepared by,
David Schaeffer Engineering Ltd.

Reviewed by,
David Schaeffer Engineering Ltd.



Per: Alison J. Gosling, P. Eng.

A handwritten signature in black ink, appearing to read "A.D. Fobert", written over a horizontal line.

Per: Adam D. Fobert, P.Eng.

APPENDIX A

Pre-Consultation

DEVELOPMENT SERVICING STUDY CHECKLIST

20-1188

24/06/2021

4.1 General Content		
<input type="checkbox"/>	Executive Summary (for larger reports only).	N/A
<input checked="" type="checkbox"/>	Date and revision number of the report.	Report Cover Sheet
<input checked="" type="checkbox"/>	Location map and plan showing municipal address, boundary, and layout of proposed development.	Drawings/Figures
<input checked="" type="checkbox"/>	Plan showing the site and location of all existing services.	Figure 1
<input checked="" type="checkbox"/>	Development statistics, land use, density, adherence to zoning and official plan, and reference to applicable subwatershed and watershed plans that provide context to applicable subwatershed and watershed plans that provide context to which individual developments must adhere.	Section 1.0
<input checked="" type="checkbox"/>	Summary of Pre-consultation Meetings with City and other approval agencies.	Section 1.3
<input checked="" type="checkbox"/>	Reference and confirm conformance to higher level studies and reports (Master Servicing Studies, Environmental Assessments, Community Design Plans), or in the case where it is not in conformance, the proponent must provide justification and develop a defensible design criteria.	Section 2.1
<input checked="" type="checkbox"/>	Statement of objectives and servicing criteria.	Section 1.0
<input checked="" type="checkbox"/>	Identification of existing and proposed infrastructure available in the immediate area.	Sections 3.1, 4.1, 5.1
<input type="checkbox"/>	Identification of Environmentally Significant Areas, watercourses and Municipal Drains potentially impacted by the proposed development (Reference can be made to the Natural Heritage Studies, if available).	N/A
<input type="checkbox"/>	Concept level master grading plan to confirm existing and proposed grades in the development. This is required to confirm the feasibility of proposed stormwater management and drainage, soil removal and fill constraints, and potential impacts to neighbouring properties. This is also required to confirm that the proposed grading will not impede existing major system flow paths.	N/A
<input type="checkbox"/>	Identification of potential impacts of proposed piped services on private services (such as wells and septic fields on adjacent lands) and mitigation required to address potential impacts.	N/A
<input type="checkbox"/>	Proposed phasing of the development, if applicable.	N/A
<input checked="" type="checkbox"/>	Reference to geotechnical studies and recommendations concerning servicing.	Section 1.4
<input type="checkbox"/>	All preliminary and formal site plan submissions should have the following information: -Metric scale -North arrow (including construction North) -Key plan -Name and contact information of applicant and property owner -Property limits including bearings and dimensions -Existing and proposed structures and parking areas -Easements, road widening and rights-of-way -Adjacent street names	N/A
4.2 Development Servicing Report: Water		
<input type="checkbox"/>	Confirm consistency with Master Servicing Study, if available	N/A
<input checked="" type="checkbox"/>	Availability of public infrastructure to service proposed development	Section 3.1
<input checked="" type="checkbox"/>	Identification of system constraints	Section 3.1
<input checked="" type="checkbox"/>	Identify boundary conditions	Section 3.1, 3.2
<input checked="" type="checkbox"/>	Confirmation of adequate domestic supply and pressure	Section 3.3

<input checked="" type="checkbox"/>	Confirmation of adequate fire flow protection and confirmation that fire flow is calculated as per the Fire Underwriter’s Survey. Output should show available fire flow at locations throughout the development.	Section 3.2
<input type="checkbox"/>	Provide a check of high pressures. If pressure is found to be high, an assessment is required to confirm the application of pressure reducing valves.	N/A
<input type="checkbox"/>	Definition of phasing constraints. Hydraulic modeling is required to confirm servicing for all defined phases of the project including the ultimate design	N/A
<input type="checkbox"/>	Address reliability requirements such as appropriate location of shut-off valves	N/A
<input type="checkbox"/>	Check on the necessity of a pressure zone boundary modification	N/A
<input checked="" type="checkbox"/>	Reference to water supply analysis to show that major infrastructure is capable of delivering sufficient water for the proposed land use. This includes data that shows that the expected demands under average day, peak hour and fire flow conditions provide water within the required pressure range	Section 3.2, 3.3
<input type="checkbox"/>	Description of the proposed water distribution network, including locations of proposed connections to the existing system, provisions for necessary looping, and appurtenances (valves, pressure reducing valves, valve chambers, and fire hydrants) including special metering provisions.	N/A
<input type="checkbox"/>	Description of off-site required feeder mains, booster pumping stations, and other water infrastructure that will be ultimately required to service proposed development, including financing, interim facilities, and timing of implementation.	N/A
<input checked="" type="checkbox"/>	Confirmation that water demands are calculated based on the City of Ottawa Design Guidelines.	Section 3.2
<input type="checkbox"/>	Provision of a model schematic showing the boundary conditions locations, streets, parcels, and building locations for reference.	N/A

4.3 Development Servicing Report: Wastewater

<input checked="" type="checkbox"/>	Summary of proposed design criteria (Note: Wet-weather flow criteria should not deviate from the City of Ottawa Sewer Design Guidelines. Monitored flow data from relatively new infrastructure cannot be used to justify capacity requirements for proposed infrastructure).	Section 4.2
<input type="checkbox"/>	Confirm consistency with Master Servicing Study and/or justifications for deviations.	N/A
<input type="checkbox"/>	Consideration of local conditions that may contribute to extraneous flows that are higher than the recommended flows in the guidelines. This includes groundwater and soil conditions, and age and condition of sewers.	N/A
<input checked="" type="checkbox"/>	Description of existing sanitary sewer available for discharge of wastewater from proposed development.	Section 4.1
<input checked="" type="checkbox"/>	Verify available capacity in downstream sanitary sewer and/or identification of upgrades necessary to service the proposed development. (Reference can be made to previously completed Master Servicing Study if applicable)	Section 4.2
<input checked="" type="checkbox"/>	Calculations related to dry-weather and wet-weather flow rates from the development in standard MOE sanitary sewer design table (Appendix ‘C’) format.	Section 4.2, Appendix C
<input checked="" type="checkbox"/>	Description of proposed sewer network including sewers, pumping stations, and forcemains.	Section 4.2
<input type="checkbox"/>	Discussion of previously identified environmental constraints and impact on servicing (environmental constraints are related to limitations imposed on the development in order to preserve the physical condition of watercourses, vegetation, soil cover, as well as protecting against water quantity and quality).	N/A

<input type="checkbox"/>	Pumping stations: impacts of proposed development on existing pumping stations or requirements for new pumping station to service development.	N/A
<input type="checkbox"/>	Forcemain capacity in terms of operational redundancy, surge pressure and maximum flow velocity.	N/A
<input type="checkbox"/>	Identification and implementation of the emergency overflow from sanitary pumping stations in relation to the hydraulic grade line to protect against basement flooding.	N/A
<input type="checkbox"/>	Special considerations such as contamination, corrosive environment etc.	N/A

4.4 Development Servicing Report: Stormwater Checklist

<input checked="" type="checkbox"/>	Description of drainage outlets and downstream constraints including legality of outlets (i.e. municipal drain, right-of-way, watercourse, or private property)	Section 5.1
<input checked="" type="checkbox"/>	Analysis of available capacity in existing public infrastructure.	Section 5.1, Appendix D
<input checked="" type="checkbox"/>	A drawing showing the subject lands, its surroundings, the receiving watercourse, existing drainage patterns, and proposed drainage pattern.	Drawings/Figures
<input checked="" type="checkbox"/>	Water quantity control objective (e.g. controlling post-development peak flows to pre-development level for storm events ranging from the 2 or 5 year event (dependent on the receiving sewer design) to 100 year return period); if other objectives are being applied, a rationale must be included with reference to hydrologic analyses of the potentially affected subwatersheds, taking into account long-term cumulative effects.	Section 5.2
<input checked="" type="checkbox"/>	Water Quality control objective (basic, normal or enhanced level of protection based on the sensitivities of the receiving watercourse) and storage requirements.	Section 5.2
<input checked="" type="checkbox"/>	Description of the stormwater management concept with facility locations and descriptions with references and supporting information	Section 5.3
<input type="checkbox"/>	Set-back from private sewage disposal systems.	N/A
<input type="checkbox"/>	Watercourse and hazard lands setbacks.	N/A
<input checked="" type="checkbox"/>	Record of pre-consultation with the Ontario Ministry of Environment and the Conservation Authority that has jurisdiction on the affected watershed.	Appendix A
<input type="checkbox"/>	Confirm consistency with sub-watershed and Master Servicing Study, if applicable study exists.	N/A
<input checked="" type="checkbox"/>	Storage requirements (complete with calculations) and conveyance capacity for minor events (1:5 year return period) and major events (1:100 year return period).	Section 5.3
<input type="checkbox"/>	Identification of watercourses within the proposed development and how watercourses will be protected, or, if necessary, altered by the proposed development with applicable approvals.	N/A
<input checked="" type="checkbox"/>	Calculate pre and post development peak flow rates including a description of existing site conditions and proposed impervious areas and drainage catchments in comparison to existing conditions.	Section 5.1, 5.3
<input type="checkbox"/>	Any proposed diversion of drainage catchment areas from one outlet to another.	N/A
<input type="checkbox"/>	Proposed minor and major systems including locations and sizes of stormwater trunk sewers, and stormwater management facilities.	N/A
<input type="checkbox"/>	If quantity control is not proposed, demonstration that downstream system has adequate capacity for the post-development flows up to and including the 100-year return period storm event.	N/A
<input type="checkbox"/>	Identification of potential impacts to receiving watercourses	N/A
<input type="checkbox"/>	Identification of municipal drains and related approval requirements.	N/A

<input checked="" type="checkbox"/>	Descriptions of how the conveyance and storage capacity will be achieved for the development.	Section 5.3
<input type="checkbox"/>	100 year flood levels and major flow routing to protect proposed development from flooding for establishing minimum building elevations (MBE) and overall grading.	N/A
<input type="checkbox"/>	Inclusion of hydraulic analysis including hydraulic grade line elevations.	N/A
<input type="checkbox"/>	Description of approach to erosion and sediment control during construction for the protection of receiving watercourse or drainage corridors.	N/A
<input type="checkbox"/>	Identification of floodplains – proponent to obtain relevant floodplain information from the appropriate Conservation Authority. The proponent may be required to delineate floodplain elevations to the satisfaction of the Conservation Authority if such information is not available or if information does not match current conditions.	N/A
<input type="checkbox"/>	Identification of fill constraints related to floodplain and geotechnical investigation.	N/A

4.5 Approval and Permit Requirements: Checklist

<input checked="" type="checkbox"/>	Conservation Authority as the designated approval agency for modification of floodplain, potential impact on fish habitat, proposed works in or adjacent to a watercourse, cut/fill permits and Approval under Lakes and Rivers Improvement Act. The Conservation Authority is not the approval authority for the Lakes and Rivers Improvement ct. Where there are Conservation Authority regulations in place, approval under the Lakes and Rivers Improvement Act is not required, except in cases of dams as defined in the Act.	Section 1.2
<input type="checkbox"/>	Application for Certificate of Approval (CofA) under the Ontario Water Resources Act.	N/A
<input type="checkbox"/>	Changes to Municipal Drains.	N/A
<input type="checkbox"/>	Other permits (National Capital Commission, Parks Canada, Public Works and Government Services Canada, Ministry of Transportation etc.)	N/A

4.6 Conclusion Checklist

<input checked="" type="checkbox"/>	Clearly stated conclusions and recommendations	Section 7.0
<input type="checkbox"/>	Comments received from review agencies including the City of Ottawa and information on how the comments were addressed. Final sign-off from the responsible reviewing agency.	
<input type="checkbox"/>	All draft and final reports shall be signed and stamped by a professional Engineer registered in Ontario	

Pre-application Consultation Meeting Minutes
 Formal Pre-consultation
 1186, 1188, and 1194 Wellington Street West
 PC2020-0176
 Wednesday July 29, 2020, 11:00am to 12:30pm
 Teams Videoconference

ATTENDEES		
City of Ottawa		
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Simon Ko	Architecture, Dialog	sko@dialogdesign.ca

Introductions and Acknowledgements

- Round table introductions
- Acknowledgement that Jay Baltz from the Hintonburg Community Association are in attendance and has signed an NDA.

Overview of Proposal (applicant team)

Kevin Harper

- Provided overview of existing site
- Area of the site is approximately 0.6 of an acre. It is a highly visible “gateway” site.
- Proposal is for a 12-storey mixed-use building with integrated mechanical with residential uses around it. Proposal has approximately 150,000 square feet of GFA and has approximately 5.76 FSI. All parking to be located underground in a 3 ½ storey parking lot with approximately 174 spaces for 228 residential dwelling units.
- Currently Minto is in a due-diligence phase and do not own the property yet. They are proceeding with ESAs, Geotech, Topo, Survey etc. to have this material if they do acquire the property. They have not yet determined if it will be a condominium or a rental proposal but currently a rental proposal looks more desirable.

Paul Black

- Provided overview of planning context
- Designated Traditional Mainstreet in the Official Plan
- Wellington Street is the main street and will be treated as the frontage.
- The site is planned for a mid-rise development in the general OP
- The site is approximately 660m from Tunney’s Pasture Transit Station
- The CDP for Wellington W includes a 2-3 storey base along TM. It also generally permits 6-storeys but does recognize potential for up to 9-storeys at this corner based on the provision of public benefits.
- The minimum height requirement is 4-storeys
- The Secondary Plan puts the CDP into statutory verbiage and speaks to key aspects of this node.
- The site is dual zoned as TM11 and an exception. The zoning encourages buildings to be close to the street.
- At this time the proposal is for an OPA and ZBLA (for a single zone with a potential exception) with the potential for a SPC application down the road.

Simon Ko

- Provided overview of architectural context
- The laneway at the back of the site to be expanded (widened to be 6m in width) and used to access the underground parking and loading. It is intended to be two-way through the block.

- Massing of 12-storeys
 - Along Wellington there are two setbacks in massing: a 1.5m setback at the fifth floor and a 4.5m setback (from the property line) at the 9th floor.
 - There is a lighter expression at the top and an effort to “de-materialize” the corners in order to create a more visible retail component at the corner.
 - It is U-shaped in that there is an area that faces the rear lane that is setback/stepped in to create outdoor rooftop amenity.

Preliminary Comments from the City

Planning Comments (Ann O’Connor)

- Based on the current proposal and policy context, the following applications and processes will apply:
 - Official Plan Amendment
 - Zoning By-law Amendment
 - Site Plan Control, New, Complex, Non-Rural application.
 - Section 37 may apply. Provide calculations alongside submission.
 - Review at Urban Design Review Panel (UDRP)
- Please use the following policy context to guide the design as it progresses and refer to them in your Planning Rationale.
 - Official Plan designations:
 - Schedule B Urban Policy Plan designates the subject property “Traditional Mainstreet”
 - Schedule C Primary Urban Cycling Network designates Wellington a “Spine Route” (Parkdale nothing)
 - Schedule D Rapid Transit and Transit Priority Network designates Wellington St W “Transit Priority Corridor Isolated Measures” (Parkdale nothing)
 - Schedule E Urban Road Network designates both Wellington St W and Parkdale as “Arterial – Existing”
 - As per Section 3.6.3 – Mainstreets
 - Policy 1 identifies that TMs are planned as “compact, mixed-use, pedestrian-oriented streets that provide for access by foot, cycle, transit and automobile. The proposal is for a compact mixed-use development, which is supported by this policy. Applicant team is encouraged to incorporate building features that further incorporate the aims of this pedestrian-oriented policy.
 - Policy 5 identifies that a broad range of uses is permitted on TM. The proposed ground floor commercial with residential is supported by this policy.

- Policy 7 identifies that the development should adhere to S. 2.5.6 and 4.11 of the OP. The proposal will need further work to identify conformity with this policy.
 - Policy 9 identifies that TM surface parking will not be permitted between the building and the street. The proposed removal of an existing surface parking lot and introduction of an underground parking garage is supported by this policy.
 - Policy 11 identifies that the OP supports mid-rise building heights on Traditional Mainstreets, but secondary plans may identify circumstances where different building heights may be permitted. There is no policy currently within the parent OP that supports a high-rise development.
- As per Annex 1 of the OP, the Right-Of-Way requirements on Wellington Street West is 20 metres. There is no ROW requirement along Parkdale Avenue or Hamilton Ave N. Corner site triangles will be required at both intersections (Wellington & Parkdale and Wellington & Hamilton).
 - The site is subject to the Wellington Street West Secondary Plan and Community Design Plan. In the Secondary Plan, the site is identified as follows:
 - Schedule A – Land Use designates the site “Traditional Mainstreet” (see policies 11.3.1 – General Mainstreet Policies)
 - Schedule B – Specific Policy Areas designates the site “Parkdale Park” (see policies 11.3.3 – Parkdale Park Area Policies)
 - An Official Plan Amendment would be required for the current 12-storey concept, as neither the parent OP nor the SP identifies where high-rises are permitted. A high-rise building is not considered as a permitted use in this Secondary Plan nor the parent OP. Policy direction allows for a maximum 9-storey built form, under specific circumstances.
 - The site is dual zoned:
 - TM11[1815] (Traditional Mainstreet, Subzone 11, Exception 1815) for 1186 Wellington St W
 - TM11 (Traditional Mainstreet, Subzone 11) for 1188 and 1194 Wellington St W.

- The current zones have a maximum height limit of 20 metres (roughly 6 storeys) and the proposal likely has other areas of non-conformity; therefore, a Zoning By-law Amendment application will be required.
- Heritage
 - See heritage section notes for additional guidance. Consider incorporating elements of the Apostolic Church per their guidance.
- The following design guidelines apply:
 - Urban Design Guidelines for Development along Traditional Mainstreets
 - Urban Design Guidelines for High-rise Buildings
 - Transit-Oriented Development Guidelines
- Comments:
 - Planning Services is supportive of infilling this site. Replacing the surface parking with a building format that defines the street edge with active frontages is positive and supported. However, the current high-rise form is not supported by policy.
 - To pursue a 12-storey concept will require significant work from the applicant to do a larger area-study reflecting why, how, and where such high-rise development is appropriate within the SP area. In its current form, the proposal does not have support from Planning.
 - Certain aspects of the project require further review and work:
 - massage the overall massing
 - reduce the mass/height of the podium to be more pedestrian-friendly and relate positively to the Isabella streetscape
 - keep the relationship to the established Glebe neighbourhood top of mind as the massing evolves
 - give serious consideration to future redevelopment potential on abutting lots and separation distances required as per design guidelines
 - more broadly, provide visuals and rationale for how the proposal fits into the area
 - As per Sch I in the OP, Hwy 417 is designated a Scenic Entry Route. The high-visibility this development will have will necessitate a high-level of design work.

Infrastructure Comments (Shawn Wessel)

- Infrastructure:
 - Wellington St. W.:

- A 305 mm dia. PVC Watermain (c. 2008) is available.
- A 250 mm dia. PVC Sanitary Sewer (c. 2008) is available, which drains to Cave Creek Trunk/Collector and conveys effluent to the Interceptor Sewer.
- A 375 mm dia. PVC Storm Sewer (c. 1997) is available, which drains to Holland Avenue, West Transit Storm and Outlets to the Ottawa River at Onigam Street.
- Parkdale Ave.:
 - A 305 mm dia. DI Watermain (c. 1989) is available.
 - A 600 mm dia. Conc. Sanitary Sewer (c. 1914) is available, which drains to Cave Creek Trunk/Collector and conveys effluent to the Interceptor Sewer.
 - A 600 mm dia. Conc. Storm Sewer (c. 1987) is available, which drains to Scott Street, East Hintonburg Storm, West Transit Storm and Outlets to the Ottawa River at Onigam Street.
- The following apply to this site and any development within a separated sewer area:
 - This site is upstream of a flood prone area on the West Nepean Collector Sewer
 - Total allowable release rate will be 2-year pre-development rate due to being within a partially separated sewer area.
 - Coefficient (C) of runoff will need to be determined as per existing conditions but in no case more than 0.5
 - TC = 20 minutes or can be calculated
 - TC should be not be less than 10 minutes, since IDF curves become unrealistic at less than 10 min.
 - Any storm events greater than 5 year, up to 100 year, and including 100-year storm event must be detained on site.
 - Two separate sewer laterals (one for sanitary and other for storm) will be required.
- Please note:

- Foundation drains are to be independently connected to sewermain (separated or combined) unless being pumped with appropriate back up power, sufficient sized pump and back flow prevention.
 - Roof drains are to be connected downstream of any incorporated ICD within the SWM system.
 - Provide Roof plan showing roof drain and scupper locations, flow rates, drain type and weir opening if controlled. Provide Manufacturer Specifications on drains and also provide 5- and 100-year ponding limits on plan.
 - Boundary Conditions will be provided at request of consultant after providing Average Daily Demands, Peak Hour Demands & Max Day + Fire Flow Demands
 - If window wells are proposed, they are to be indirectly connected to the footing drains. A detail of window well with indirect connection is required, as is a note at window well location speaking to indirect connection.
- Note:
- If applicable, existing buildings require a CCTV inspection and report to ensure existing services to be re-used are in good working order and meet current minimum size requirements. Located services to be placed on site servicing plans.



CCTV Scan
Guideline.pdf

- Other:
- Environmental Noise Study is required due to Wellington St. W., within 100m proximity of Parkdale Avenue and within 500 m of Hwy #417.
 - Stationary Noise Study – consultant to speak to this in their report as per City NCG and NPC 300 Guidelines. May be required after Mechanical Design completed and prior to building permit issuance.
 - When greater than 9 metres in height, a Shadow Study required for all buildings/dwellings.
 - When greater than 9 metres in height Wind Study for all buildings/dwellings.
 - No Capital Projects listed in the area on GeoOttawa or Envista.

- Water Supply Redundancy – Fire Flow:
 - Applicant to ensure that a second service with an inline valve chamber be provided where the average daily demand exceeds 50 m³ / day (0.5787 l/s per day)
 - FUS Fire Flow Criteria to be used unless a low-rise building, where OBC requirements may be applicable.
- Source Protection Policy Screening (SPPS):
 - The address lies within the Mississippi-Rideau Source Protection Region and is subject to the policies of the Mississippi-Rideau Source Protection Plan.
 - The area is not located within a Surface Water Intake Protection Zone (IPZ) where significant threat policies apply.
 - The area is not located within a Wellhead Protection Area (WHPA).
 - The area is not located within a Significant Groundwater Recharge Area.
 - The area is identified as a Highly Vulnerable Aquifer. There are no legally-binding source protection policies under the Mississippi-Rideau Source Protection Plan for activities within Highly Vulnerable Aquifers.
 - In terms of the Planning Act application, please note that the address is not located in an area where it would be considered a significant threat to drinking water sources and there are no legally-binding source protection policies.
- Applicant to contact Rideau Valley Conservation Authority (RVCA) for possible restrictions due to quality control. Provide correspondence in Report.
- Where servicing involves three or more service trenches, either a full road width or full lane width 40 mm asphalt overlay will be required, as per amended Road Activity By-Law 2003-445 and City Standard Detail Drawing R10. The amount of overlay will depend on condition of roadway and width of roadway(s).
- Pre-Construction (Piling/Hoe Ramming or close proximity to City Assets) and/or Pre-Blasting (if applicable) Survey required for any buildings/dwellings in proximity of 75m of site and circulation of notice of vibration/noise to residents within 150 m of site. Conditions for Pre-Construction/ Pre-Blast Survey & Use of Explosives will be applied to agreements. Refer to City's Standard S.P. No. F-1201 entitled Use of Explosives, as amended.
- Where underground storage (UG) and surface ponding are being considered:

- Show all ponding for 5- and 100-year events
- Above and below ground storage is permitted although uses $\frac{1}{2}$ Peak Flow Rate or is modeled. Please confirm that this has been accounted for and/or revise.
- Rationale:

The Modified Rational Method for storage computation in the Sewer Design Guidelines was originally intended to be used for above ground storage (i.e. parking lot) where the change in head over the orifice varied from 1.5 m to 1.2 m (assuming a 1.2 m deep CB and a max ponding depth of 0.3 m). This change in head was small and hence the release rate fluctuated little, therefore there was no need to use an average release rate.

When underground storage is used, the release rate fluctuates from a maximum peak flow based on maximum head down to a release rate of zero. This difference is large and has a significant impact on storage requirements. We therefore require that an average release rate be used to estimate the required volume. Alternatively, the consultant may choose to use a submersible pump in the design to ensure a constant release rate.

In the event that there is a disagreement from the designer regarding the required storage, The City will require that the designer demonstrate their rationale utilizing dynamic modelling, that will then be reviewed by City modellers in the Water Resources Group.

Note that the above will added to upcoming revised Sewer Design Guidelines to account for underground storage, which is now widely used.

- Further to above, what will be the actual underground storage provided during the major (100 year) and minor (2 year) storm events?
- Please provide information on UG storage pipe. Provide required cover over pipe and details, chart of storage values, capacity etc. How will this pipe be cleaned of sediment and debris?
- Note - There must be at least 15cm of vertical clearance between the spill elevation and the ground elevation at the building envelope that is in proximity of the flow route or ponding area. The exception in this case would be at reverse sloped loading dock locations. At these locations, a minimum of 15cm of vertical clearance must be provided below loading dock openings. Ensure to provide discussion in report and ensure grading plan matches if applicable.

- Provide information on type of underground storage system including product name and model, number of chambers, chamber configuration, confirm invert of chamber system, top of chamber system, required cover over system and details, interior bottom slope (for self-cleansing), chart of storage values, length, width and height, capacity, entry ports (maintenance) etc.
- Provide a cross section of underground chamber system showing invert and obvert/top, major and minor HWLs, top of ground, system volume provided during major and minor events. UG storage to provide actual 2- and 100-year event storage requirements.
- In regard to all proposed UG storage, ground water levels (and in particular HGW levels) will need to be reviewed to ensure that the proposed system does not become surcharged and thereby ineffective.
- Modeling can be provided to ensure capacity for both storm and sanitary sewers for the proposed development by City's Water Distribution Dept. – Modeling Group, through PM and upon request.

- For proposed depressed driveways or developments with private lanes, parking areas or with entrances etc. lower than roadway...



S18.pdf



S18.1.pdf

- Rear yard on grade parking to be permeable pavement. Refer to City Standard Detail Drawings SC26 (maintenance/temp parking areas), SC27 or permeable asphalt materials. No gravel or stone dust parking areas permitted.
- Note:
 - “Provided Info to applicant”:
 - Please be advised that it is the responsibility of the applicant and their representatives/consultants to verify information provided by the City of Ottawa.
 - Please contact City View and Release Info Centre at Ext. 44455
- Environmental Source Information:
 - Due to more sensitive use, a Record of Site Condition (RSC) is required. Ensure Phase I, and if applicable, Phase II ESA's speak to required RSC.
 - Please also note that in the event soil and/or groundwater contamination is identified on this site and the proposal is for a more sensitive land use, the MECP will require approximately 1-1.5 years to review the RSC.

- PIED will apply appropriate conditions, based on Environmental Protection Act (Section 168.3.1 (1)) and O.Reg. 153/04 (Parts IV and V) regarding requirements for RSC prior to building permit issuance. Dependent on the levels/types of contamination, timelines for building permit issuance may be longer than expected and we recommend applicant speak to Building Code Services, at the earliest convenience, so as to discuss these timelines in more detail, if deemed applicable.
- City of Ottawa - Historical Land Use Inventory (HLUI) – Required
 - Rationale:
The HLUI database is currently undergoing an update. The updated HLUI will include additional sources beyond those included in the current database, making the inclusion of this record search even more important.

Although a municipal historic land use database is not specifically listed as required environmental record in O. Reg 153/04, Schedule D, Part II states the following:

- The following are the specific objectives of a records review:
 - To obtain and review records that relate to the Phase I (One) property and to the current and past uses of and activities at or affecting the Phase I (One) property in order to determine if an area of potential environmental concern exists and to interpret any area of potential environmental concern.
 - To obtain and review records that relate to properties in the Phase I (One) study area other than the Phase I (One) property, in order to determine if an area of potential environmental concern exists and to interpret any area of potential environmental concern.
 - It is therefore reasonable to request that the HLUI search be included in the Phase I ESA to meet the above objectives.
 - Please submit.
- In addition:
 - All existing reports and plans will need to be revised if older than 2 years and must reflect current City Standards, Guidelines, By-laws and Policies.
 - Please refer to City of Ottawa website portal for “Guide to preparing Studies and Plans” at <https://ottawa.ca/en/city-hall/planning-and-development/information-developers/development-application-review-process/development-application-submission/guide-preparing-studies-and-plans>.

- Please ensure you are using the current guidelines, bylaws and standards including materials of construction, disinfection and all relevant reference to OPSS/D and AWWA guidelines - all current and as amended, such as:
- City of Ottawa Sewer Design Guidelines (CoOSDG) complete with ISTDB 2012-01, 2014-01, 2016-01, 2018-01 & 2019-02 technical bulletin updates as well as current Sewer, Landscape & Road Standard Detail Drawings as well as Material Specifications (MS Docs).
- Sewer Connection (2003-513) & Sewer Use (2003-514) By-Laws.
- City of Ottawa Water Distribution Design Guidelines (CoOWDDG) complete with ISTDB 2010-02, 2014-02 & 2018-02 technical bulletin updates as well as current Watermain/ Services Material Specifications (MS Docs) as well as Water and Road Standard Detail Drawings.
- FUS Fire Flow standards
- Water (2018-167) By-Law
- Ensure to include version date and add “(as amended)” when referencing all standards, detail drawings, by-Laws and guidelines.
- Fourth (4th) Review Charge:
 - Please be advised that additional charges for each review, after the 3rd review, will be applicable to each file. There will be no exceptions.
- Water Resources Department
 - Storm Sewers
 - This is a ~1:2 year partially separated system. The sewer is relatively shallow and surcharges in events greater than 1:2 year.
 - Depending on the nature of the development (presence of below ground spaces vulnerable to flooding) backflow prevention will be required (e.g. storm backwater valve, sump pump to storm lateral).
 - Stormwater management is required to contain flows onsite and release to the minor system (1:2 year, C=0.5)
 - Sanitary sewers
 - Connection to either the Wellington or the Parkdale sewers appears to be okay
 - Sanitary backwater valves to prevent backup from surcharging sanitary sewers is recommended
 - Major System

- The attached figure shows what we know about the major system flow paths and low points under existing conditions
- The site design should have regard for the major system behavior so as not to create / increase flow risk to the subject property or the adjacent properties

Transportation Project Manager Comments (Neeti Paudel)

- Follow Traffic Impact Assessment Guidelines
 - Traffic Impact Assessment will be required.
 - Start this process asap.
 - Applicant advised that their application will not be deemed complete until the submission of the step 1-4, including the functional draft RMA package (if applicable) and/or monitoring report (if applicable).
 - Request base mapping asap if RMA is required. Contact Engineering Services (<https://ottawa.ca/en/city-hall/planning-and-development/engineering-services>)
- ROW protection on Wellington Street West between Island Park and Terminus at Somerset is 20m even.
- The proposed lay-by on Hamilton Avenue or change to curbside regulations may not be accepted.
- Further analysis in the TIA is required to determine any restrictions to the Parkdale access. Left turns from the laneway to Parkdale may be restricted. Provide recommendations in the TIA for review.
- Ensure that the accessibility requirements are implemented (checklist attached).
- Site triangles at the following locations on the final plan will be required:
 - 3 metre x 3 metres minimum (SE corner of Wellington and Hamilton)
- On site plan:
 - Show all details of the roads abutting the site up to and including the opposite curb; include such items as pavement markings, accesses and/or sidewalks.
 - Turning templates will be required for all accesses showing the largest vehicle to access the site; required for internal movements and at all access (entering and exiting and going in both directions).
 - Show all curb radii measurements; ensure that all curb radii are reduced as much as possible
 - Show lane/aisle widths.
 - Sidewalk is to be continuous across access as per City Specification 7.1.

- The laneway abutting the rear property line is City owned and it is identified as a class B Lane (lanes without municipal maintenance) and has the legal status of a public right of way.

Heritage Comments (MacKenzie Kimm)

- The property at 1196 Wellington Street West, the Apostolic Church, is currently listed on the City's Heritage Register for having some cultural heritage value or interest.
- As noted by the Community Association at the meeting, this property was constructed as movie theatre known as the Elmdale Theatre. It opened on September 9, 1947 and was constructed by architects Kaplan and Sprachman (see article below).
- Given that the property has been identified as having some cultural heritage value, heritage staff would encourage its retention/reuse/incorporation into the proposal.
- The marquee is an interesting feature that could be explored for incorporation. Additionally the flat-roofed form of the building may lend itself as a base element.
- A Cultural Heritage Evaluation Report should be submitted, should the applicant move forward with the proposal. Heritage staff would recommend this be completed early in the approval process, as it may help to inform the design.
- Should the applicant pursue the project, heritage staff can provide additional details for the CHER, but essentially it should evaluate the cultural heritage value of the existing property and make recommendations regarding the potential for designation under Part IV of the Ontario Heritage Act, conservation or retention options.
- If the applicant intends to demolish the building, they must provide the City with 60 days notice of that intention. The Form for Buildings Listed on the Register must be submitted and staff would require the CHER information as part of that process.

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and Wednesday



CARY GRANT
*Produced by David Hempstead
Directed by H. C. Fisher*
Mr. Lucky
with LARINE DAY



BOGART
*Screenplay by
WALTER BRENNAN*
"TO HAVE AND HAVE NOT"
WALTER BRENNAN • LAUREN BACALL • GEORGE WAGNER

POLICY Continuous Daily from 1 p.m.
ADMISSION PRICES

Matinee—1 to 2	Children, 15c	Students, 20c	Adults, 30c
Evening—1 to 2	Children, 15c	Students, 25c	Adults, 35c

On Monday evening, September 8th, the ELMDALE and its complete services are under the auspices of the War Relocation Authority and Professional Men's Club, with stage shows, and on the nights of "MUSIC MASTER" and "CINEMA 2" under their own organization. The entire proceeds will be donated towards providing a home for the new wing of a War Relocation Centre.

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FOR THE NEW

ELMDALE THEATRE

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State Patenting Department.

The Ottawa Journal, September 8, 1947

Urban Design Comments (Randolph Wang)

- Urban design appreciated the opportunity to participate in the very early stage of the process and some preliminary thoughts presented by the applicant and the architects, in particular, the mix of uses and the incorporation of building step backs. However,

- The proposed massing looks overwhelming for its context despite the incorporation of the step backs at the 5th and the 10th floors.
 - The projected balconies somewhat cancel the potential benefits of the step backs.
 - There appears to be a lack of contextual response to different conditions of the streets surrounding the site, for example, Wellington as a mainstreet, Parkdalke as an major entry route with heavy traffic, and Hamilton as a residential street.
 - There is a lack of demonstration of built form relationship with the neighbouring properties, and the transition to the low-rise residential area.
 - The public realm at the corners of Wellington and Parkdale, as well as Wellington and Hamilton, appears to be crowded.
- The proposal represents a significant departure from the Community Design Plan and the Secondary Plan, which was developed through a very extensive process. The current policies support mid-rise buildings with a maximum height of 6 storeys. The current policies also allow for the development of a gateway feature at the intersection of Wellington and Parkdale up to 9 storeys subject to certain conditions. The proposed 12-storey massing is a high-rise. While the attempt to explore an alternative direction is absolutely legitimate and the process to do it (the OPA) is correct, the urban design analysis to support the proposed OPA must be thorough, inclusive, extensive as highlighted in the attached Terms of the Design Brief.
 - The urban design analysis must go beyond the site and its immediate surroundings. Depending on the proposed OPA, it may have to include the entire West Wellington Secondary Plan area. As a minimum, it will have to include the entire Parkdale Park section identified in the Secondary Plan.
 - The urban design analysis should not only discuss built form and public realm options for the site itself but also for the broader study area. The Secondary Plan currently does not have policies for high-rise buildings because it does not support high-rise development. When exploring possibilities of developing a high-rise building in the area, questions with respect to what might be the appropriate form for a high-rise building in this area must also be discussed. For example, is a bar building with large floor plate appropriate?
 - The urban design analysis must also include a thorough study of the public realm. For example, the Secondary Plan envisions an intimate public realm in the context of mid-rise buildings. The urban design

analysis must examine the scale and size of public realm in the context of the proposed high-rise.

- It is important to take note that the Secondary Plan sets limit for the building base at 2-3 storeys. The intent of this limit is to allow for a new building to respond to the low-rise buildings currently exist along Wellington Street. New buildings completed in recent years along Wellington have been following this direction.
 - Please explore what does it mean to be a landmark building at this location.
 - Please explore how some aspects of the heritage building at Wellington and Hamilton may inspire and may be incorporated into the design of the new building.
 - Please be mindful of the hydro lines along Wellington Street and their impacts on the new development.
 - Please be mindful of the development potential of the church property south of the public lane.
 - A shadow study and a preliminary wind study are required.
- The subject property is within a Design Priority Area. A visit to the UDRP for formal review is required.

Forestry Comments (Mark Richardson*)

**Did not attend meeting but provided the following comments:*

- A Tree Conservation Report (TCR) must be supplied for review along with the suite of other plans/reports required by the City; an approved TCR is a requirement of Site Plan or Plan of Subdivision approval.
- Any removal of privately-owned trees 10cm or larger in diameter requires a tree permit issued under the Urban Tree Conservation Bylaw; the permit is based on the approved TCR
- Any removal of City-owned trees will require the permission of Forestry Services who will also review the submitted TCR – please identify all city-owned trees
- The TCR must list all trees on site by species, diameter and health condition
- The TCR must list all trees on adjacent sites if they have a critical root zone that extends onto the development site

- If trees are to be removed, the TCR must clearly show where they are, and document the reason they cannot be retained
- The City encourages the retention of healthy trees; if possible, please seek opportunities for retention of trees that will contribute to the design/function of the site.
- Please ensure newly planted trees have an adequate soil volume for their size at maturity. Here are the recommended soil volumes:

Tree Type/Size	Single Tree Soil Volume (m3)	Multiple Tree Soil Volume (m3/tree)
Ornamental	15	9
Columnar	15	9
Small	20	12
Medium	25	15
Large	30	18
Conifer	25	15

- For more information on the process or help with tree retention options, contact Mark Richardson mark.richardson@ottawa.ca

Environmental Planner Comments (Sami Rehman*)

**Did not attend meeting but provided the following comments:*

- I've reviewed the subject property and have no environmental concerns.
- I encourage the proponent to seek opportunities to incorporate locally appropriate native vegetation (trees, shrubs and plants) to contribute to the urban tree canopy. These can also be used to help reduce the urban heat island effect and increase the proposed development's energy efficiency (OP section 4.9, Energy Conservation Through Design).

Hintonburg Community Association Representative Comments (Jay Baltz)

- Height
 - The secondary plan for all of West Wellington specifies 6 storey maximum with possibility of 9 storeys at specific sites (including corner lot at Wellington and Parkdale, but not the other lots to the west). See 11.3.1.(2) and 11.3.3 (2) in WW secondary plan. There is no clear justification for 12 storeys.

- For Traditional Mainstreet designations in the Official Plan (3.6.3 (11)) it states that “This Plan supports mid-rise building heights on Traditional Mainstreets, but secondary plans may identify circumstances where different building heights may be permitted.” The West Wellington secondary plan does not identify any locations where heights could exceed 9 storeys, and generally mandates 6 storeys (the one exception is a density transfer at the site of Bethany Hope Centre, a part IV designated heritage building, where 13 storeys was permitted to the rear on the very deep lot, not neat the TM frontage).
- There does not seem to be a justification at this specific site for a high-rise, which would be different from what is permitted in TMs in general and the rest of this TM.
- Sidewalks and plazas
 - The secondary plan specifically mandates that the corners of Parkdale and Wellington must have “pedestrian-oriented, publicly accessible spaces to animate, attract and retain people. Small plazas, wider sidewalks, and/or patios shall be incorporated into the site design of new proposals” (11.3.3 (5)). The WWCDP itself states “A3b. New developments at all corners of the Parkdale-Wellington and Holland-Wellington intersections shall set back ground-level facades of buildings from the mainstreet property line to provide more public or quasi-public space at these busy corners.” This proposal shows zero setback on Wellington and only 1.5 m on Parkdale. While there may be small open areas in the sight triangles at the corner, it is not clear that this policy direction has been satisfied. More animation at the corner and along Wellington is needed.
- Architecture/visual features
 - The secondary plan mandates that “Architectural and other visual features shall be introduced in new developments that mark arrival at the Parkdale and Holland Avenue gateways to the Wellington Street West community.” (11.3.3 (6)). While this is a massing concept, the units are already laid out on the plans for each floor, which would seem to preclude a design other than a slab, which is not a desirable built form at a gateway.
 - In addition, continuing the 12-storey height for an entire block is not compatible with a gateway design specifically marking the corner of Parkdale and Wellington.

- Articulation
 - The WW Secondary plan stipulates that “proponents shall demonstrate how the key elements of scale and detail from the traditional one (1) to three (3) storey buildings and the narrow lot sizes of the Wellington West corridor have been incorporated into the building design” (11.3.1 (4)). This proposal is a flat façade that extends an entire block (in the concept design, even where the small setback occurs at 4 storeys, the balconies still project to the lot line and could read as a straight façade up to the 11th storey). Furthermore, it should be broken up to match the rhythm of the main street, which is predominantly narrow stoefronts.

- Base and tower
 - Flat facades up to 9 storeys would overwhelm the street. In the concept plan, there is minimal setback at 4 storeys (1.5m). The Secondary plan requires that “New buildings over four (4) storeys within the Traditional Mainstreet and Mixed-Use Centre areas shall incorporate architectural articulation and details to form a two (2) to three (3) storey base.” This proposal fails to provide the setback to create a substantial base at 2-3 storey. The secondary plan mandates this (11.3.1 (3)). Furthermore, a high-rise, as proposed, would have to follow the high-rise policies and be of a podium and base design, rather than a slab design.

- Traffic
 - There will be traffic issues entering of exiting on Parkdale, but this is true of any development on that street. However, there appear to be plans to direct traffic onto Hamilton, which has no signalized intersections and will not accommodate increased traffic. This will have to be addressed in a traffic study. We would like to see traffic exiting onto Hamilton be directed only towards Wellington.

- Church building
 - As was raised in the preconsultation, it would be a positive feature to incorporate the church marquee in a new development. The building is the former Elmdale Theatre, which was built in 1947 (closed as theatre in 1994). Photos can be found here: <http://cinematreasures.org/theaters/25794>. Alain Miguelez would also no doubt be a source of information (<https://www.penumbrapress.com/book.php?id=250>).

- Conclusion
 - A building at this site should:
 - be 9 storeys at the corner and 6 storeys towards Hamilton

- provide quasi-public space (plaza, patio etc.) and wider sidewalks at the corner to enhance the pedestrian realm and safety
- exhibit architectural excellence to form a gateway; a slab is not desirable
- be articulated particularly at grade to be compatible with the pre-war rhythm of the traditional mainstreet
- Have a clear base at 2-3 storeys and a substantial setback above that to be compatible with the heights on the existing mainstreet
- provide a plan to reduce the impact of traffic to and from Hamilton
- preserve and incorporate the original façade of the Elmdale theatre.

Next Steps

- Refine the proposal to address issues raised through the pre-consultation.
- Staff are happy to set up another meeting to discuss an alternate option.

Alison Gosling

From: Alison Gosling
Sent: June 22, 2021 2:29 PM
To: Jamie Batchelor
Subject: 20-1188 1186-1194 Wellington Street West

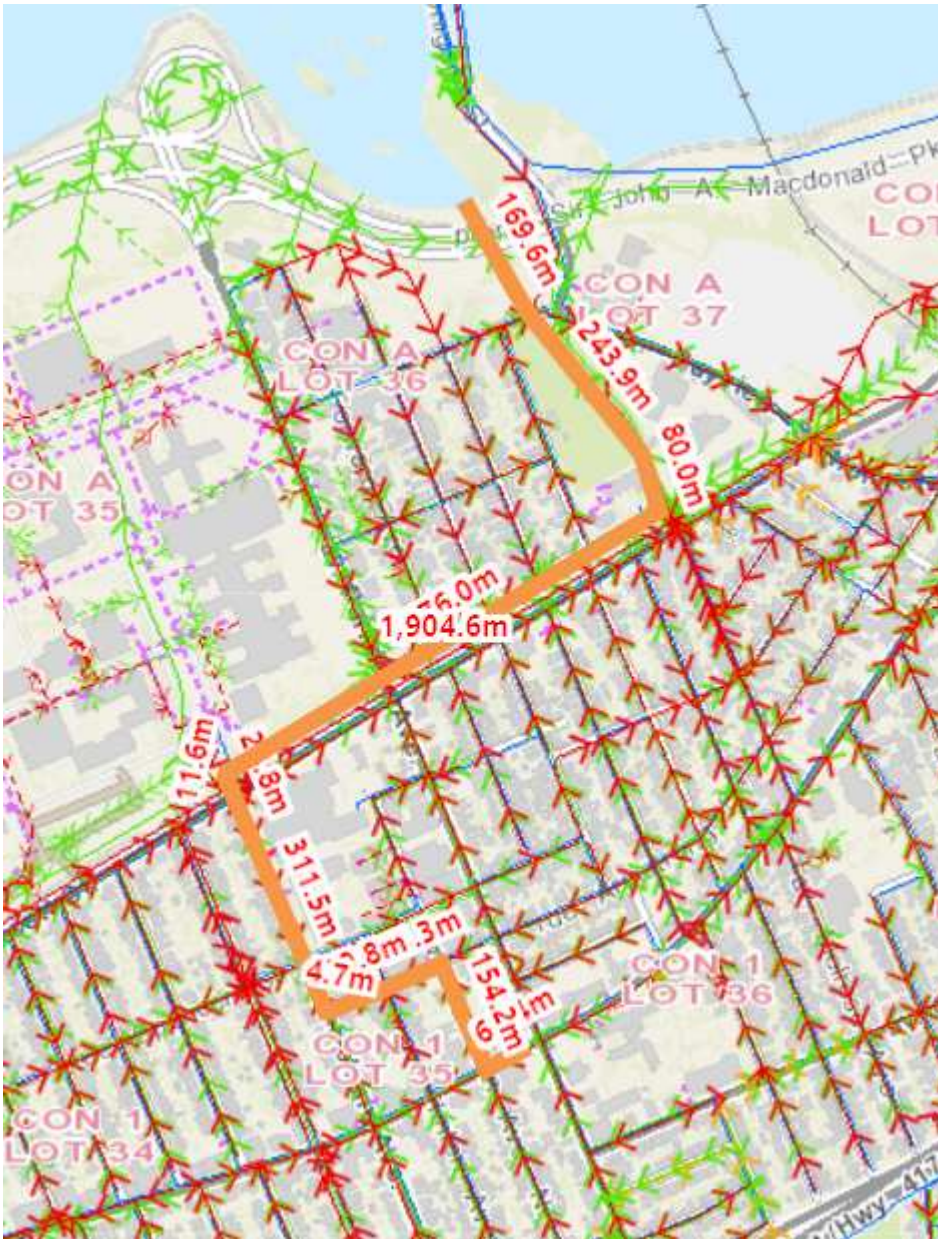
Good afternoon Jamie,

Hope you are well.

We wanted to touch base with you regarding a development at 1186-1194 Wellington Street West.

An asphalt parking lot and two buildings currently exist within the subject site. The development involves the construction of a 18-storey residential building with ground level commercial and access to underground parking. The building will span across all three subject sites. The development proposes to outlet to the existing storm sewer within either Wellington Street West or Hamilton Avenue. The existing storm sewer travels approximately **1.9 km** to an outlet into the Ottawa River.

It is anticipated that stormwater quality controls are not required as the development proposes to convert an existing parking lot into a residential building. Can you please confirm?



Thank you,

Alison Gosling, P.Eng.
Junior Project Manager

DSEL

david schaeffer engineering ltd.

120 Iber Road, Unit 103
Stittsville, ON K2S 1E9

cell: (343) 542-9218

email: agosling@dsel.ca

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Please note that I will be working remotely given the current circumstances. Please send me an email should you wish to discuss over the phone and I will return your call as soon as possible.

APPENDIX B

Water Supply

City of Ottawa Watermain Pressure Zone Mapping

RESERVOIRS/TREATMENT PLANT & P.S.

IFICATION PLANT & P.S. & RES.

ON HEIGHTS P.S. & RES.

S. & RES.

FLEET STREET P.S.

SUBJECT SITE

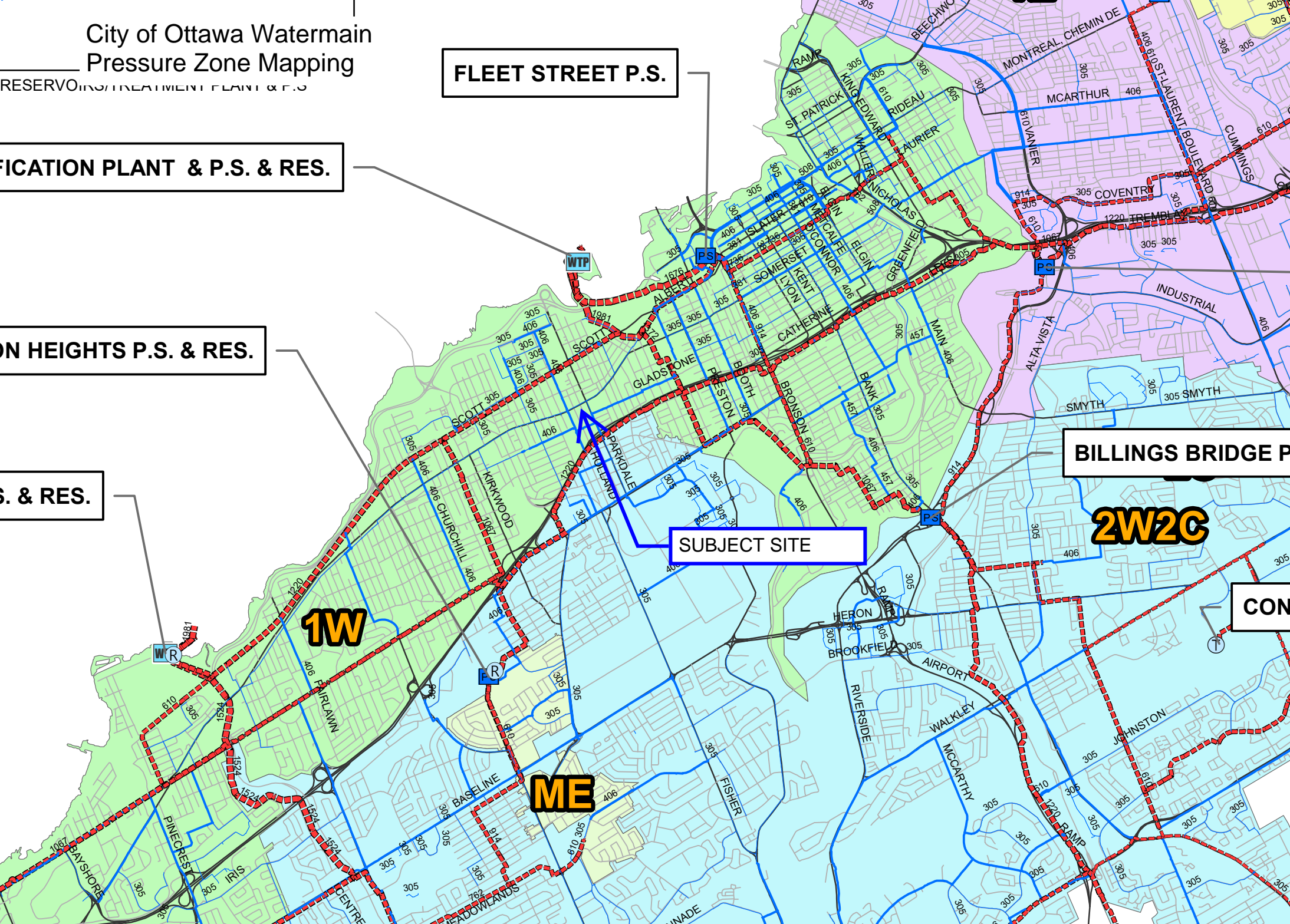
BILLINGS BRIDGE P

2W2C

1W

ME

CON



Water Demand Design Flows per Unit Count
City of Ottawa - Water Distribution Guidelines, July 2010



Domestic Demand

Type of Housing	Per / Unit	Units	Pop
Single Family	3.4	-	0
Semi-detached	2.7	-	0
Townhouse	2.7	-	0
Apartment			0
Bachelor	1.4	-	0
1 Bedroom	1.4	-	0
2 Bedroom	2.1	-	0
3 Bedroom	3.1	-	0
Average	1.8	240	432

	Pop	Avg. Daily		Max Day		Peak Hour	
		m ³ /d	L/min	m ³ /d	L/min	m ³ /d	L/min
Total Domestic Demand	432	121.0	84.0	362.9	252.0	544.3	378.0

Institutional / Commercial / Industrial Demand

Property Type	Unit Rate	Units	Avg. Daily		Max Day		Peak Hour	
			m ³ /d	L/min	m ³ /d	L/min	m ³ /d	L/min
Commercial floor space	2.5 L/m ² /d	1,330	3.33	2.3	5.0	3.5	9.0	6.2
Office	75 L/9.3m ² /d		0.00	0.0	0.0	0.0	0.0	0.0
Restaurant*	125 L/seat/d	-	0.00	0.0	0.0	0.0	0.0	0.0
Industrial - Light	35,000 L/gross ha/d	-	0.00	0.0	0.0	0.0	0.0	0.0
Industrial - Heavy	55,000 L/gross ha/d	-	0.00	0.0	0.0	0.0	0.0	0.0
Total I/CI Demand			3.3	2.3	5.0	3.5	9.0	6.2
Total Demand			124.3	86.3	367.9	255.5	553.3	384.2

* Estimated number of seats at 1 seat per 9.3m²

Fire Flow Estimation per Fire Underwriters Survey

Water Supply For Public Fire Protection - 1999



Fire Flow Required

1. Base Requirement

$$F = 220C\sqrt{A}$$

L/min Where **F** is the fire flow, **C** is the Type of construction and **A** is the Total floor area

Type of Construction:

Fire-Resistive Construction

*Modified fire resistive per ISTB-2018-02 (non-combustible construction, sprinkler system).

C 0.6 Type of Construction Coefficient per FUS Part II, Section 1
A 14821.0 m² Total floor area based on FUS Part II section 1

Fire Flow	16069.9 L/min
	16000.0 L/min rounded to the nearest 1,000 L/min

Adjustments

2. Reduction for Occupancy Type

Non-Combustible -25%

Fire Flow	12000.0 L/min
------------------	----------------------

3. Reduction for Sprinkler Protection

Sprinklered - Supervised -50%

Reduction	-6000 L/min
------------------	--------------------

4. Increase for Separation Distance

Cons. of Exposed Wall	S.D	Lw	Ha	LH	EC	
N Non-Combustible	20.1m-30m	15		2	30	8%
S Non-Combustible	10.1m-20m	25		4	100	15%
E Non-Combustible	20.1m-30m	27		5	135	10%
W Non-Combustible	20.1m-30m	26		1	26	8%
	% Increase					41% value not to exceed 75%

Increase	4920.0 L/min
-----------------	---------------------

Lw = Length of the Exposed Wall

Ha = number of storeys of the adjacent structure. Max 5 stories

LH = Length-height factor of exposed wall. Value rounded up.

EC = Exposure Charge

Total Fire Flow

Fire Flow	10920.0 L/min	fire flow not to exceed 45,000 L/min nor be less than 2,000 L/min per FUS Section 1
	11000.0 L/min	rounded to the nearest 1,000 L/min

Notes:

-Type of construction, Occupancy Type and Sprinkler Protection information provided [Dialog](#)

-Calculations based on Fire Underwriters Survey - Part II

Boundary Conditions Unit Conversion

Wellington

Grnd Elev 65.4

	m H₂O	PSI	kPa
Avg. Day	114.5	69.9	481.7
Peak Hour	108	60.6	417.9
Max Day + FF	109.5	62.7	432.6

Hamilton

Grnd Elev 65.5

	m H₂O	PSI	kPa
Avg. Day	114.5	69.7	480.7
Peak Hour	108	60.5	416.9
Max Day + FF	106.7	58.6	404.2

Parkdale

Grnd Elev 65.35

	m H₂O	PSI	kPa
Avg. Day	114.5	69.9	482.2
Peak Hour	108	60.7	418.4
Max Day + FF	109.5	62.8	433.1

Alison Gosling

From: Wessel, Shawn <shawn.wessel@ottawa.ca>
Sent: June 9, 2021 9:57 AM
To: Alison Gosling
Subject: RE: 1186-1194 Wellington St W - Boundary condition request
Attachments: 1186-1194 Wellington St June 2021.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning Alison.

Further to your request, please find water boundary conditions, below:

The following are boundary conditions, HGL, for hydraulic analysis at (zone 1W) assumed to be connected to the 305 mm on Wellington Street and the 203 mm on Hamilton Avenue OR the 305 mm on Parkdale Ave alternative connection (see attached PDF for location).

	305 mm on Wellington	203 mm on Hamilton	305 mm on Parkdale (Alternative)
Minimum HGL (m)	108.0	108.0	108.0
Maximum HGL (m)	114.5	114.5	114.5
Max Day + Fire Flow (183 L/s) (m)	109.5	106.7	109.5

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.

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

Thank you

Regards,

Shawn Wessel, A.Sc.T.,rcji
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, Infrastructure and Economic Development Department | Direction générale de la planification
de l’infrastructure et du développement économique
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

 Please consider the environment before printing this email

*****Please also note that, while my work hours may be affected by the current situation and am working from home, I still have access to email, video conferencing and telephone. Feel free to schedule video conferences and/or telephone calls, as necessary.*****

From: Alison Gosling <AGosling@dsel.ca>
Sent: June 09, 2021 9:19 AM
To: Wessel, Shawn <shawn.wessel@ottawa.ca>
Subject: RE: 1186-1194 Wellington St W - Boundary condition request

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Hi Shawn,

Just checking in on this request. Is it being processed by the water department?

Thank you,

Alison Gosling, P.Eng.

Junior Project Manager

DSEL

david schaeffer engineering ltd.

120 Iber Road, Unit 103
Stittsville, ON K2S 1E9

cell: (343) 542-9218

email: agosling@dse.ca

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Please note that I will be working remotely given the current circumstances. Please send me an email should you wish to discuss over the phone and I will return your call as soon as possible.

From: Alison Gosling
Sent: June 2, 2021 4:21 PM
To: 'Wessel, Shawn' <shawn.wessel@ottawa.ca>
Subject: 1186-1194 Wellington St W - Boundary condition request

Good afternoon Shawn,

We would like to request water boundary conditions for Wellington St W, Hamilton Ave, and Parkdale Ave using the following proposed development demands:

1. Location of Service / Street Number: 1186-1194 Wellington St W
2. Type of development and the amount of fire flow required for the proposed development:
 - The proposed development is mixed use residential/commercial. The full build-out proposes 240 residential units and approximately 1,330 m² of commercial/amenity space.
 - It is anticipated that the development will have a dual connection to the existing 203 mm diameter watermain within Hamilton Avenue and the 305 mm diameter watermain within Wellington St W, as shown by the attached map. At this time the water entry location has not been confirmed therefore, pressures within the 305 mm diameter Parkdale Ave watermain are also requested for comparison.
 - City of Ottawa Technical Bulletin ISTB-2018-02 has been used to calculate an estimated fire demand of 11,000 L/min for the development. Refer to detailed calculations (attached) for further information.
- 3.

	L/min	L/s
Avg. Daily	86.3	1.44
Max Day	255.5	4.26
Peak Hour	384.2	6.40

If you have any questions, please feel free to contact me.

Thank you,

Alison Gosling, P.Eng.
Junior Project Manager

DSEL

david schaeffer engineering ltd.

120 Iber Road, Unit 103
Stittsville, ON K2S 1E9

cell: (343) 542-9218

email: agosling@dse.ca

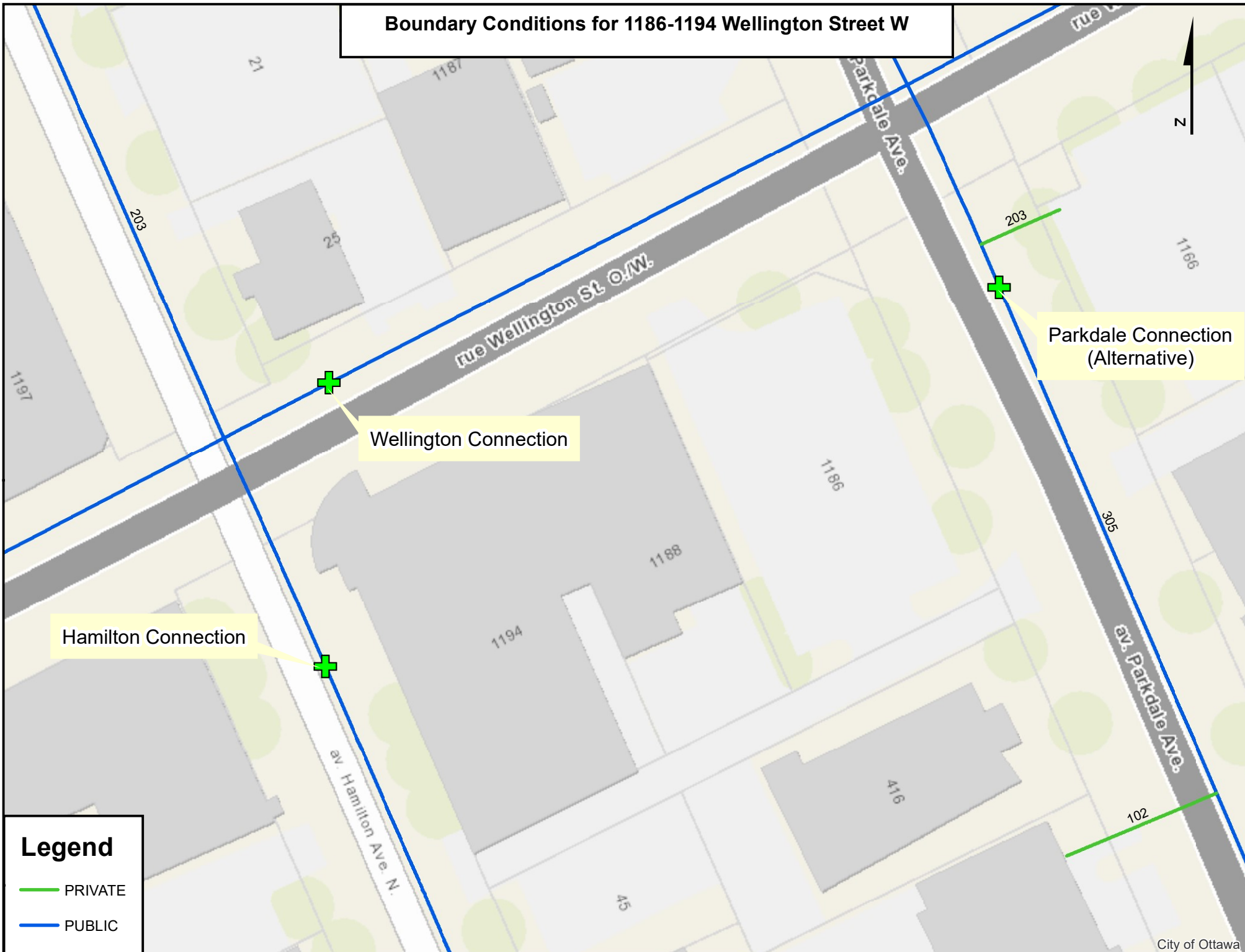
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Boundary Conditions for 1186-1194 Wellington Street W



Hamilton Connection

Wellington Connection

Parkdale Connection (Alternative)

Legend

- PRIVATE
- PUBLIC

APPENDIX C

Wastewater Collection

Wastewater Design Flows per Unit Count
City of Ottawa Sewer Design Guidelines, 2004



Site Area 0.25 ha

Extraneous Flow Allowances

Infiltration / Inflow (Dry)	0.01 L/s
Infiltration / Inflow (Wet)	0.07 L/s
Infiltration / Inflow (Total)	0.08 L/s

Domestic Contributions

Unit Type	Unit Rate	Units	Pop
Single Family	3.4		0
Semi-detached and duplex	2.7		0
Townhouse	2.7		0
Stacked Townhouse	2.3		0
Apartment			
Bachelor	1.4		0
1 Bedroom	1.4		0
2 Bedroom	2.1		0
3 Bedroom	3.1		0
Average	1.8	240	432

Total Pop **432**

Average Domestic Flow **1.75 L/s**

Peaking Factor **3.40**

Peak Domestic Flow **5.96 L/s**

Institutional / Commercial / Industrial Contributions

Property Type	Unit Rate	No. of Units	Avg Wastewater (L/s)
Commercial floor space	2.5 L/m ² /d	1,330	0.92

Average I/C/I Flow **0.92**

Peak Institutional / Commercial Flow 0.92

Peak Industrial Flow** 0.00

Peak I/C/I Flow **0.92**

Total Estimated Average Dry Weather Flow Rate	2.69 L/s
Total Estimated Peak Dry Weather Flow Rate	6.89 L/s
Total Estimated Peak Wet Weather Flow Rate	6.96 L/s

SANITARY SEWER CALCULATION SHEET - Hamilton Wellington Street West

PROJECT: **Welldale Limited Partnership**
 LOCATION: **1186-1194 Wellington Street W**
 FILE REF: **20-1188**
 DATE: **23-Jun-21**

DESIGN PARAMETERS

Avg. Daily Flow Res. 280 L/p/d
 Avg. Daily Flow Commr 28,000 L/ha/d
 Avg. Daily Flow Instit. 28,000 L/ha/d
 Avg. Daily Flow Indust. 35,000 L/ha/d

Peak Fact Res. Per Harmons: Min = 2.0, Max =4.0
 Peak Fact. Comm. 1.5
 Peak Fact. Instit. 1.5
 Peak Fact. Indust. per MOE graph

Infiltration / Inflow 0.33 L/s/ha
 Min. Pipe Velocity 0.60 m/s full flowing
 Max. Pipe Velocity 3.00 m/s full flowing
 Mannings N 0.013



Area ID	Location		Residential Area and Population										Commercial			Institutional		Industrial		Q _{C+H} (L/s)	Infiltration			Total Flow (L/s)	DIA (mm)	Slope (%)	Length (m)	Pipe Data				
	Up	Down	Area	Number of Units by type				Pop.	Cumulative	Peak.	Q _{res}	Area	Accu.	Area	Accu.	Area	Accu.	Total	Accu.		Infiltration	Total	A _{hydraulic}					R	Velocity	Q _{cap}	Q / Q full	
			(ha)	Singles	Semi's	Town's	Apt's	Area (ha)	Pop.	Fact. (-)	(L/s)	(ha)	Area (ha)	(ha)	Area (ha)	(ha)	Area (ha)	(L/s)	Area (ha)		Area (ha)	Flow (L/s)	Flow (L/s)					(m ²)	(m)	(m/s)	(L/s)	(-)
Area A	MH1	MH2						0.0	0.000	0.0	4.00	0.00		0.25	0.25		0.00		0.00	0.2	0.250	0.250	0.070	0.29	250	1.02	71.0	0.049	0.063	1.22	60.1	0.00
Area B	MH2	MH3	2.970	45	20	5	221.0	2.970	221.0	4.00	2.86		0.25		0.00		0.00	0.2	2.970	3.220	0.902	3.98	250	1.12	84.0	0.049	0.063	1.28	62.9	0.06		
Area C & AREA D	MH3	MH4	0.510				85	153.0	3.480	374.0	4.00	4.85	0.58	0.83		0.00	0.00	0.7	1.090	4.310	1.207	6.78	250	0.54	71.0	0.049	0.063	0.89	43.7	0.16		
AREA E & AREA F	MH4	MH5						0.0	3.480	374.0	4.00	4.85	0.35	1.18		0.00	0.00	1.0	0.350	4.660	1.305	7.18	300	1.50	62.0	0.071	0.075	1.68	118.4	0.06		

SANITARY SEWER CALCULATION SHEET - Parkdale Avenue

PROJECT: **Welldale Limited Partnership**
 LOCATION: **1186-1194 Wellington Street W**
 FILE REF: **20-1188**
 DATE: **23-Jun-21**

DESIGN PARAMETERS

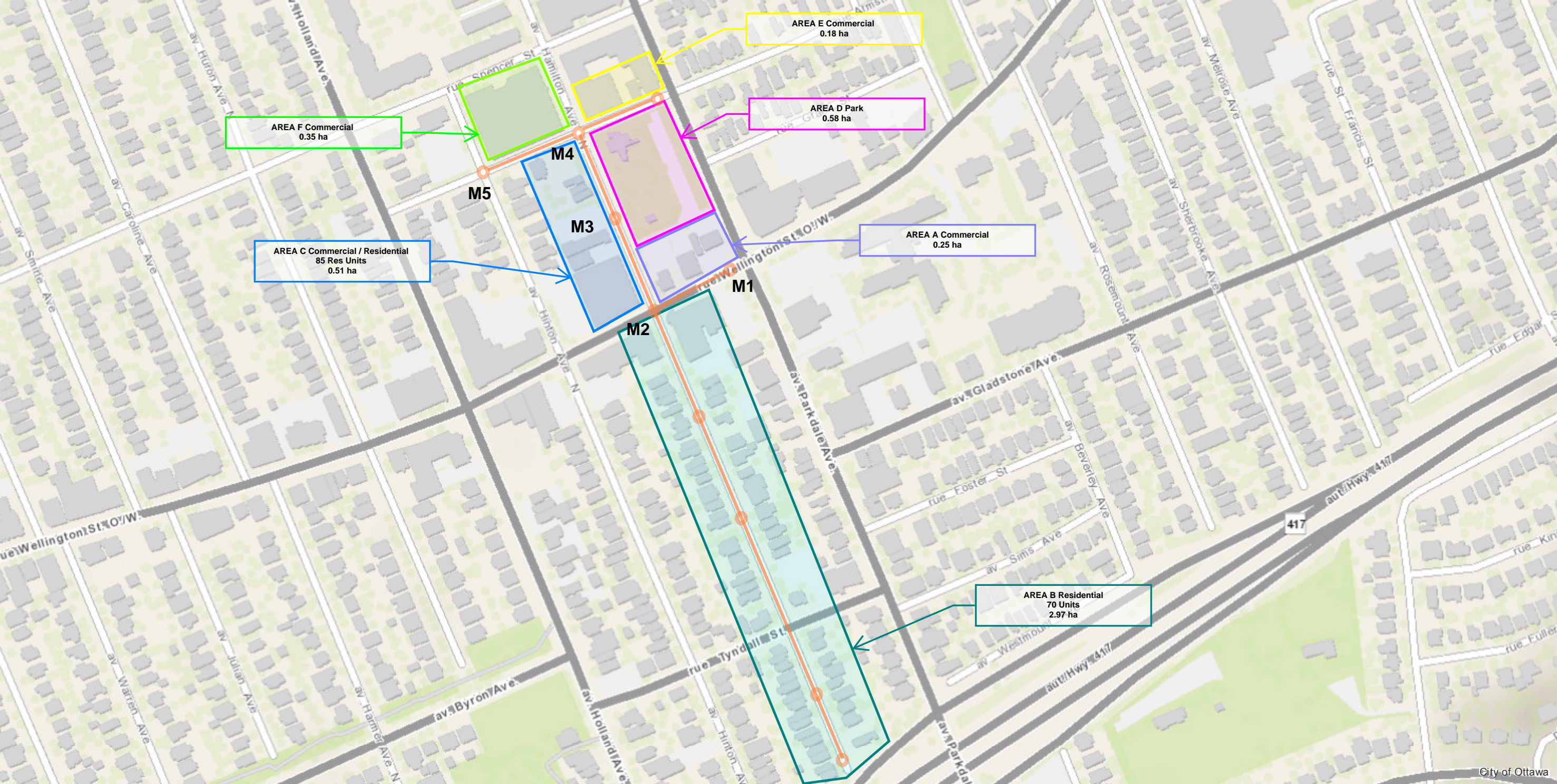
Avg. Daily Flow Res.	280 L/p/d	Peak Fact Res. Per Harmons: Min = 2.0, Max =4.0	Infiltration / Inflow	0.33 L/s/ha	
Avg. Daily Flow Comm	28,000 L/ha/d	Peak Fact. Comm.	1.5	Min. Pipe Velocity	0.60 m/s full flowing
Avg. Daily Flow Instit.	28,000 L/ha/d	Peak Fact. Instit.	1.5	Max. Pipe Velocity	3.00 m/s full flowing
Avg. Daily Flow Indust	35,000 L/ha/d	Peak Fact. Indust. per MOE graph		Mannings N	0.013



Area ID	Location		Residential Area and Population									Commercial			Institutional			Industrial			Infiltration				Pipe Data							
	Up	Down	Area	Number of Units				Pop.	Cumulative	Peak.	Q _{res}	Area	Accu.	Area	Accu.	Area	Accu.	Q _{C+H}	Total	Accu.	Infiltration	Total	DIA	Slope	Length	A _{hydraulic}	R	Velocity	Q _{cap}	Q / Q full		
			(ha)	Singles	Semi's	Town's	Apt's	Area (ha)	Pop.	Fact.	(L/s)	(ha)	(ha)	(ha)	(ha)	(ha)	(ha)	(L/s)	(ha)	(ha)	(L/s)	(L/s)	(mm)	(%)	(m)	(m ²)	(m)	(m/s)	(L/s)	(-)		
Area A	MH1	MH2	1.376	15		2	223	458.0	1.376	458.0	3.99	5.93		0.00	1.14	1.14		0.00	1.0	2.516	2.516	0.704	7.62	375	1.03	233.0	0.110	0.094	1.61	177.9	0.04	
Area B	MH3	MH2	0.550				258	464.0	1.926	922.0	3.82	11.42	0.22	0.22	2.48	3.62		0.00	3.3	3.250	5.766	1.614	16.37	375	0.70	228.0	0.110	0.094	1.32	146.3	0.11	
Area C	MH2	MH4	0.000					0.0	1.926	922.0	3.82	11.42	0.40	0.62		3.62		0.00	3.7	0.400	6.166	1.726	16.83	375	1.09	87.0	0.110	0.094	1.66	182.8	0.09	
Area D & AREA E	MH4	MH5	2.240	51			6	184.0	4.166	1106.0	3.77	13.52	0.06	0.68		3.62		0.00	3.7	2.300	8.466	2.370	19.62	375	1.80	62.0	0.110	0.094	2.13	235.0	0.08	
Area F	MH5	MH6	0.160	4				14.0	4.326	1120.0	3.77	13.68		0.68		3.62		0.00	3.7	0.160	8.626	2.415	19.82	600	1.80	78.0	0.283	0.150	2.91	822.9	0.02	

SANITARY ANALYSIS - Parkdale Avenue





AREA F Commercial
0.35 ha

AREA E Commercial
0.18 ha

AREA D Park
0.58 ha

AREA C Commercial / Residential
85 Res Units
0.51 ha

AREA A Commercial
0.25 ha

AREA B Residential
70 Units
2.97 ha

M5

M4

M3

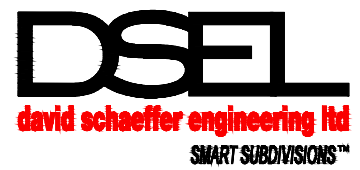
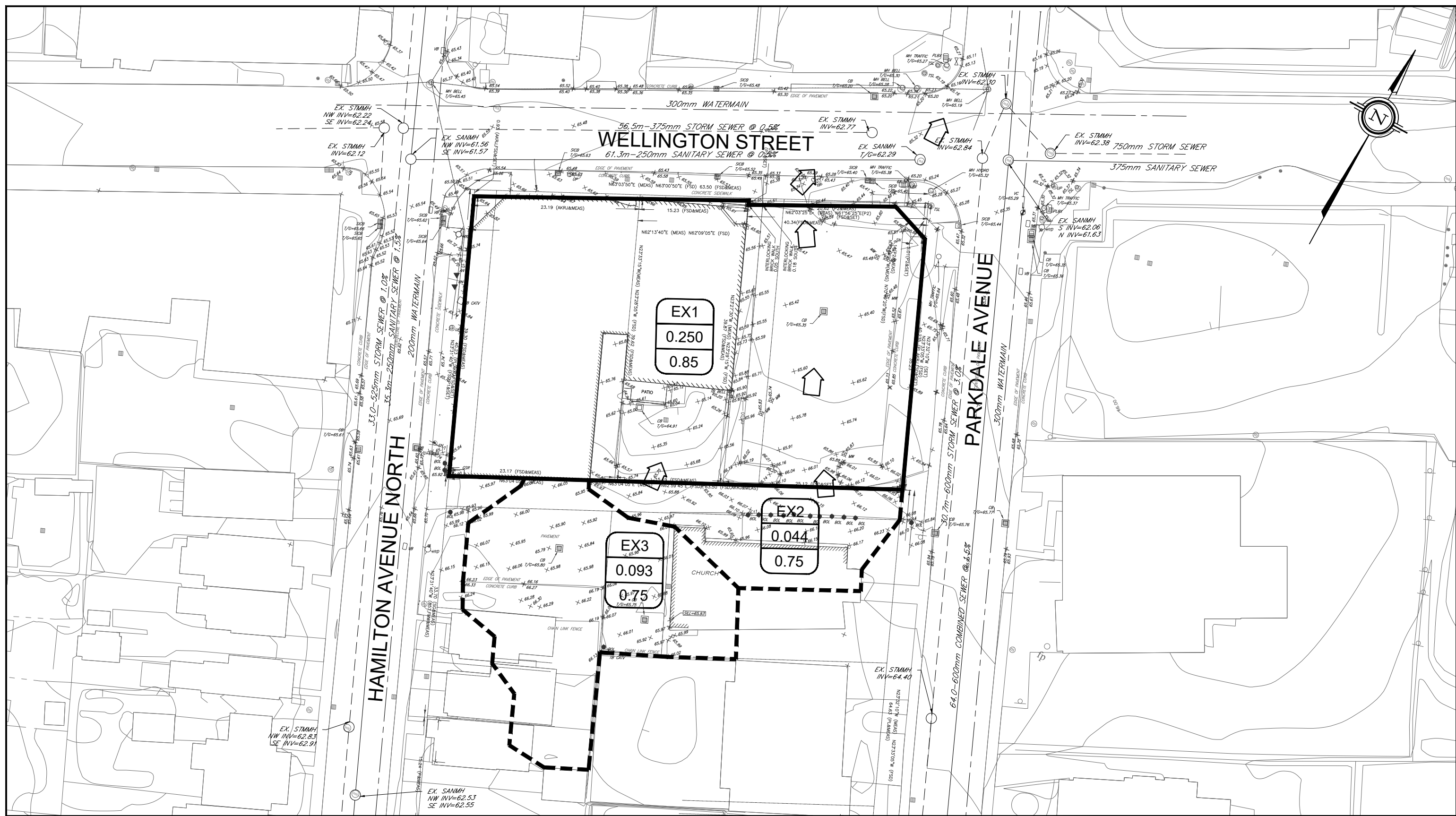
M2

M1

417

APPENDIX D

Stormwater Management



120 Iber Road, Unit 103
 Stittsville, ON K2S 1E9
 TEL: (613) 836-0856
 FAX: (613) 836-7183
 www.DSEL.ca

1186 WELLINGTON STREET EXISTING DRAINAGE

PROJECT No.:	20-1188
SCALE:	1:500
DATE:	JUNE 2021
FIGURE:	1

Estimated Peak Stormwater Flow Rate
City of Ottawa Sewer Design Guidelines, 2012



Existing Drainage Characteristics From Internal Site

ID	EX1
Area	0.250 ha
C	0.85 Rational Method runoff coefficient
L	39.5 m
Up Elev	66.1 m
Dn Elev	65.44 m
Slope	1.7 %
Tc	10.0 min

1) Time of Concentration per Federal Aviation Administration

$$t_c = \frac{1.8(1.1 - C)L^{0.5}}{S^{0.333}}$$

t_c , in minutes

C, rational method coefficient, (-)

L, length in ft

S, average watershed slope in %

Estimated Peak Flow - Internal

	2-year	5-year	100-year
i	76.8	104.2	178.6 mm/hr
Q	45.3	61.5	124.0 L/s

Note:

C value for the 100-year storm is increased by 25%, to a maximum of 1.0 per Ottawa Sewer Design Guidelines (5.4.5.2.1)

Estimated Peak Stormwater Flow Rate
City of Ottawa Sewer Design Guidelines, 2012



Existing Drainage Characteristics From External Site

ID	EX2,
Area	0.044 ha
C	0.75 Rational Method runoff coefficient
L	18 m
Up Elev	66.1 m
Dn Elev	66.01 m
Slope	0.5 %
Tc	10.0 min

1) Time of Concentration per Federal Aviation Administration

$$t_c = \frac{1.8(1.1 - C)L^{0.5}}{S^{0.333}}$$

t_c , in minutes

C, rational method coefficient, (-)

L, length in ft

S, average watershed slope in %

Estimated Peak Flow - External

	2-year	5-year	100-year
i	76.8	104.2	178.6 mm/hr
Q	7.0	9.6	20.5 L/s

Existing Major System Drainage Characteristics From External Site

ID	EX3
Area	0.093 ha
C	0.75 Rational Method runoff coefficient
L	36 m
Up Elev	66.75 m
Dn Elev	65.92 m
Slope	2.3 %
Tc	10.0 min

1) Time of Concentration per Federal Aviation Administration

$$t_c = \frac{1.8(1.1 - C)L^{0.5}}{S^{0.333}}$$

t_c , in minutes

C, rational method coefficient, (-)

L, length in ft

S, average watershed slope in %

Estimated Peak Flow

	2-year	5-year	100-year
i	76.8	104.2	178.6 mm/hr
Q	14.9	20.2	43.2 L/s

Estimated External Major System Flow (100 year flow - 5year flow)

Q 23.1 L/s

Note:

C value for the 100-year storm is increased by 25%, to a maximum of 1.0 per Ottawa Sewer Design Guidelines (5.4.5.2.1)

Stormwater - Proposed Development
City of Ottawa Sewer Design Guidelines, 2012



Target Flow Rate

Area	0.250 ha
C	0.50 Rational Method runoff coefficient
t_c	10.0 min
2-year	
i	76.8 mm/hr
Q	26.7 L/s

Estimated Post Development Peak Flow from Unattenuated Areas

Total Area	0.045 ha
C	0.90 Rational Method runoff coefficient

t _c (min)	5-year					100-year				
	i (mm/hr)	Q _{actual} (L/s)	Q _{release} (L/s)	Q _{stored} (L/s)	V _{stored} (m ³)	i (mm/hr)	Q _{actual} (L/s)	Q _{release} (L/s)	Q _{stored} (L/s)	V _{stored} (m ³)
10.0	104.2	11.7	11.7	0.0	0.0	178.6	22.3	22.3	0.0	0.0

Note:

C value for the 100-year storm is increased by 25%, to a maximum of 1.0 per Ottawa Sewer Design Guidelines (5.4.5.2.1)

Estimated Post Development Peak Flow from Attenuated Areas

Total Area	0.205 ha
C	0.90 Rational Method runoff coefficient

t _c (min)	5-year					100-year				
	i (mm/hr)	Q _{actual} (L/s)	Q _{release} (L/s)	Q _{stored} (L/s)	V _{stored} (m ³)	i (mm/hr)	Q _{actual} (L/s)	Q _{release} (L/s)	Q _{stored} (L/s)	V _{stored} (m ³)
10	104.2	53.4	2.3	51.1	30.7	178.6	101.7	4.3	97.3	58.4
15	83.6	42.8	2.3	40.5	36.5	142.9	81.4	4.3	77.0	69.3
20	70.3	36.0	2.3	33.7	40.5	120.0	68.3	4.3	64.0	76.7
25	60.9	31.2	2.3	28.9	43.4	103.8	59.1	4.3	54.8	82.2
30	53.9	27.6	2.3	25.3	45.6	91.9	52.3	4.3	48.0	86.3
35	48.5	24.9	2.3	22.6	47.4	82.6	47.0	4.3	42.7	89.6
40	44.2	22.6	2.3	20.3	48.8	75.1	42.8	4.3	38.4	92.3
45	40.6	20.8	2.3	18.5	50.0	69.1	39.3	4.3	35.0	94.4
50	37.7	19.3	2.3	17.0	51.0	64.0	36.4	4.3	32.1	96.2
55	35.1	18.0	2.3	15.7	51.8	59.6	34.0	4.3	29.6	97.7
60	32.9	16.9	2.3	14.6	52.5	55.9	31.8	4.3	27.5	98.9
65	31.0	15.9	2.3	13.6	53.0	52.6	30.0	4.3	25.6	100.0
70	29.4	15.1	2.3	12.7	53.5	49.8	28.4	4.3	24.0	100.8
75	27.9	14.3	2.3	12.0	53.9	47.3	26.9	4.3	22.6	101.5
80	26.6	13.6	2.3	11.3	54.3	45.0	25.6	4.3	21.3	102.1
85	25.4	13.0	2.3	10.7	54.5	43.0	24.5	4.3	20.1	102.6
90	24.3	12.4	2.3	10.1	54.7	41.1	23.4	4.3	19.1	102.9
95	23.3	11.9	2.3	9.6	54.9	39.4	22.5	4.3	18.1	103.2
100	22.4	11.5	2.3	9.2	55.0	37.9	21.6	4.3	17.2	103.4
105	21.6	11.1	2.3	8.7	55.1	36.5	20.8	4.3	16.4	103.5
110	20.8	10.7	2.3	8.4	55.2	35.2	20.0	4.3	15.7	103.6

Note:

C value for the 100-year storm is increased by 25%, to a maximum of 1.0 per Ottawa Sewer Design Guidelines (5.4.5.2.1)

5-year Q_{attenuated}	2.31 L/s	100-year Q_{attenuated}	4.35 L/s
5-year Max. Storage Required	55.2 m³	100-year Max. Storage Required	103.6 m³

Summary of Release Rates and Storage Volumes

Control Area	5-Year Release Rate (L/s)	5-Year Storage (m ³)	100-Year Release Rate (L/s)	100-Year Storage (m ³)
Unattenuated Areas	11.7	0.0	22.3	0.0
Attenuated Areas	2.3	55.2	4.35	103.6
Total	14.0	55.2	26.7	103.6

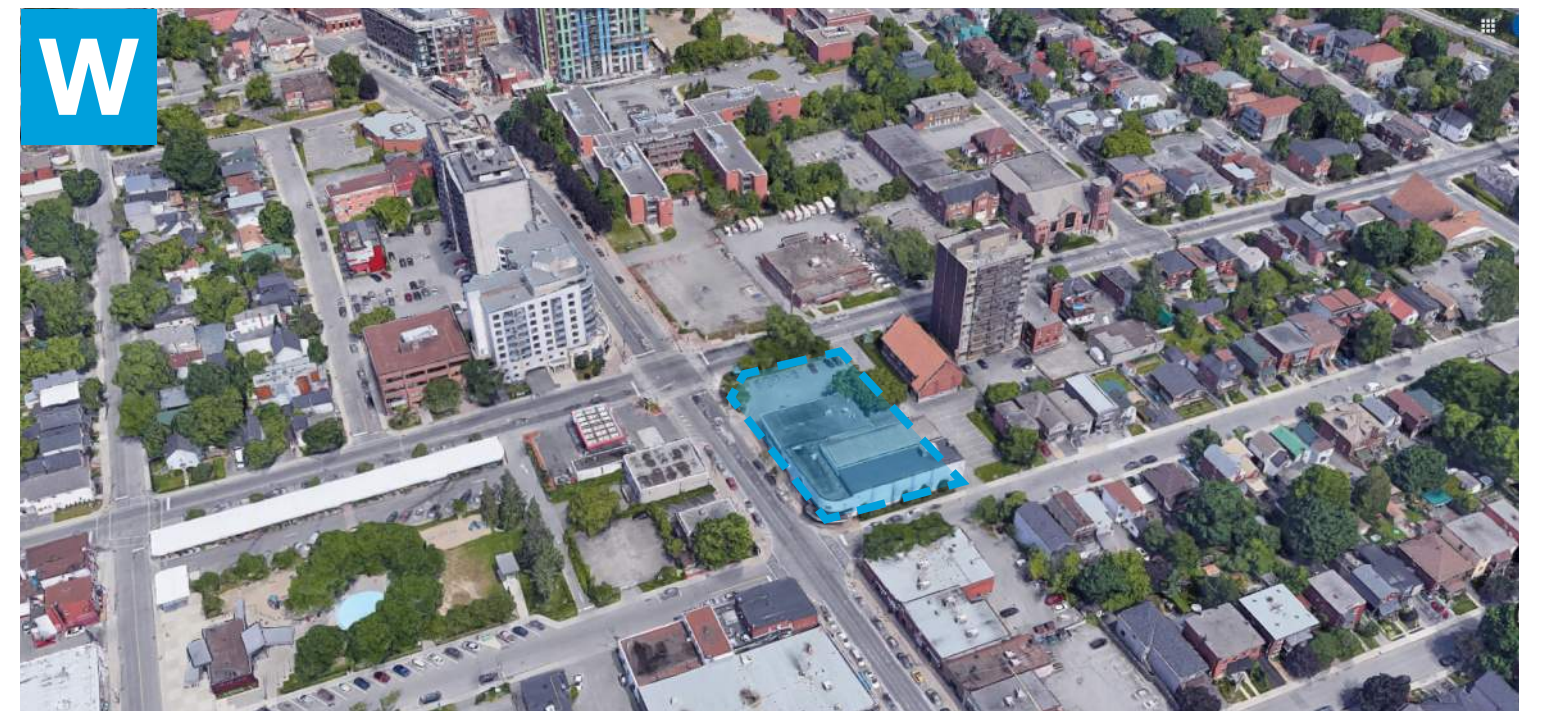
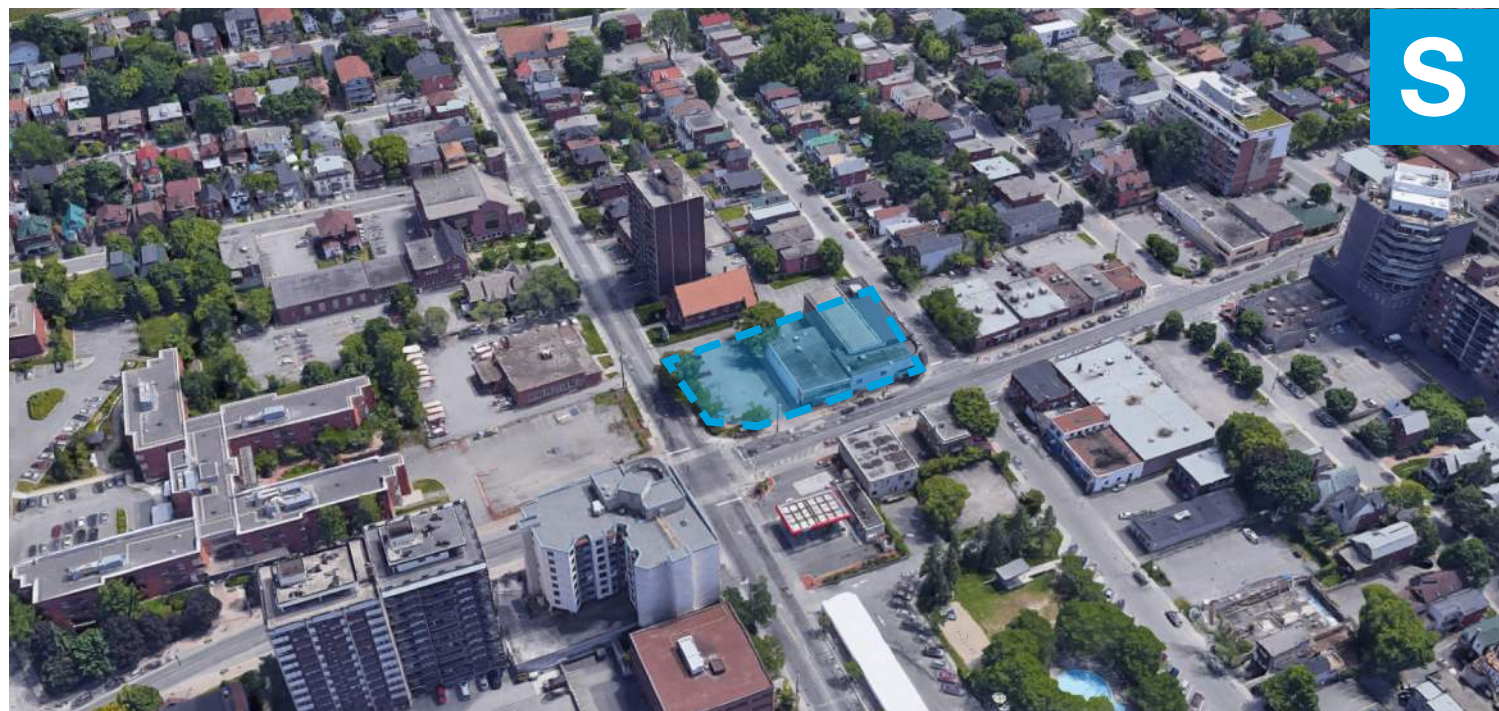
DRAWINGS / FIGURES

1186-1194 WELLINGTON ST W

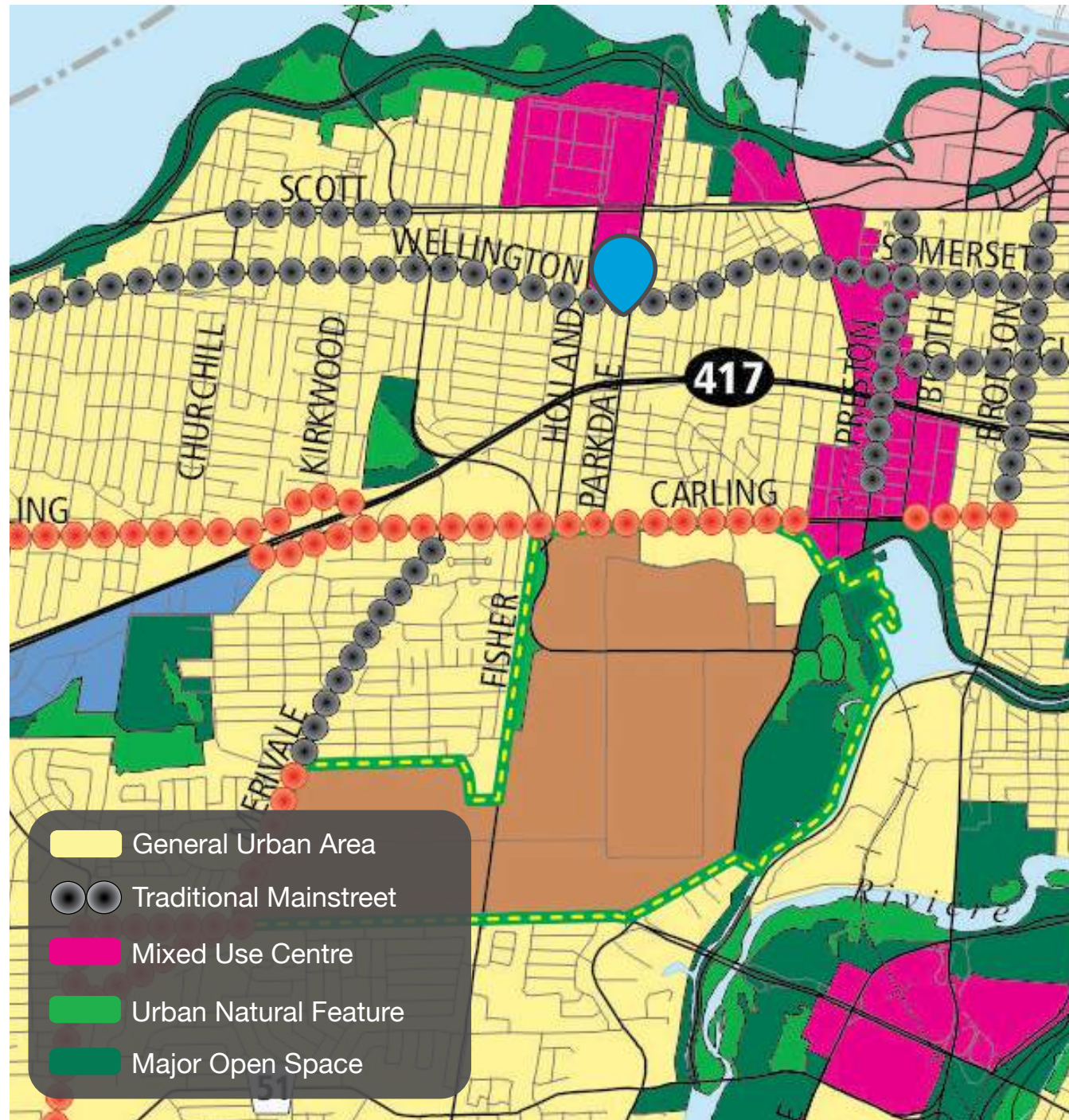
COMMUNITY CONSULTATION MEETING

JUNE 17 2021





Site Context

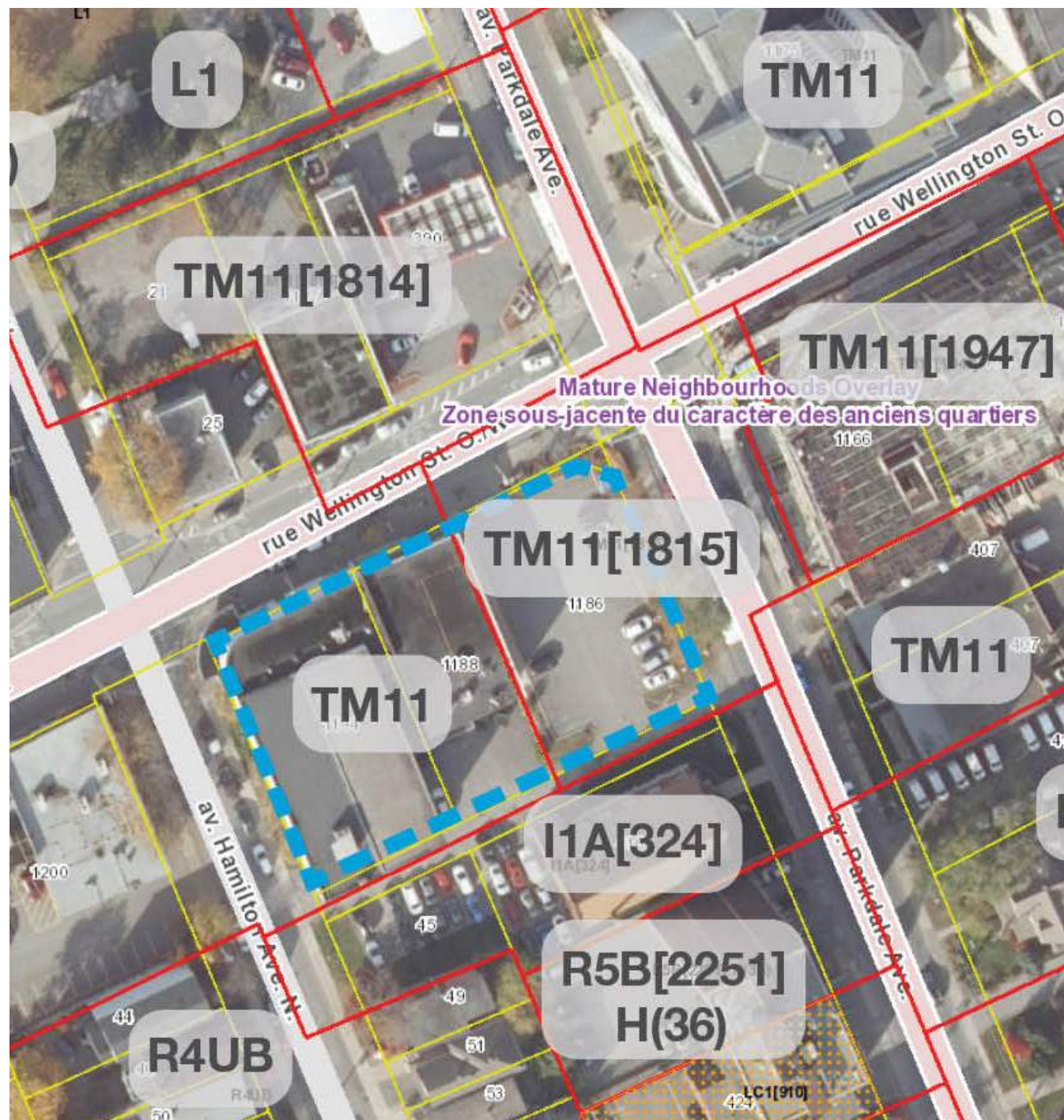


- Designated Traditional Mainstreet – planned as compact, mixed-use, pedestrian-oriented streets.
- Redevelopment and intensification are encouraged in a format that encloses and defines the street edge with active frontages.
- Generally supports mid-rise heights on Traditional Mainstreets, unless a Secondary Plan establishes different heights.
- Infill development must respect urban design and compatibility policies.
- Requests for greater building heights will be considered under specific criteria including proximity to transit priority or rapid transit, provision of a community benefit, urban design and compatibility, and a comprehensive review of impacts.



- Part of the Traditional Mainstreet designation within the Parkdale Park area
- Encourages a variety of commercial/entertainment uses with high and active presence of people at street level (e.g. retail, restaurant)
- Supports building heights up to 9 storeys at Parkdale Avenue intersection through a Zoning By-law Amendment where community benefits are provided (e.g. public open space, affordable housing, public art)
- Prioritize pedestrian space along Wellington where the right-of-way is limited
- An amendment to the Secondary Plan is proposed to permit the increased building height

Wellington Street West CDP & Secondary Plan



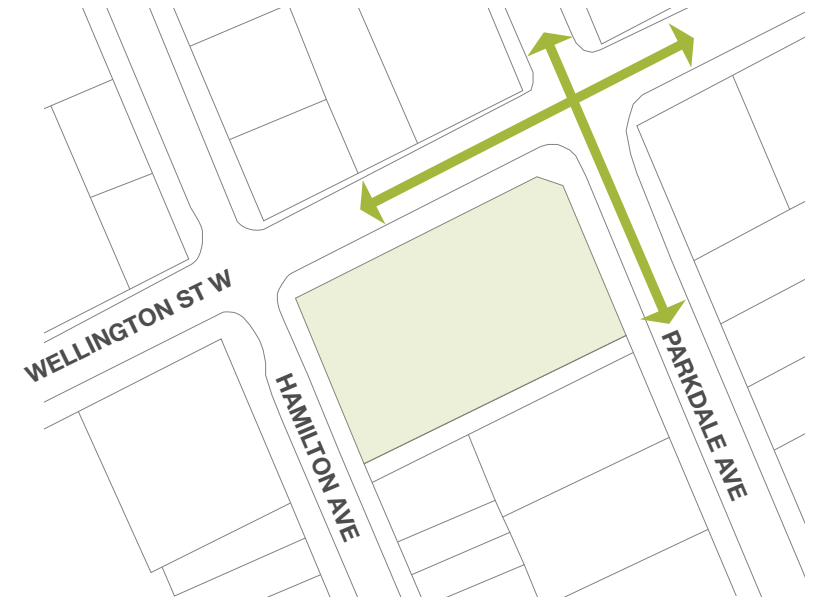
- The lands are zoned “Traditional Mainstreet, Subzone 11” with an Exception (1815) on the lands at the corner of Wellington and Parkdale which requires a minimum building height of 4 storeys/15 metres and a front yard setback of 3 metres
- The TM11 zone permits a wide range of uses, but requires active uses, such as retail stores, within six metres of the mainstreet frontage
- A Zoning By-law Amendment is proposed to permit an increased maximum building height and address other site-specific amendments.



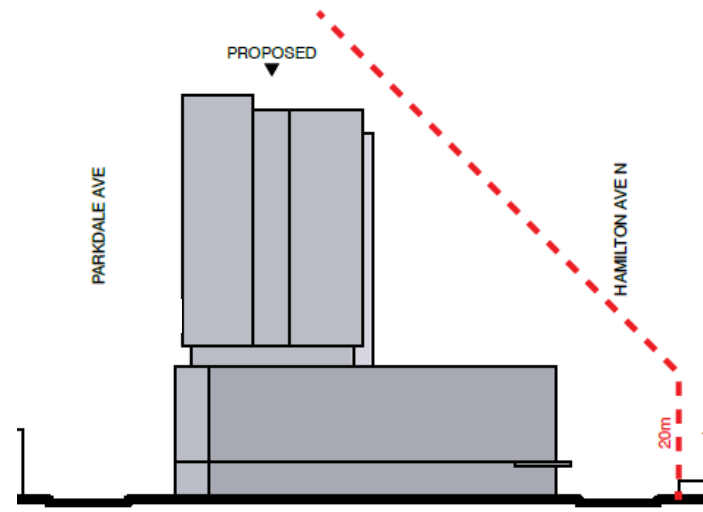
Lot Size



Public Lot Frontage



Prominent Intersection



Transition to Low-rise



Public Realm Improvements



Transit Connectivity

Why a High-rise at this Location?

Urban Design Guidelines for Traditional Mainstreets

Approved by Council in 2006, the guidelines are organized around seven elements of design, including streetscape, built form, pedestrians and cyclists, vehicles and parking, and landscape and environment. The following relevant guidelines speak to the proposed Zoning By-law Amendment proposal:

- / Provide/restore a minimum 2 metre wide concrete sidewalk and match approved streetscape design plans for the area
- / Use periodic breaks and variations in the streetwall to add visual interest and provide space for pedestrian activities;
- / Set back upper floors to achieve a human scale and light on the sidewalk;
- / Locate residential units above the level of vehicular traffic in a mixed-use building;
- / Locate mixed-use development by concentrating height and mass at nodes and gateways;
- / Highlight buildings on corner sites; and
- / Use green building technologies.

Urban Design Guidelines for High-Rise Buildings

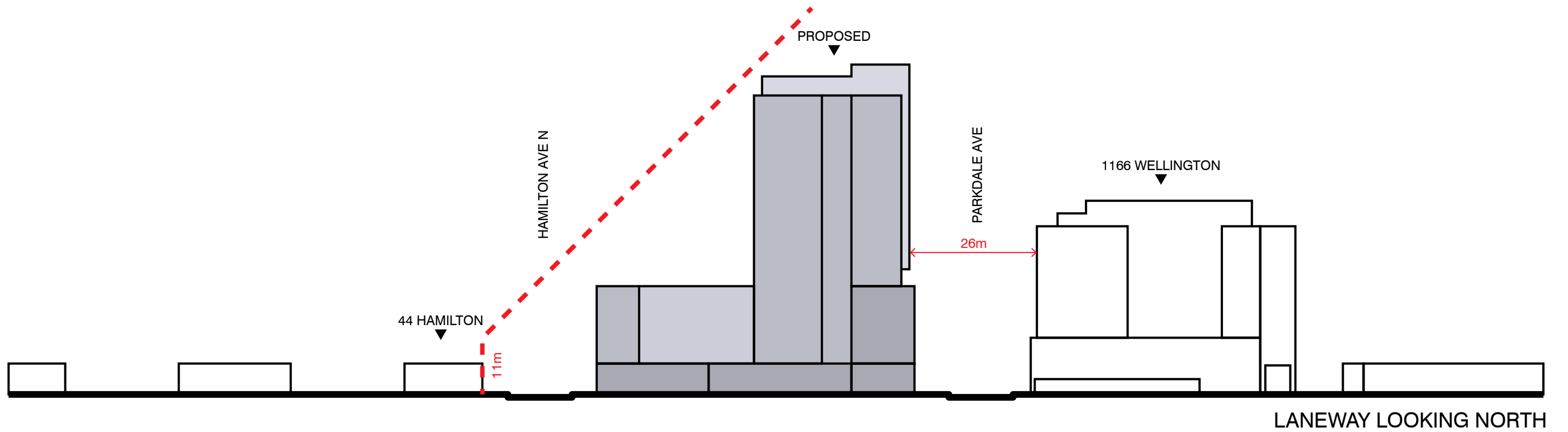
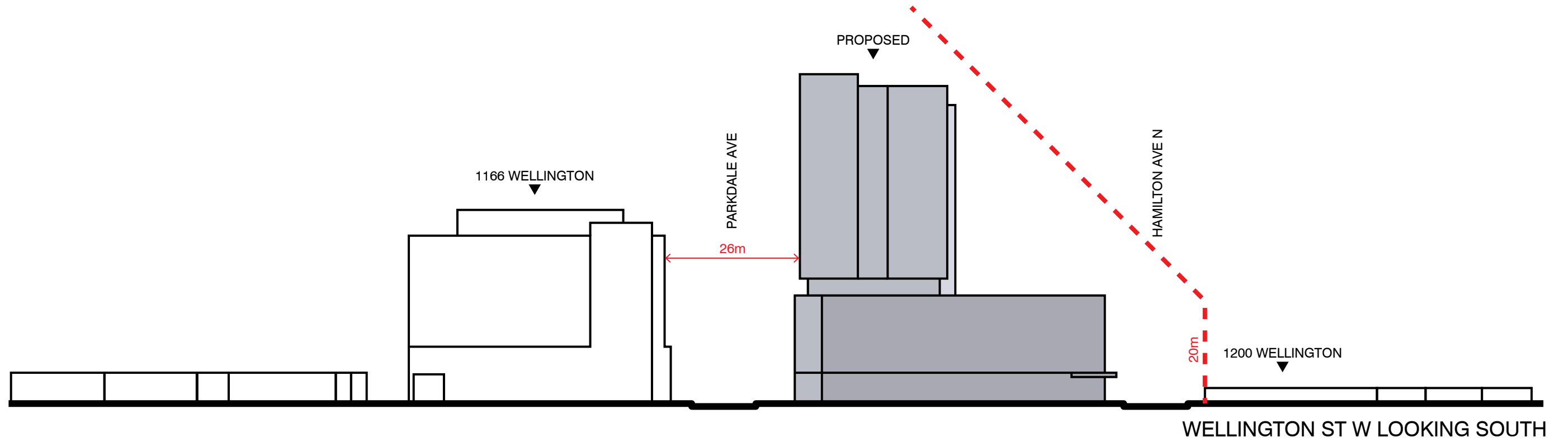
The City of Ottawa's Urban Design Guidelines for High-rise Buildings provide direction for urban design to be used during the review of development proposals.

Key objectives of the guidelines include:

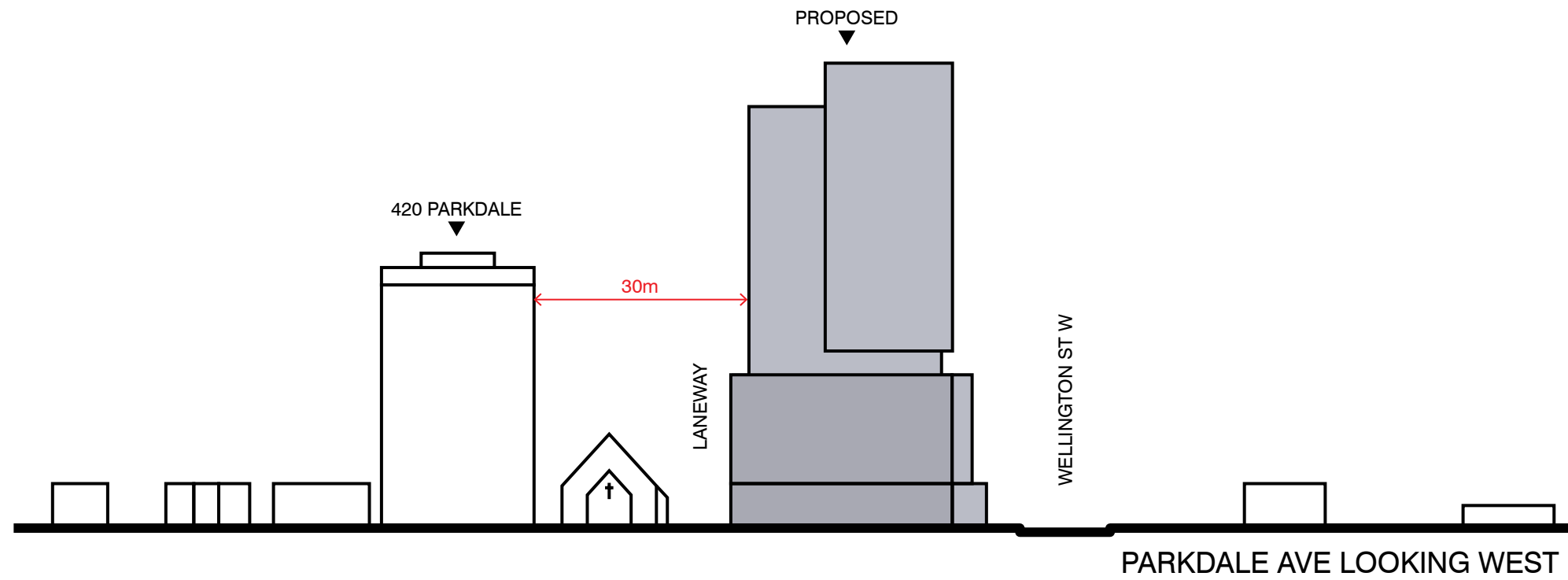
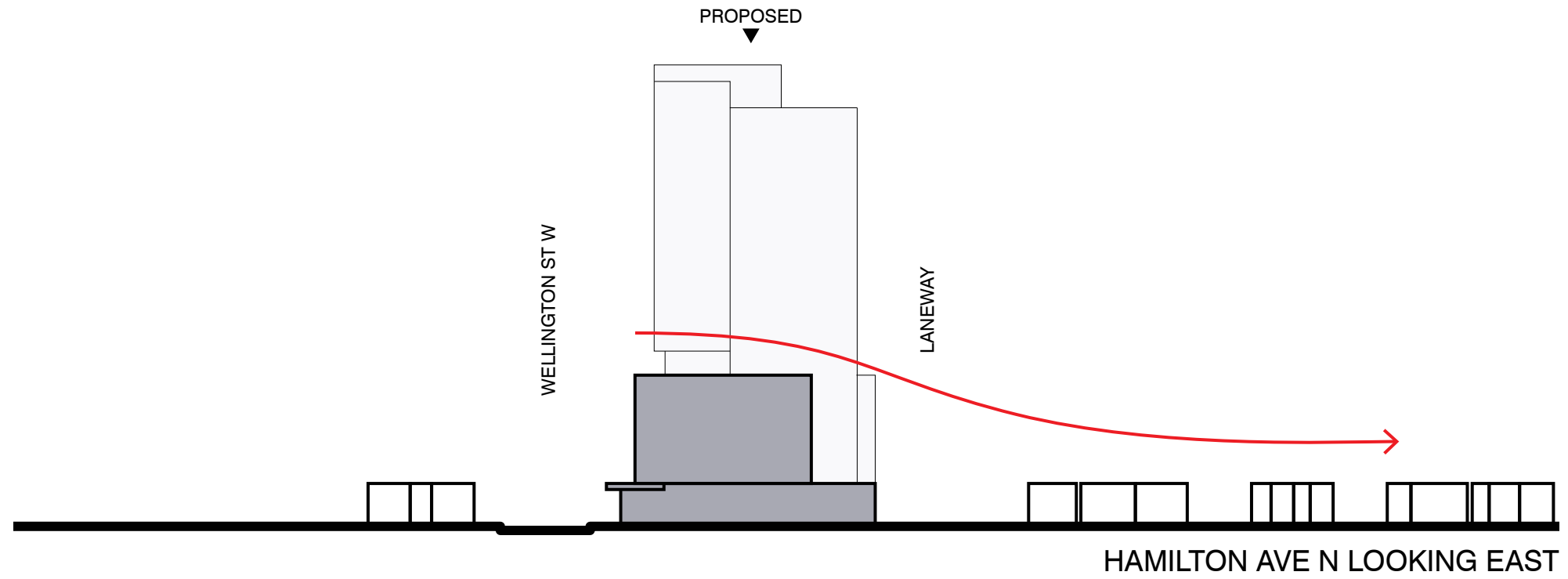
- Promote development that contributes to views and vistas and enhances the character of the city;
- Address compatibility between high-rise buildings and existing and planned context; and
- Create human-scaled, pedestrian-friendly streets, and public spaces that contribute to liveable, safe and healthy communities



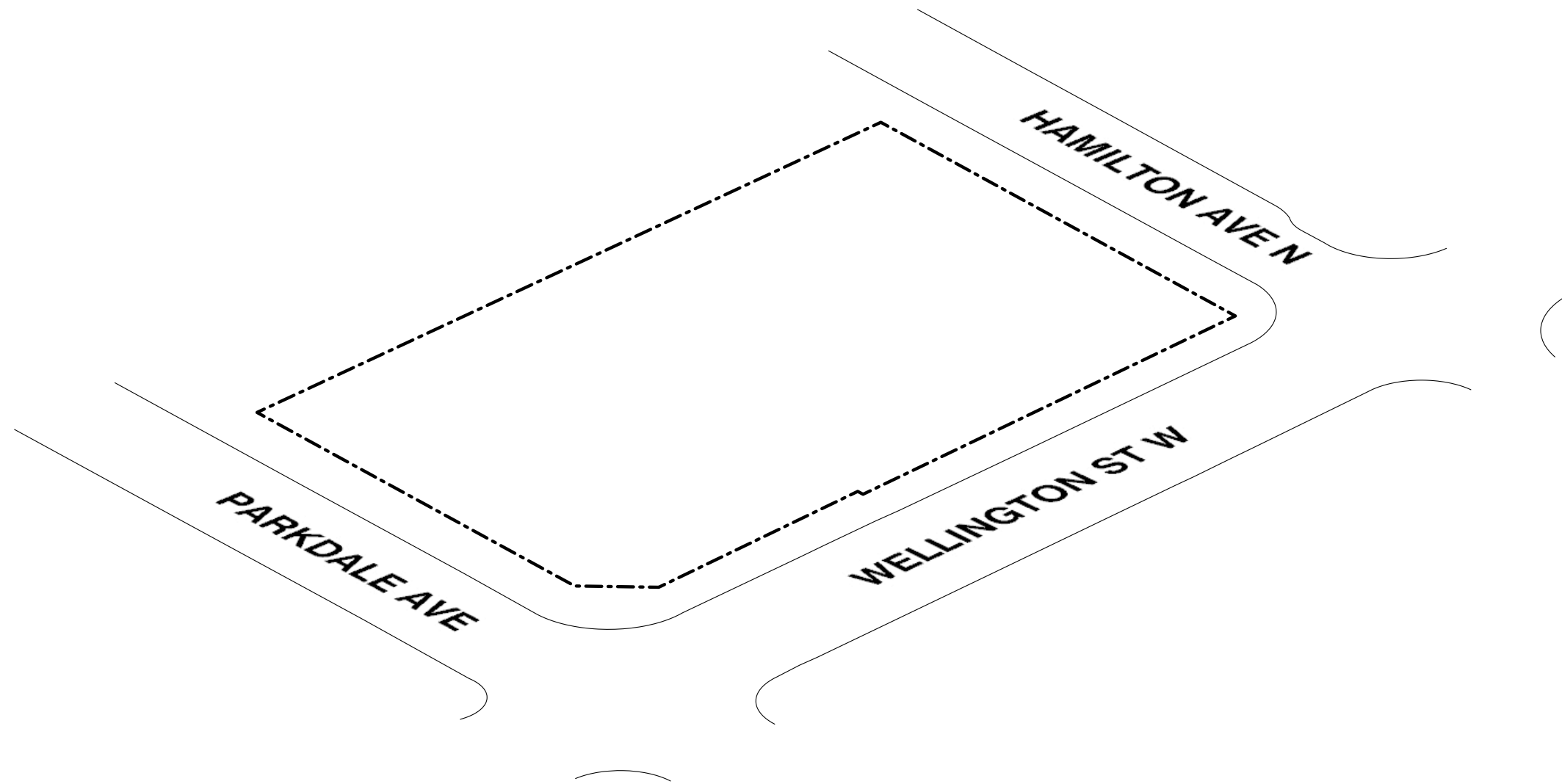
Site Context



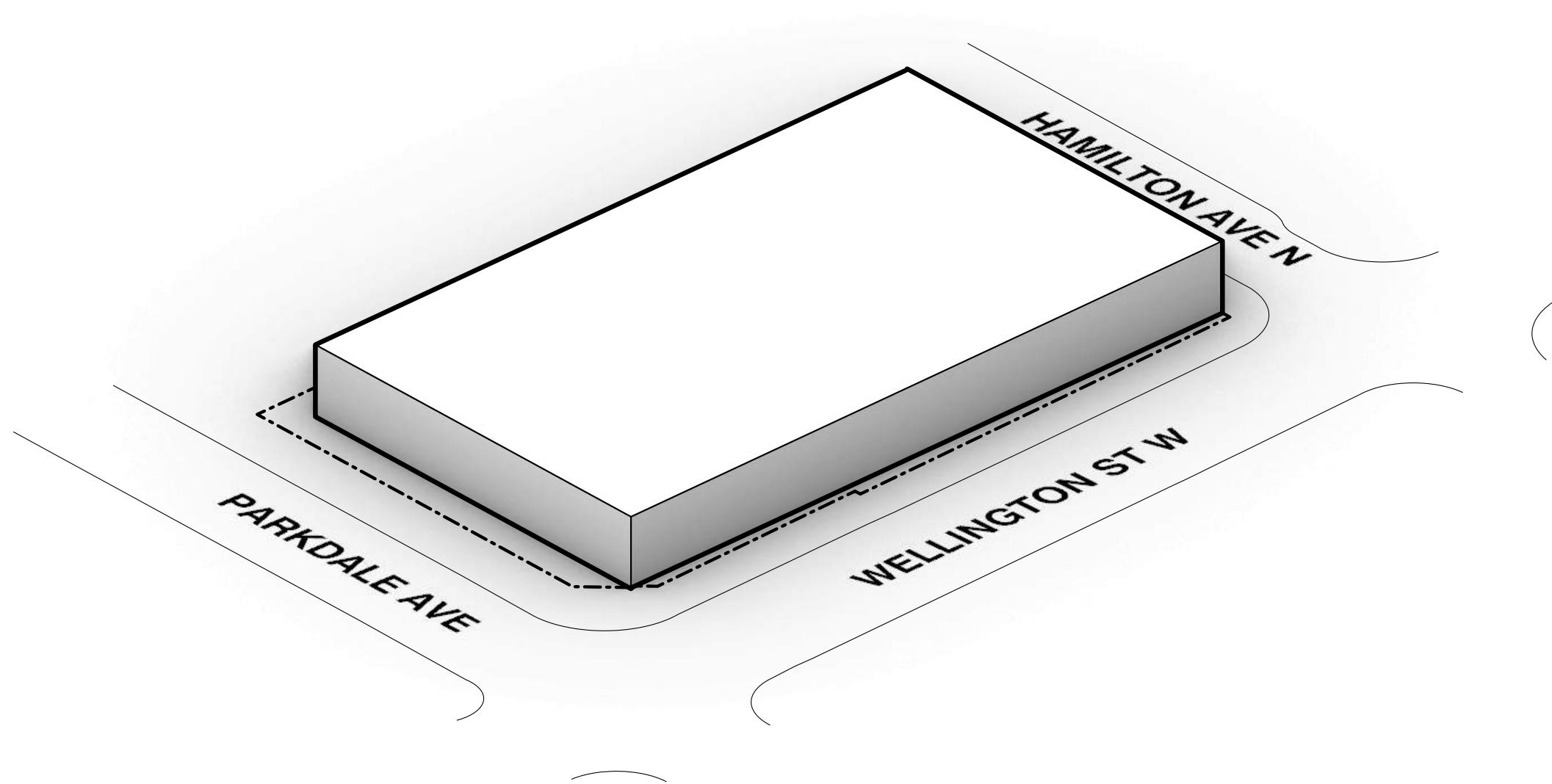
Site Sections | East-West

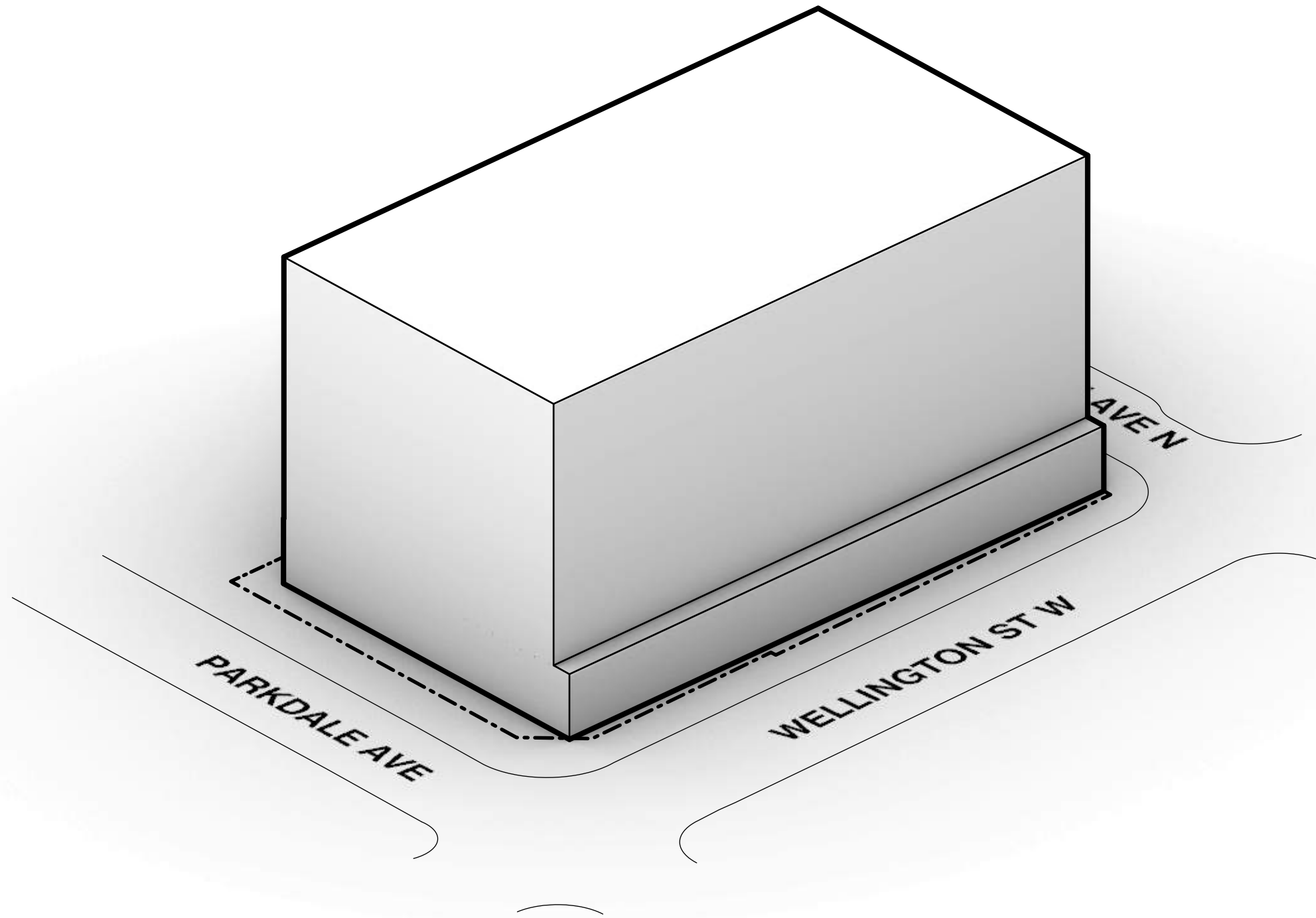


Site Sections | North-South

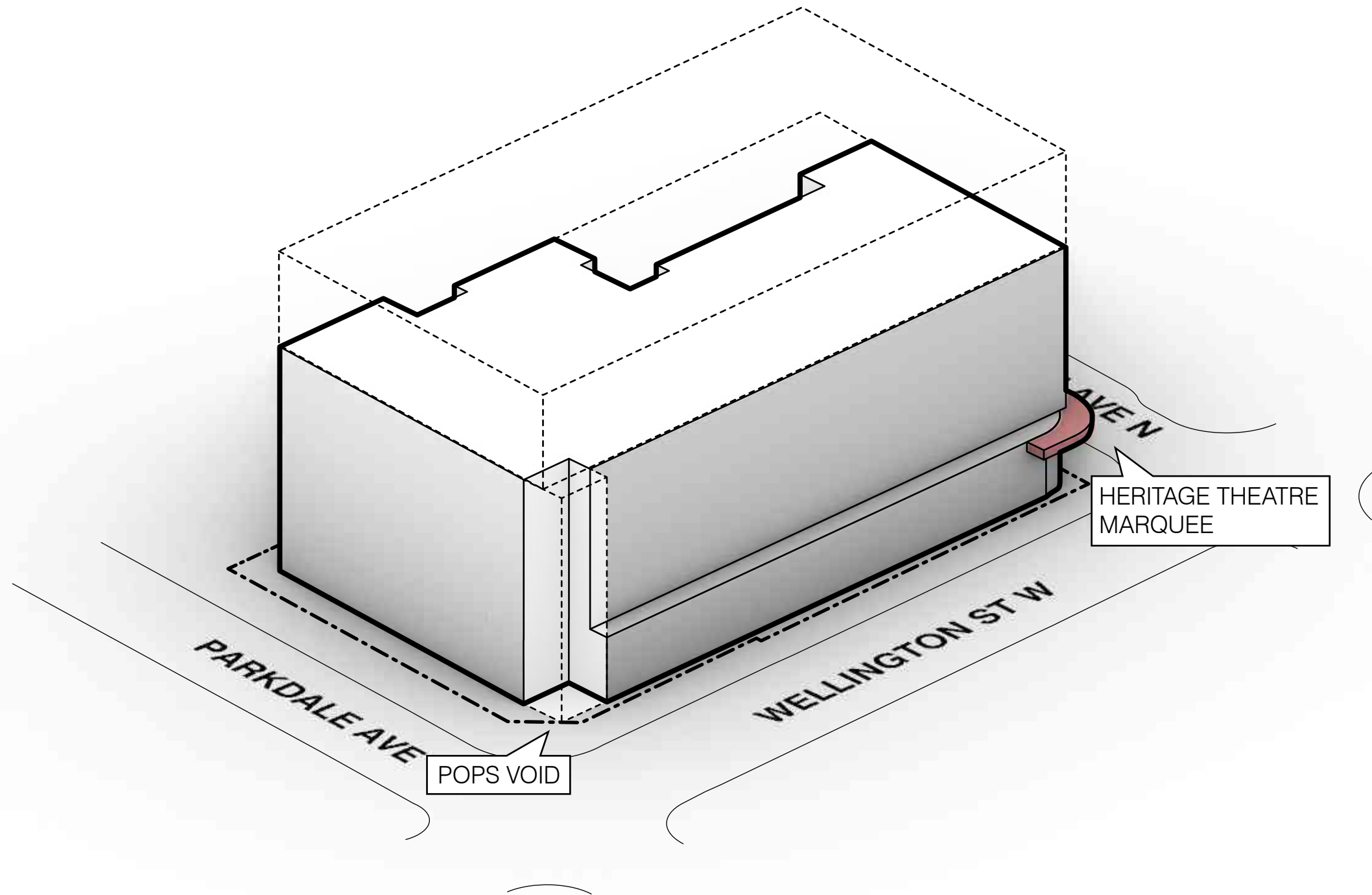


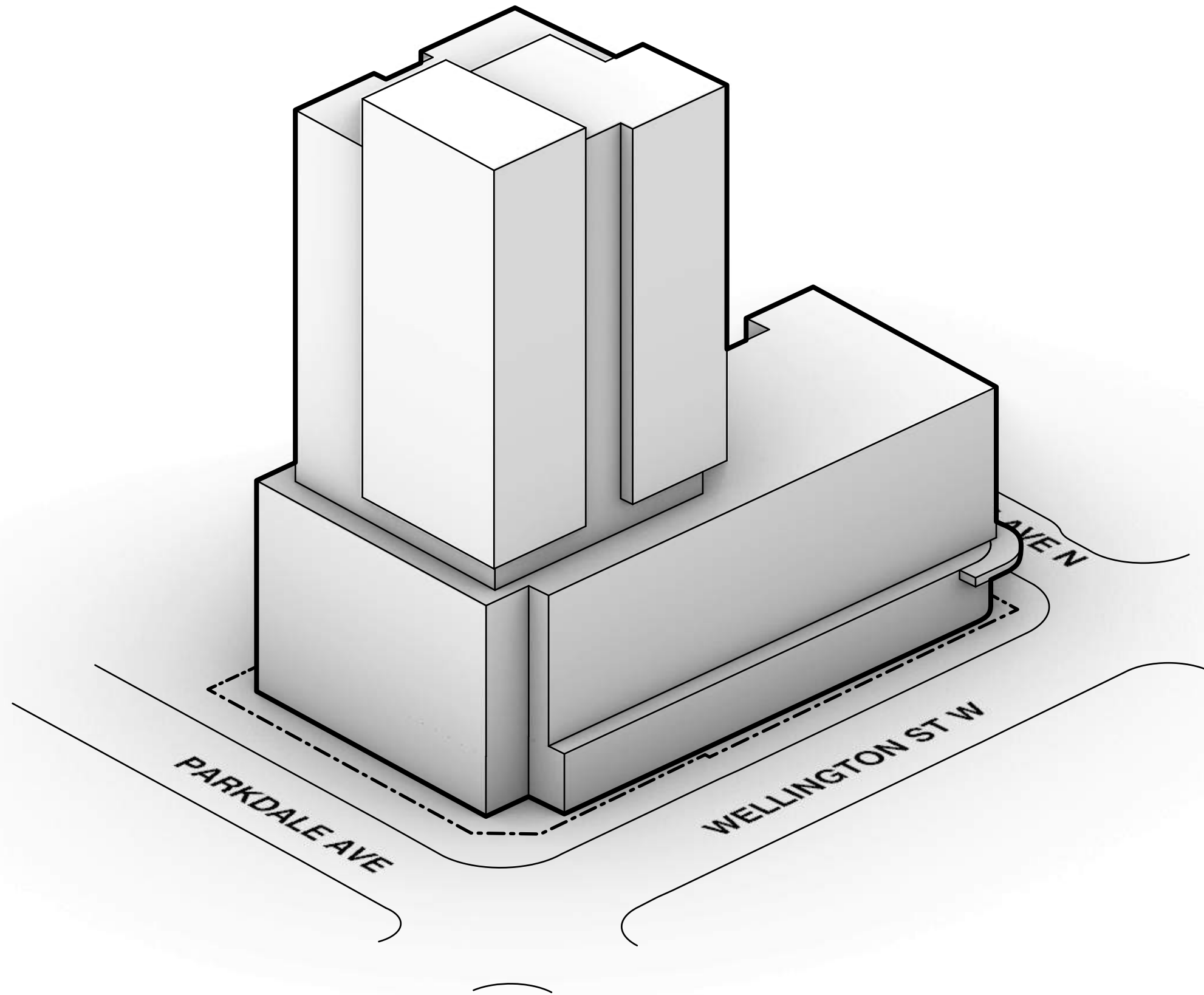
Massing



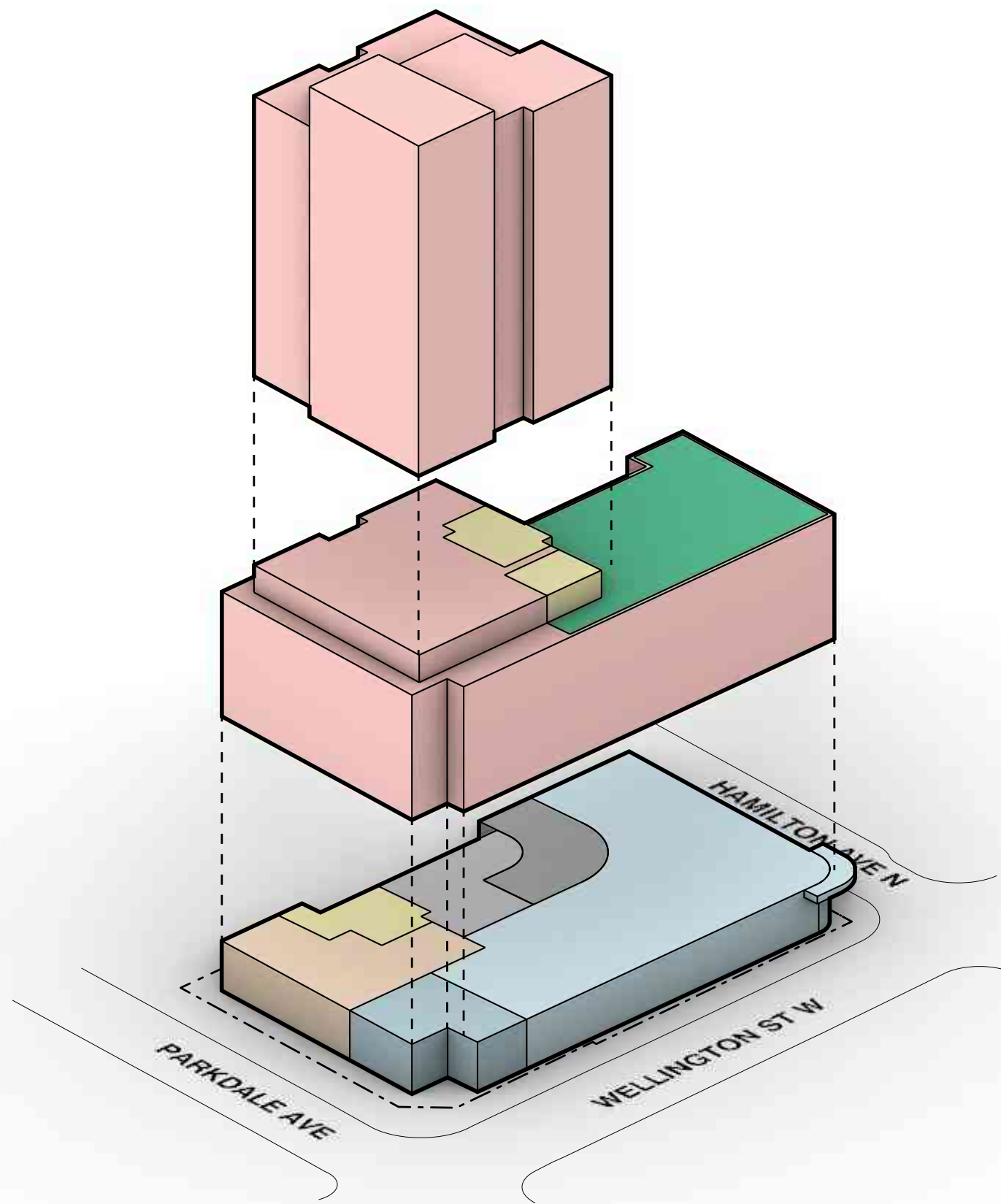


Massing





Massing



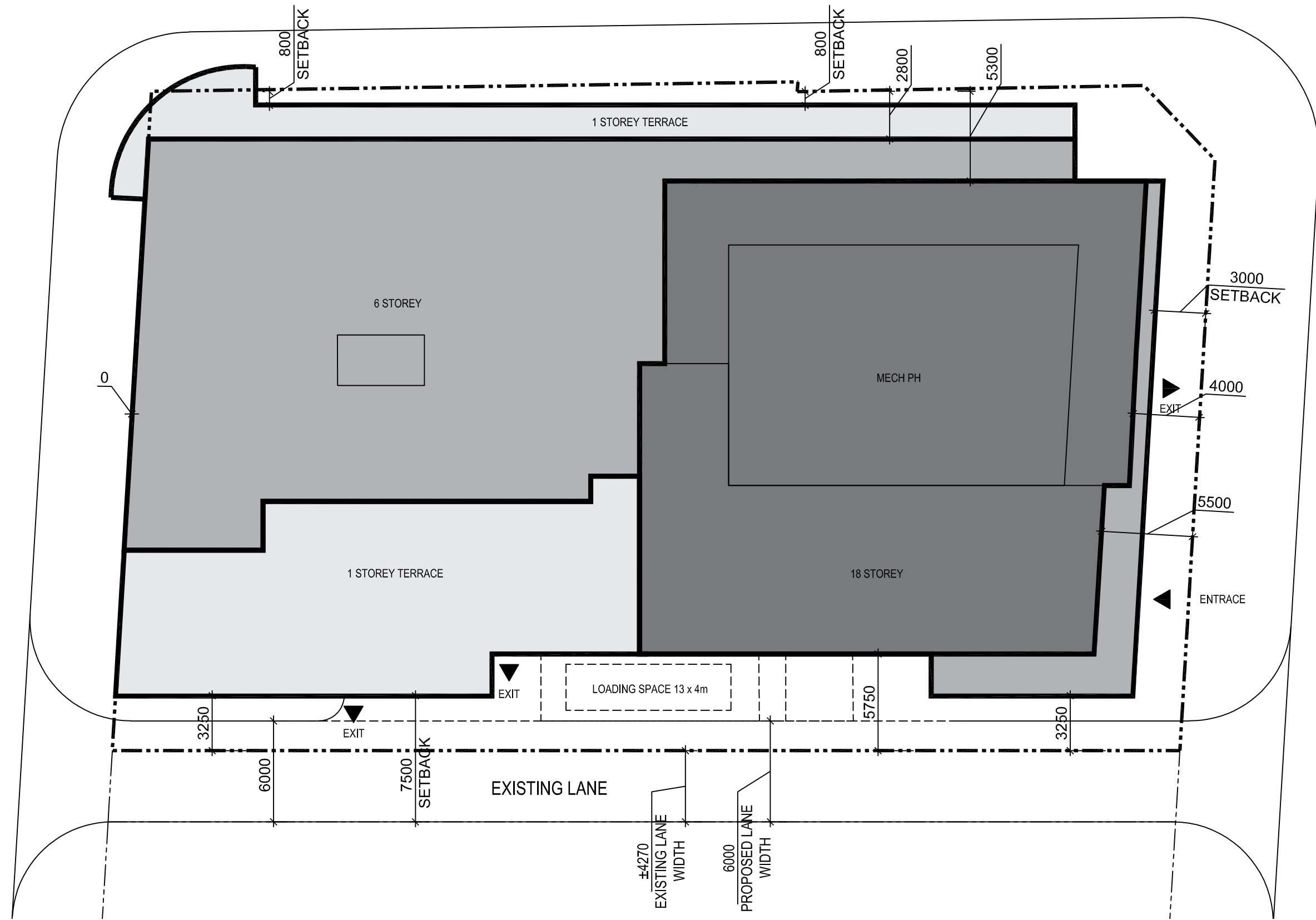
- RETAIL 1
- RETAIL 2
- RESIDENTIAL LOBBY
- INDOOR AMENITY
- OUTDOOR AMENITY
- SERVICES
- VEHICLE
- RESIDENTIAL

Program

WELLINGTON ST W

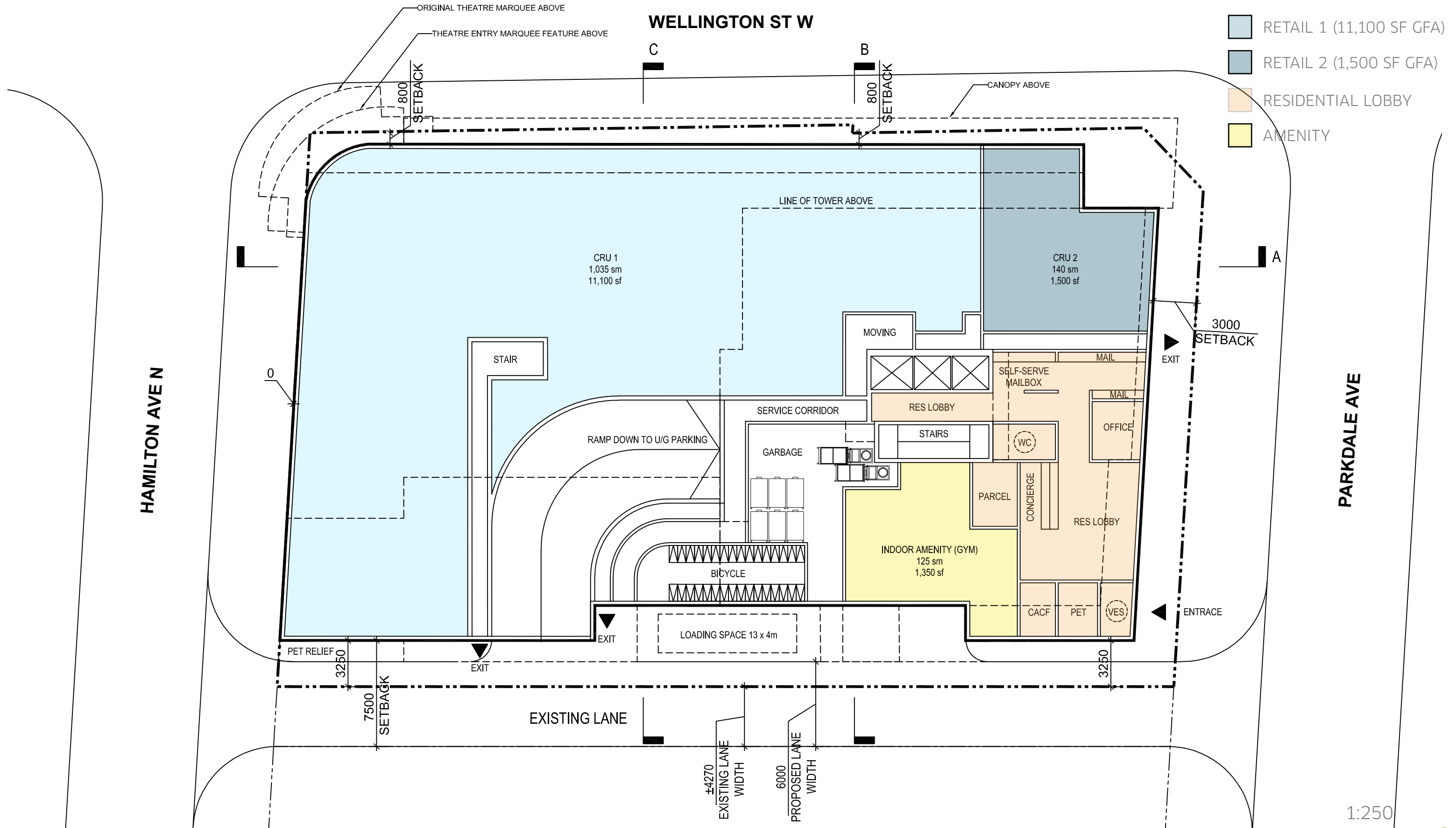
HAMILTON AVEN

PARKDALE AVE



1:250

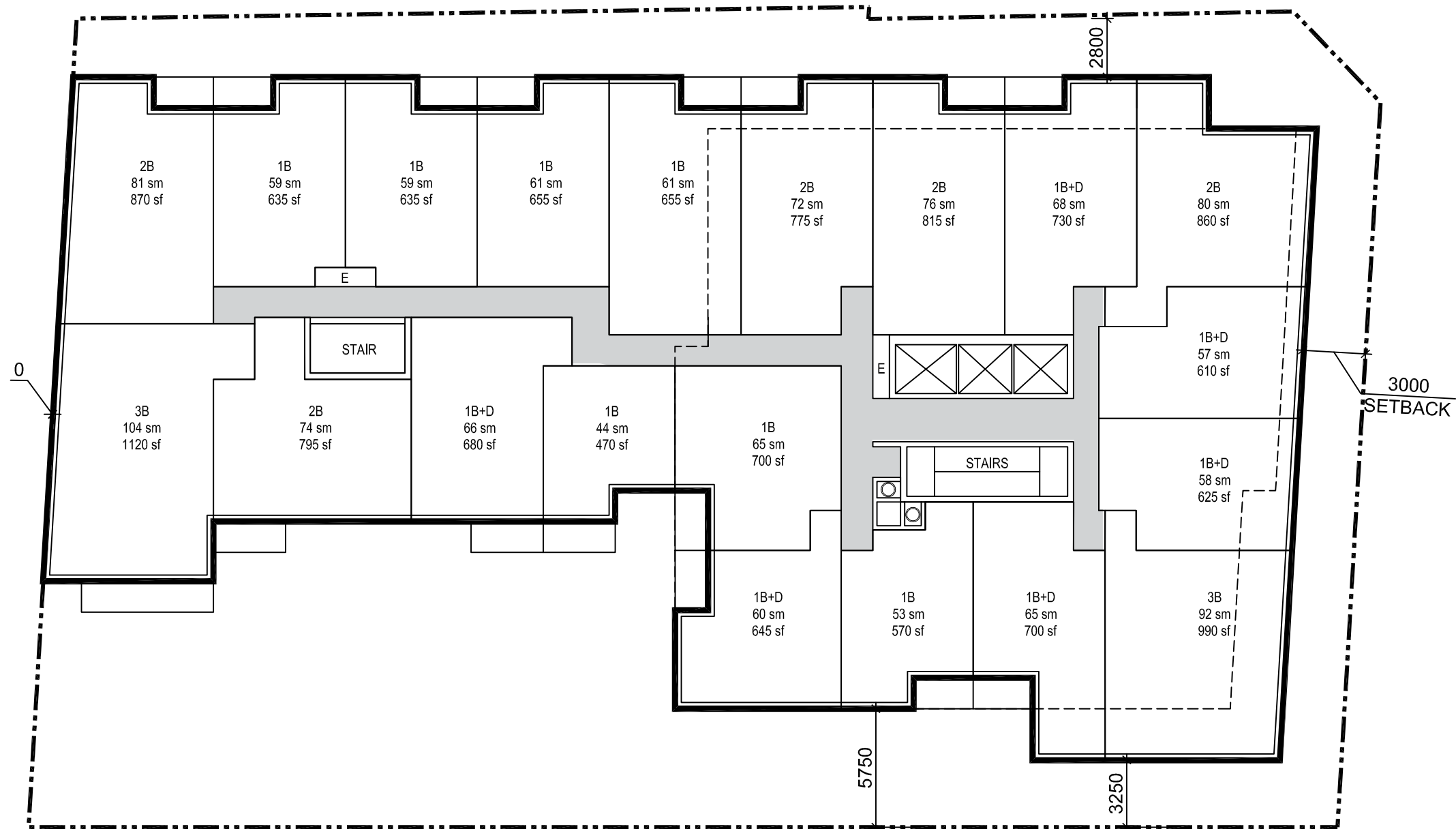
Setbacks | Site Plan



- RETAIL 1 (11,100 SF GFA)
- RETAIL 2 (1,500 SF GFA)
- RESIDENTIAL LOBBY
- AMENITY

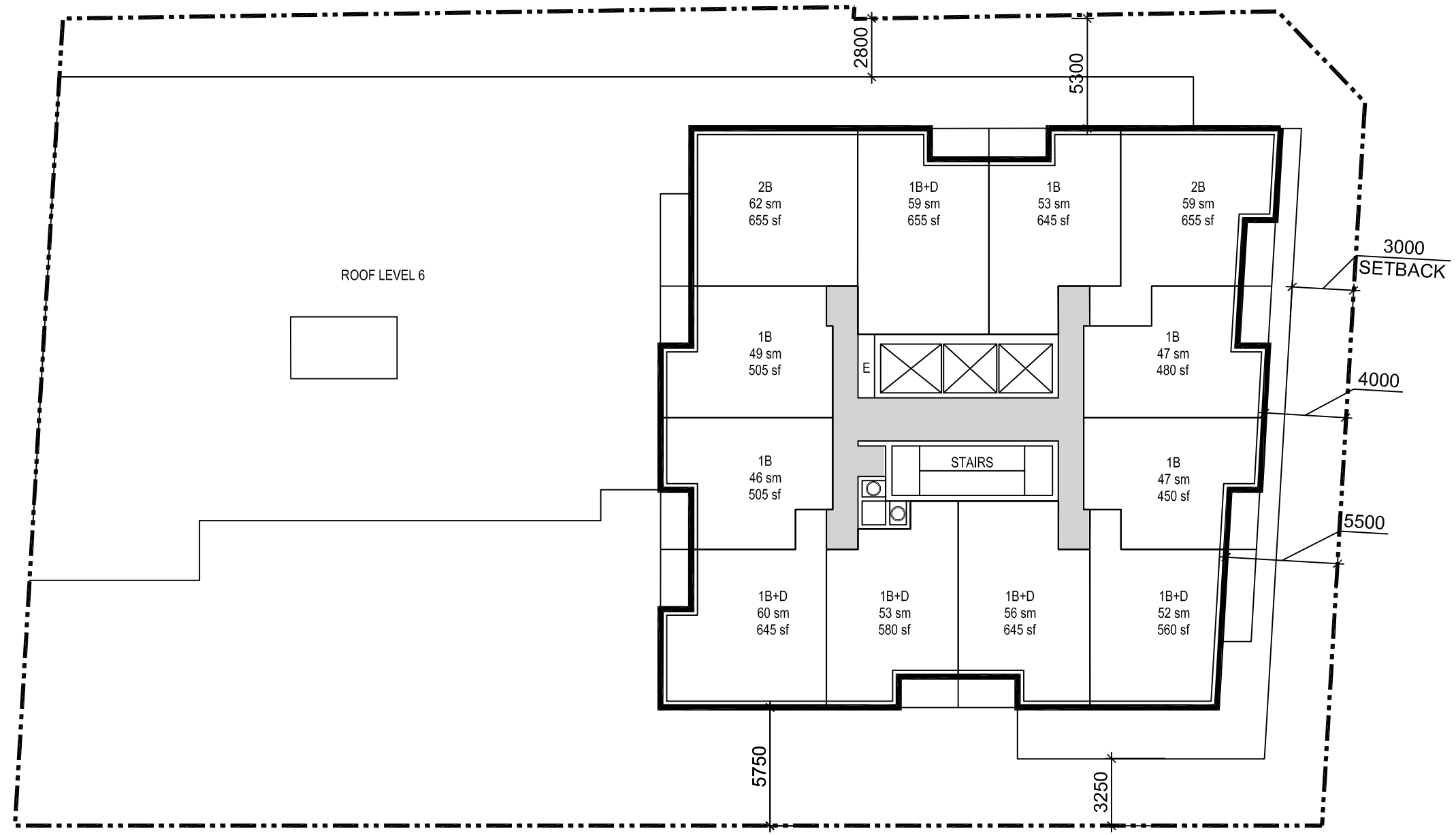
1:250

Plan | Ground Floor



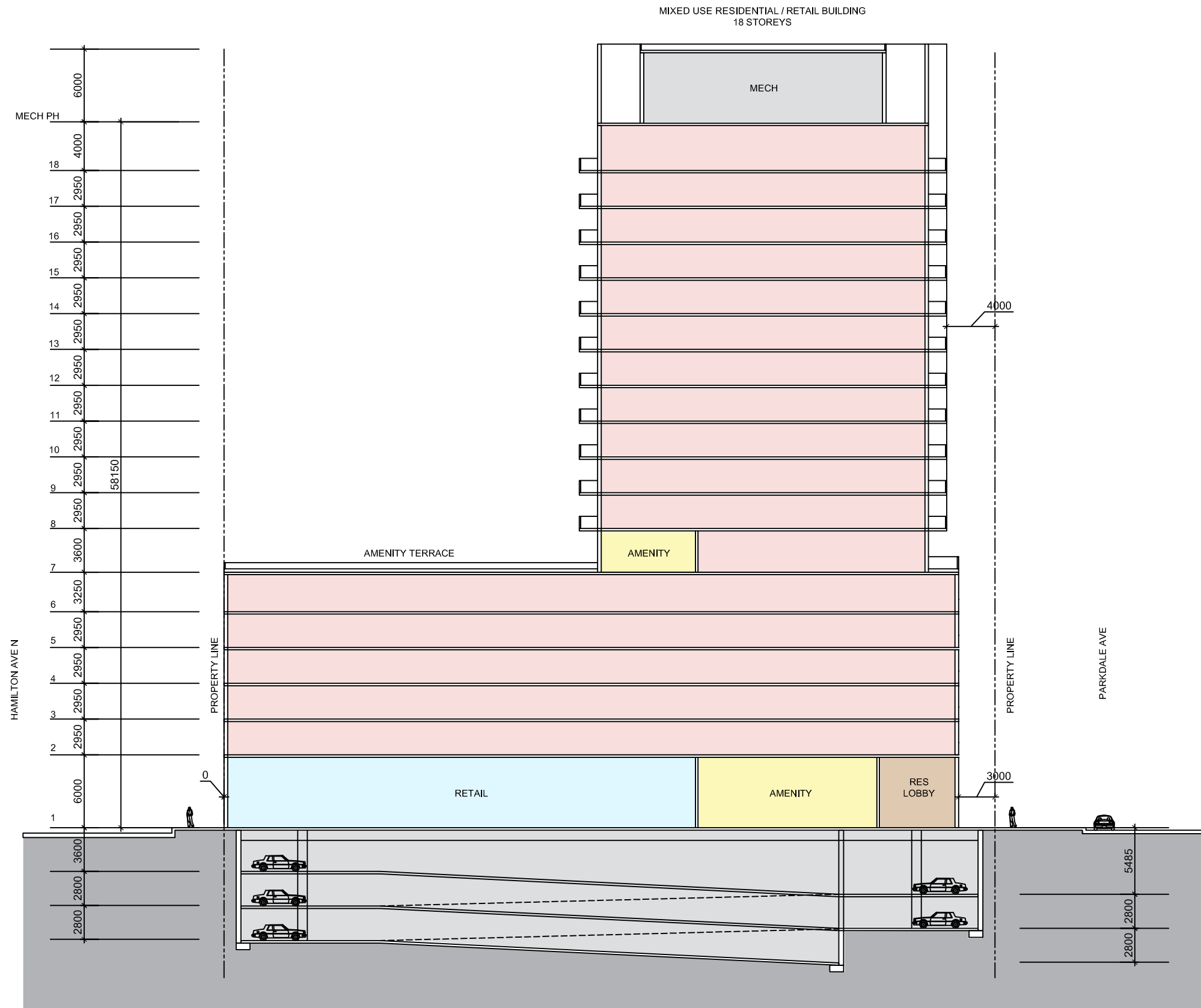
*unit areas as GSA per Tarion
 20 UNITS/FLOOR
 1:250

Plan | Typ Podium 3-6



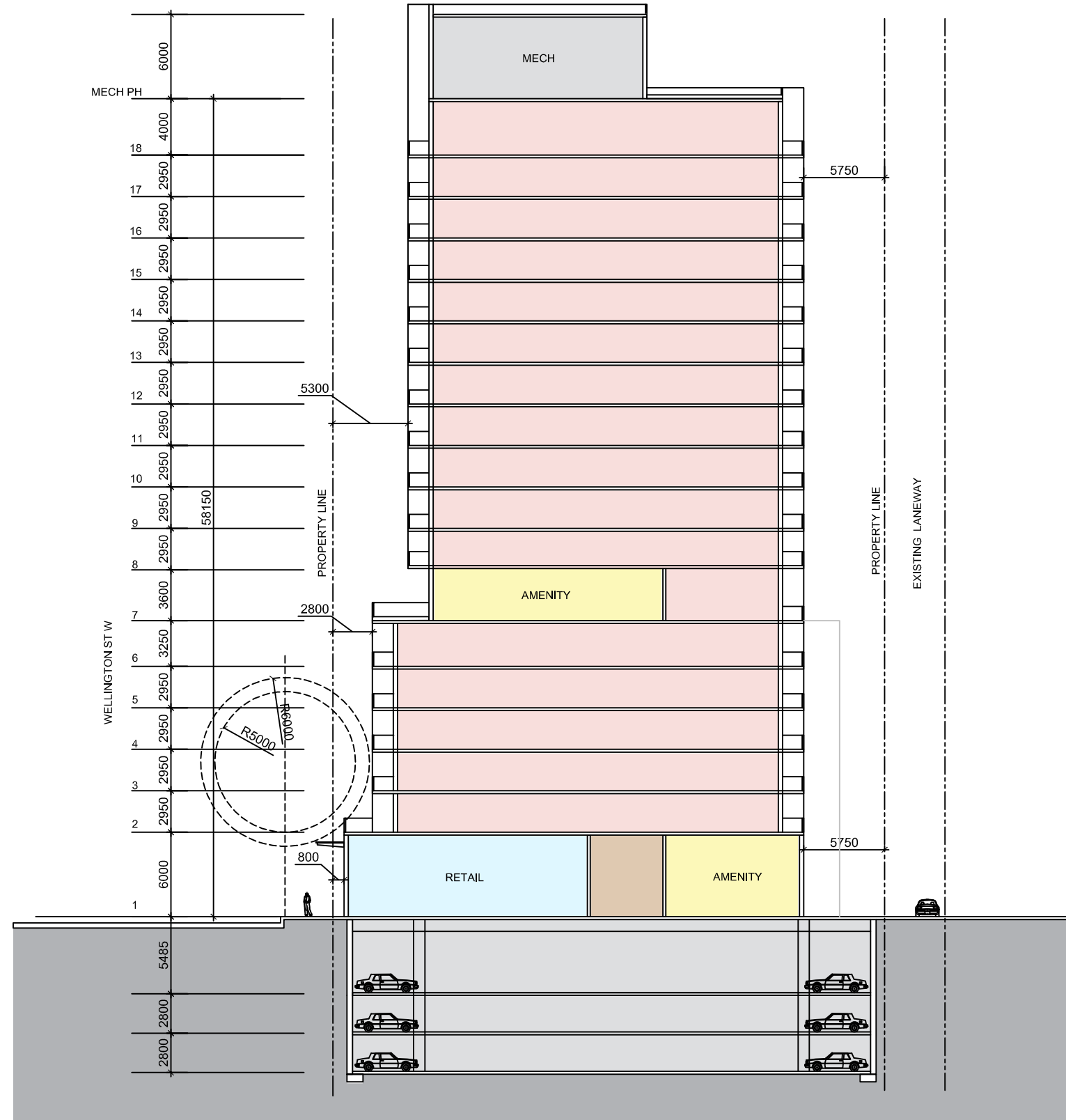
*unit areas as GSA per Tarion
 12 UNITS/FLOOR
 1:250

Plan | Typ Tower 8-18

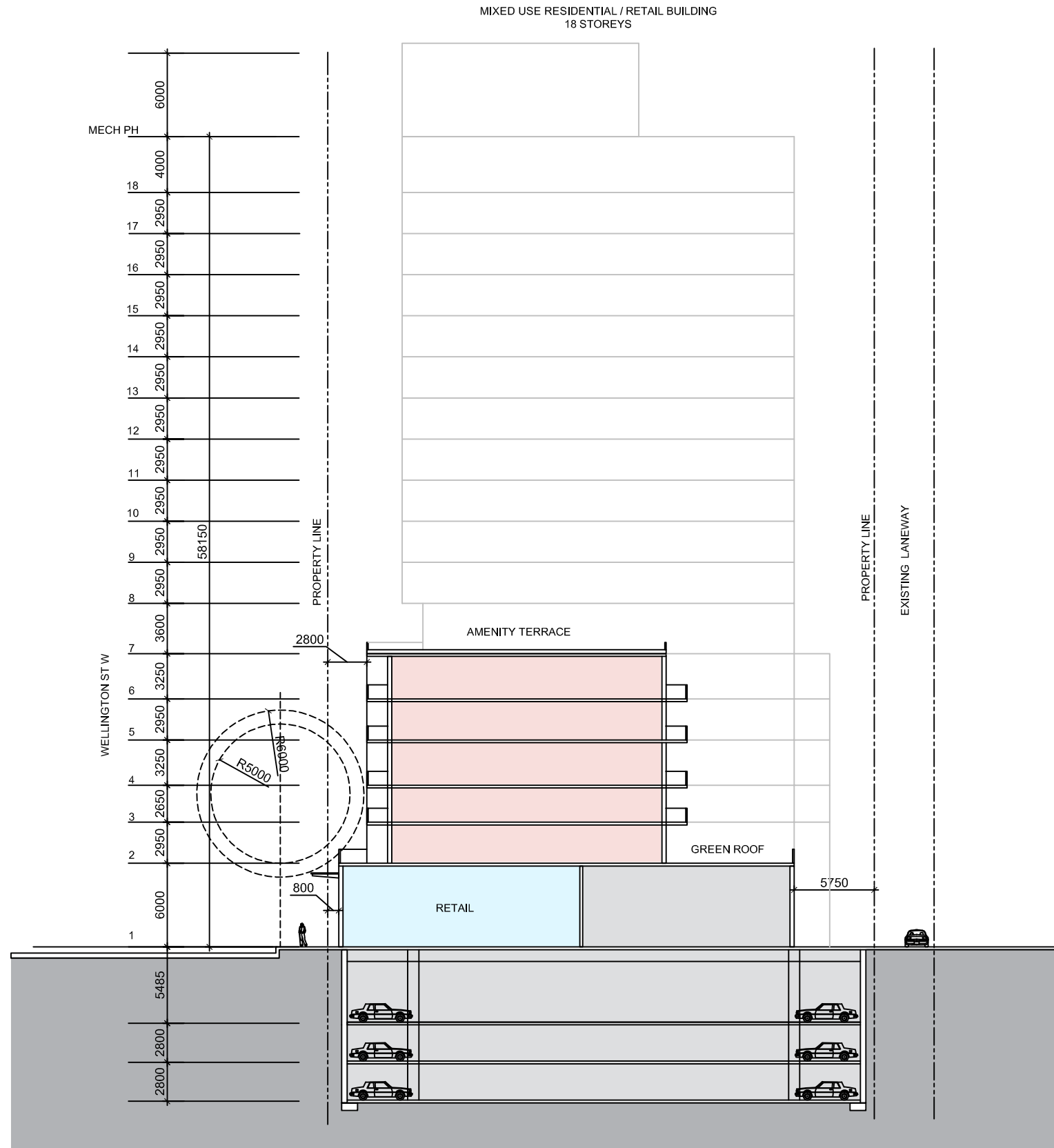


Section A | East-West

MIXED USE RESIDENTIAL / RETAIL BUILDING
18 STOREYS



Section B | North-South



Section C | North-South



NORTH-EAST VIEW



NORTH-WEST VIEW



SOUTH-EAST VIEW



SOUTH-WEST VIEW

Aerial Views

Material Legend

- 1 window wall glazing
- 2 brick / masonry
- 3 metal panels
- 4 glazed canopy



Elevation | North

Material Legend

- 1 window wall glazing
- 2 brick / masonry
- 3 metal panels
- 4 glazed canopy



Elevation | East

Material Legend

- 1 window wall glazing
- 2 brick / masonry
- 3 metal panels
- 4 glazed canopy



Elevation | West

Material Legend

- 1 window wall glazing
- 2 brick / masonry



Elevation | South



Wellington & Parkdale



Wellington & Hamilton



Wellington & Hamilton



Parkdale



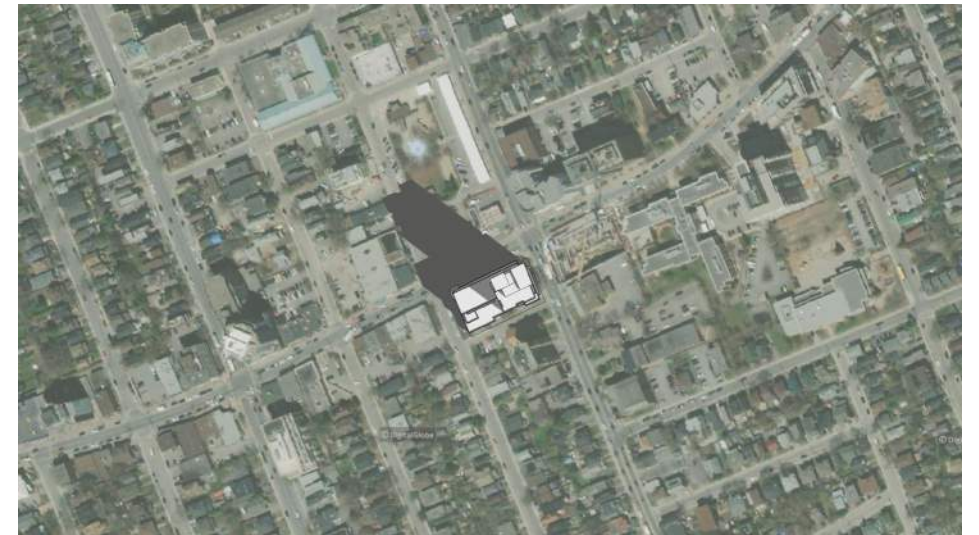
Hamilton



MARCH/SEPTEMBER 21 08:00



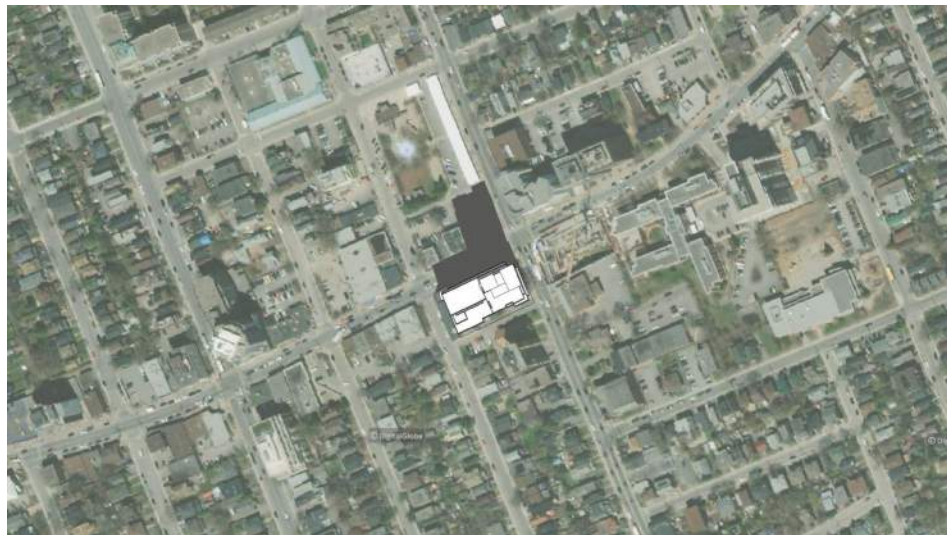
MARCH/SEPTEMBER 21 09:00



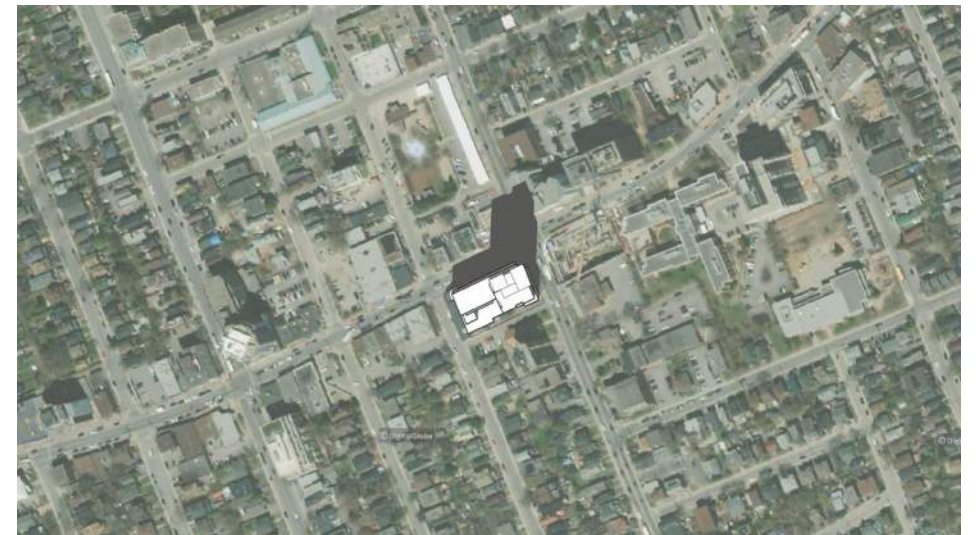
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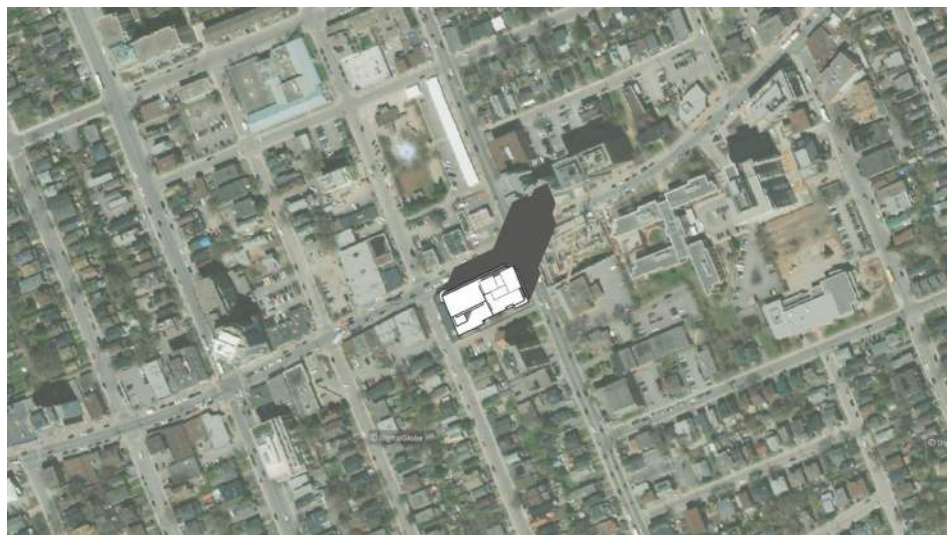
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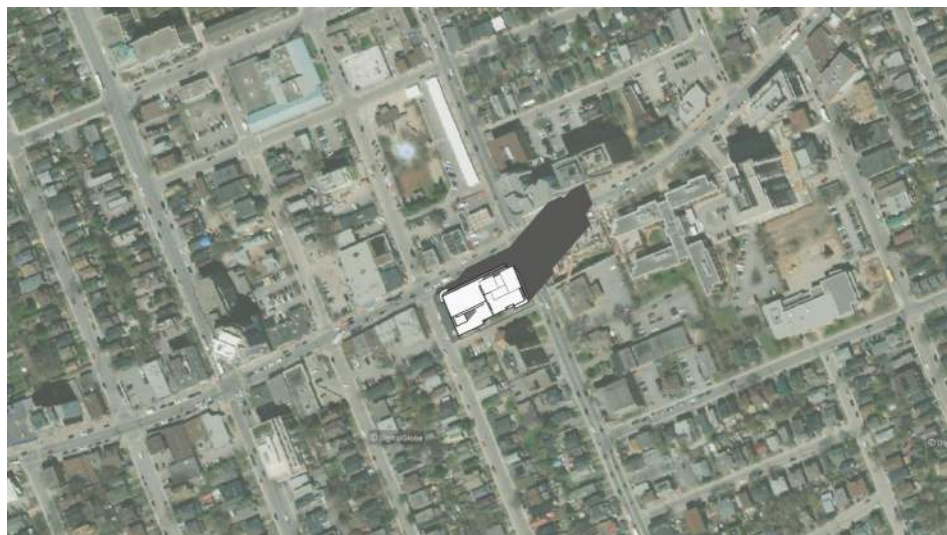
MARCH/SEPTEMBER 21 12:00



MARCH/SEPTEMBER 21 13:00



MARCH/SEPTEMBER 21 14:00



MARCH/SEPTEMBER 21 15:00



MARCH/SEPTEMBER 21 16:00

Shadows | March/September

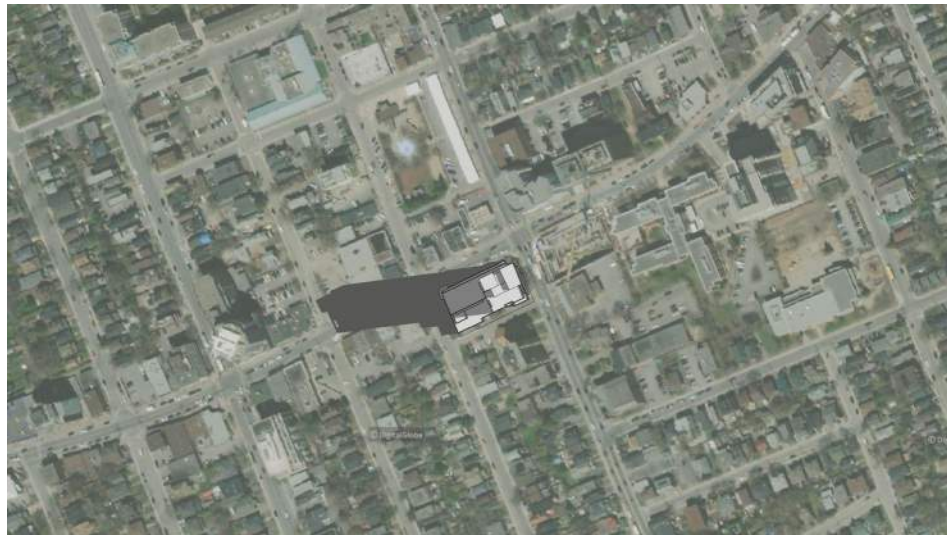


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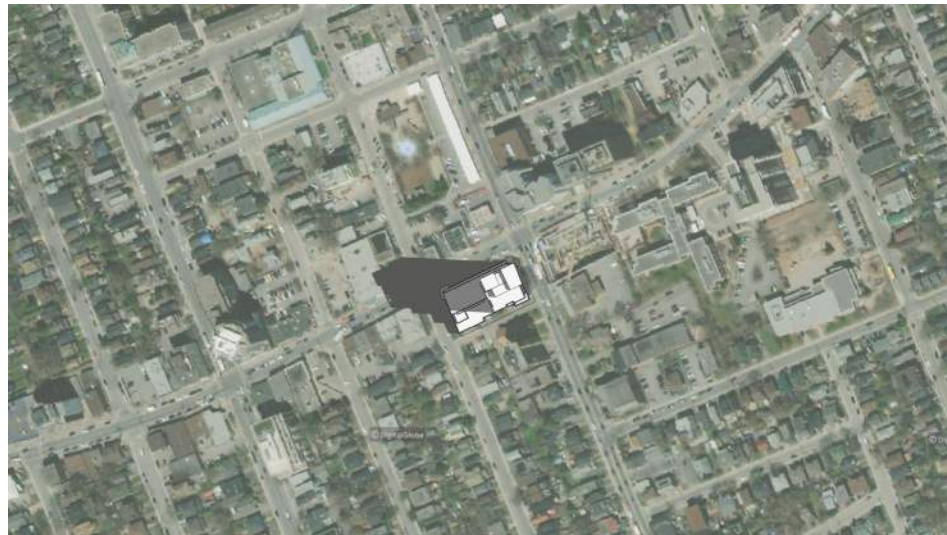


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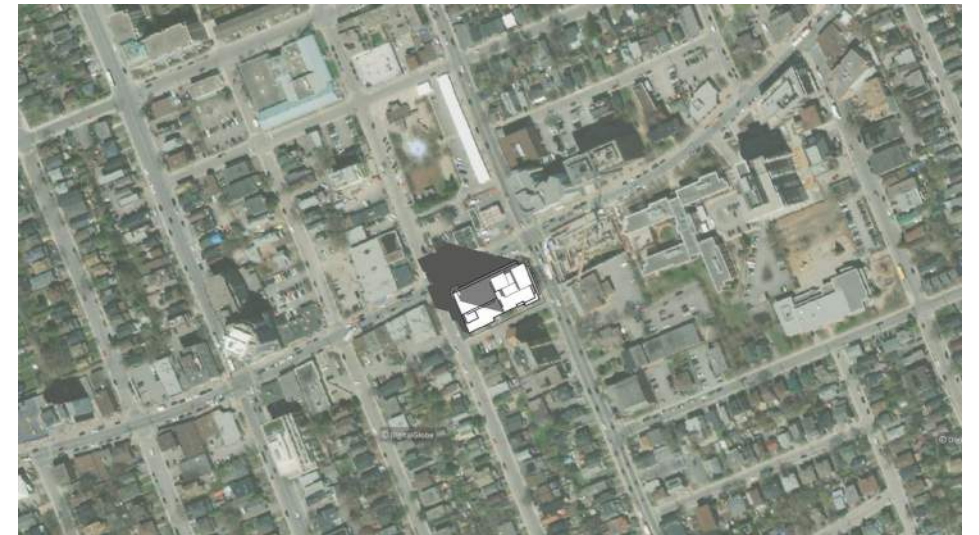
Shadows | March/September



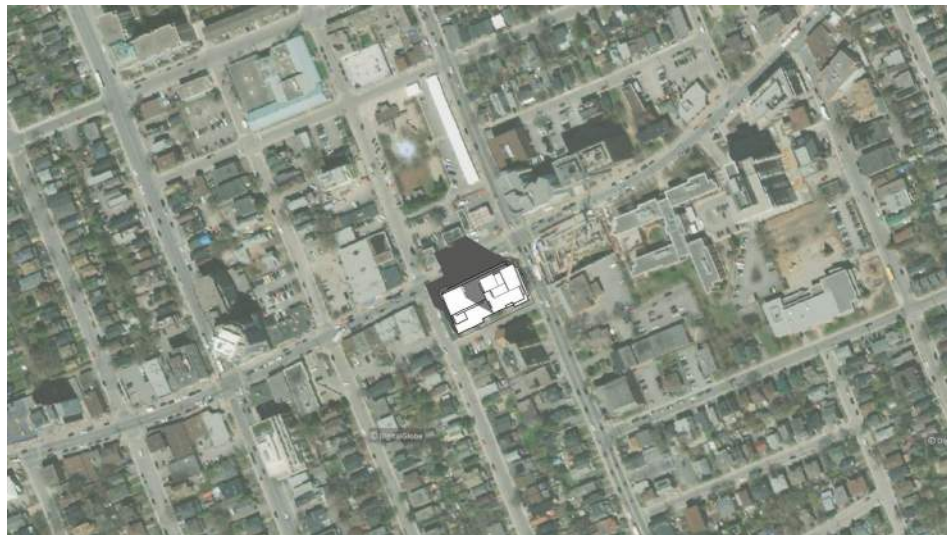
JUNE 21 08:00



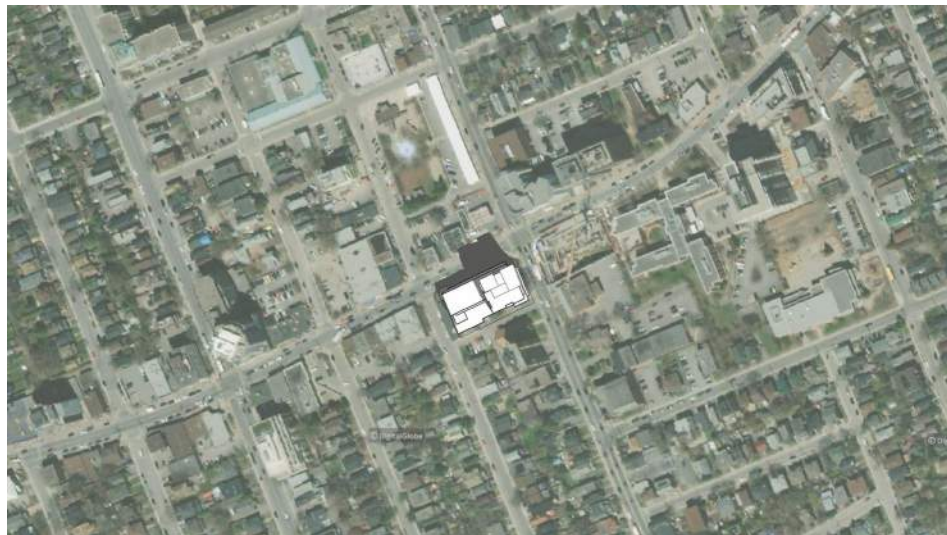
JUNE 21 09:00



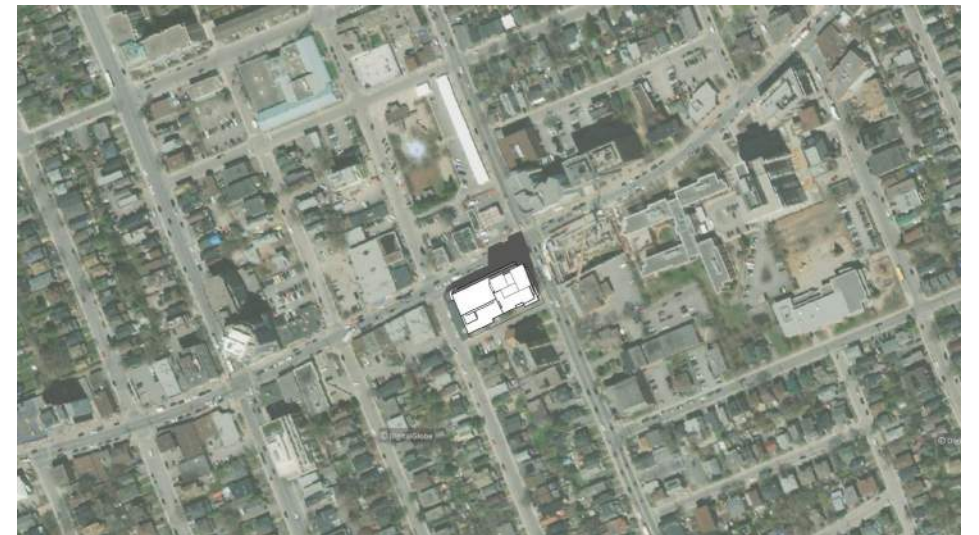
JUNE 21 10:00



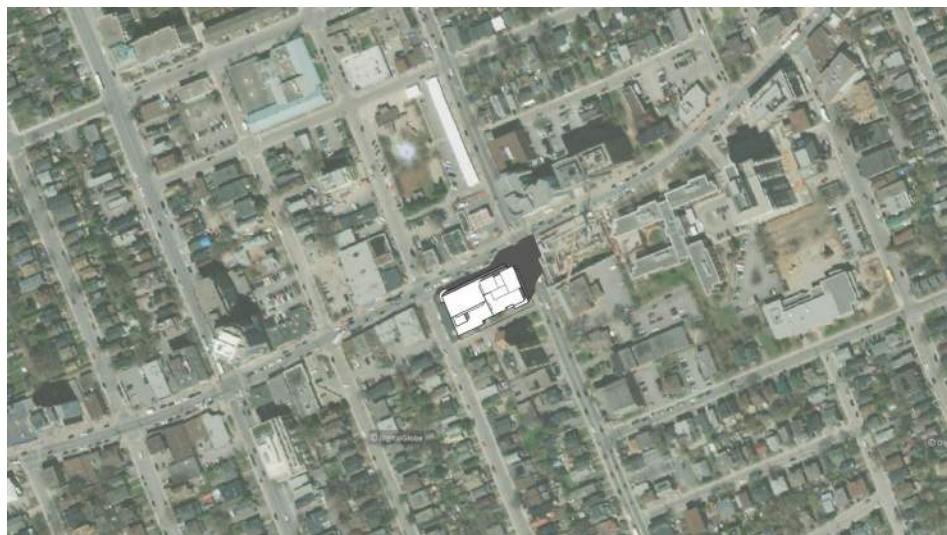
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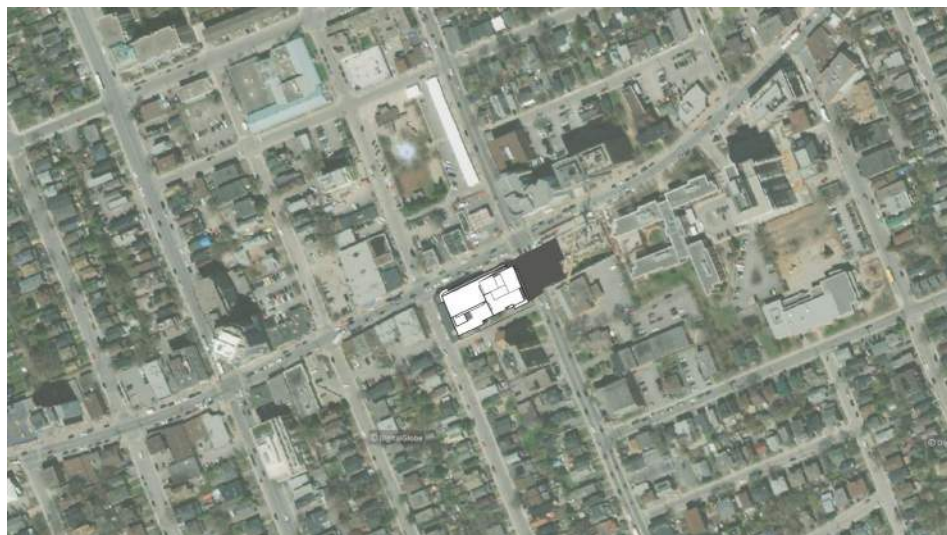
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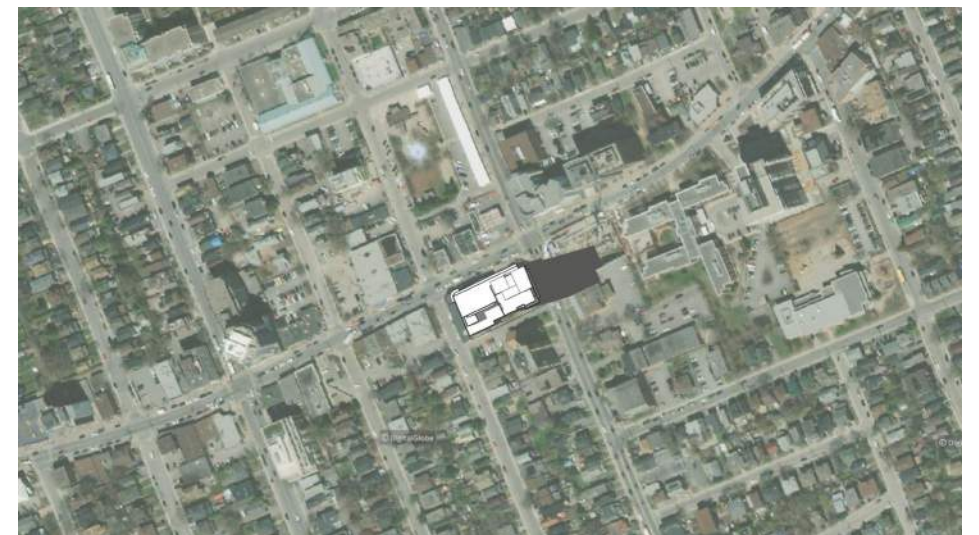
JUNE 21 13:00



JUNE 21 14:00

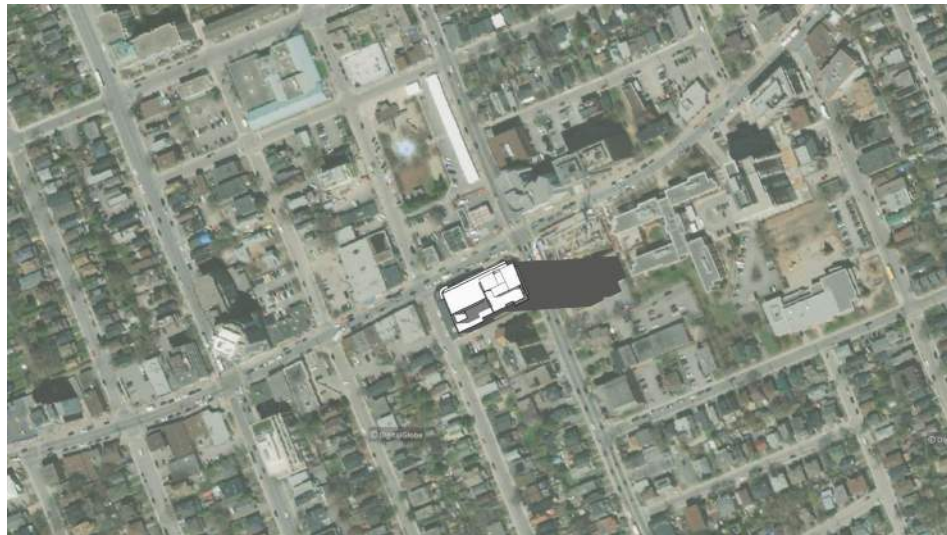


JUNE 21 15:00

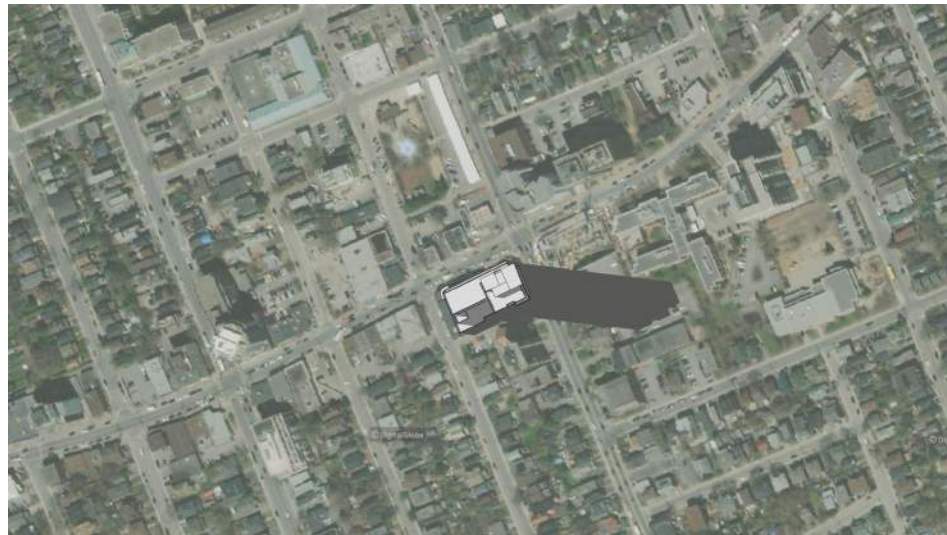


JUNE 21 16:00

Shadows | June



JUNE 21 17:00



JUNE 21 18:00



JUNE 21 19:00



JUNE 21 20:00



DECEMBER 21 09:00



DECEMBER 21 10:00



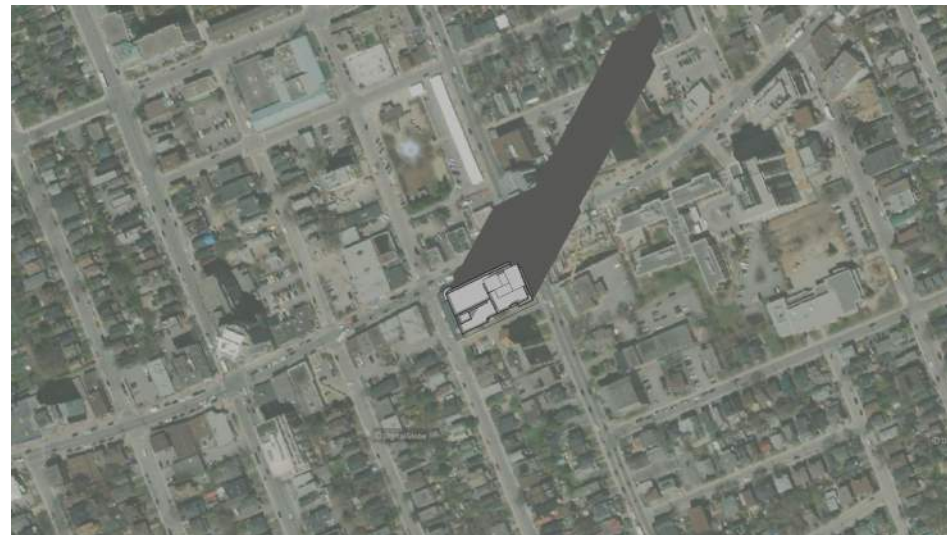
DECEMBER 21 11:00



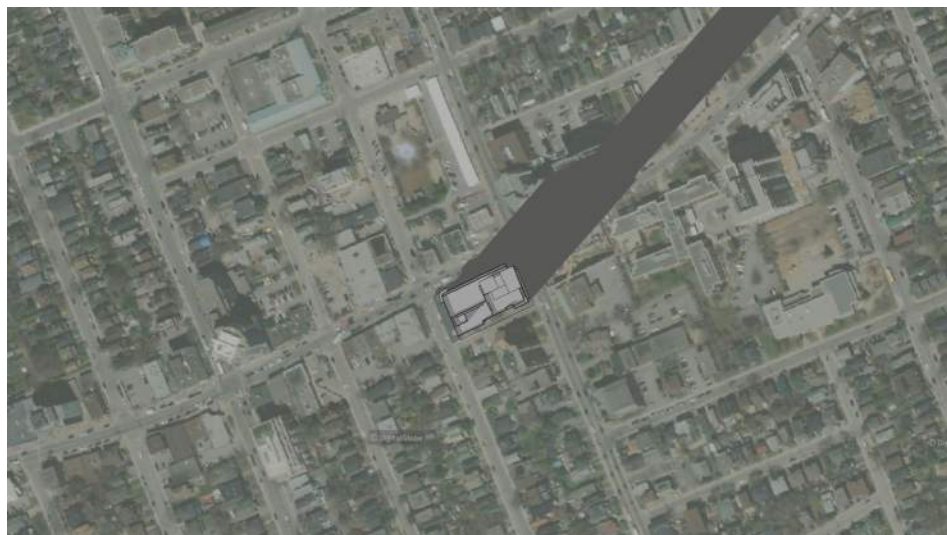
DECEMBER 21 12:00



DECEMBER 21 13:00

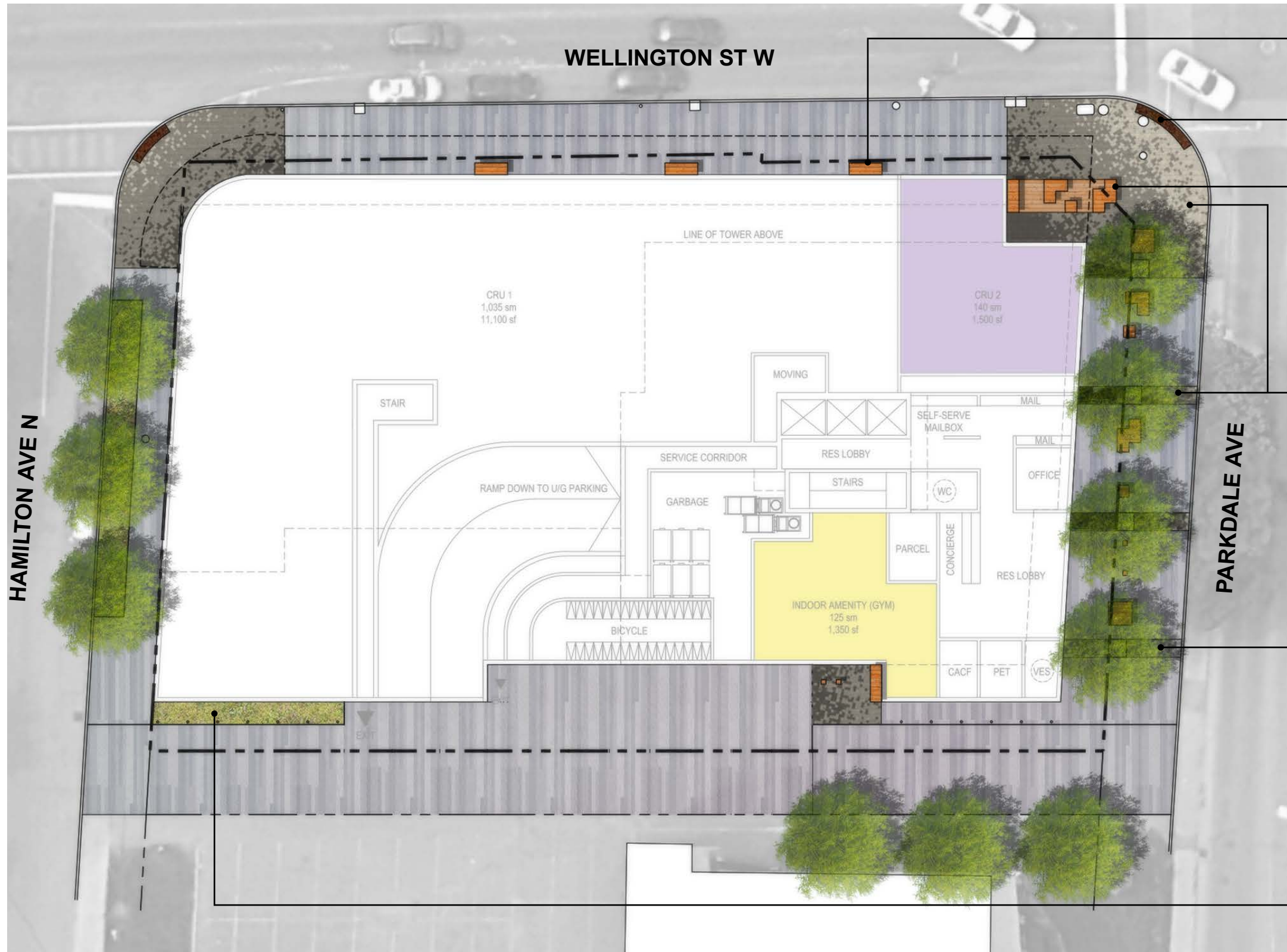


DECEMBER 21 14:00



DECEMBER 21 15:00

Shadows | December



UPDATED "360 STREETSCAPE" TREATMENT WITH UNIT PAVING AND WOOD-TOP SEATING

TACTILE WARNING STRIPS

UNDER-CANOPY SEATING FOR BUS QUEUING

ACCENT UNIT PAVING

STREET TREE PLANTING IN SOIL CELLS

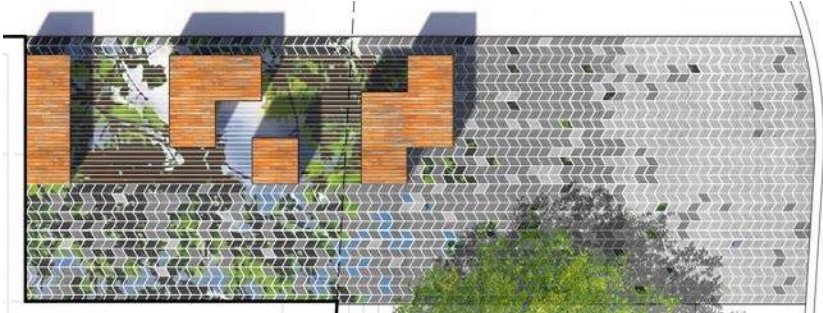
SOFTSCAPE PET RELIEF AREA

1:300

Landscape Plan | Ground Floor



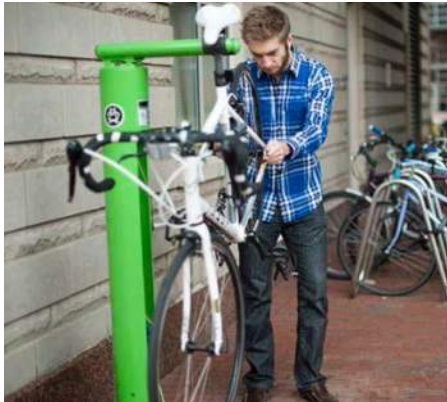
P.O.P.S. PLAZA



P.O.P.S. BOULEVARD



P.O.P.S. BIKE REPAIR WOONERF



1:300

P.O.P.S. Activators | Ground Floor

HAMILTON AVE N



WELLINGTON ST W

PARKDALE AVE

CATENARY LIGHTING



BERM PLANTING



COMMUNITY GARDENING PLOTS



BBQ & COMMUNAL DINING



1:300

Amenity Terrace | Level 7



Aerial South

Minto is committed to reducing the environmental impact of our buildings and operations. Our long-standing commitment to collaboratively pursue green initiatives has delivered measurable, meaningful results for over a decade. To guide our efforts, Minto maintains an Environmental Policy which describes our intention, direction, and key commitments related to our environmental impacts and performance. To support the Environmental Policy, Minto sets measurable environmental targets to drive improvement of our environmental performance. Progress toward those targets is tracked and reported annually.

Specific to this project, Minto is pursuing certification under the Canada Green Building Council's Leadership in Energy and Environmental Design (LEED)v4.1 Building Design and Construction (BD+C) rating system. As such, the design and long-term operation of this building will consider not just overall energy performance, but explicitly the addition of carbon pollution to the atmosphere. Additional design considerations more typically incorporated include: construction and demolition waste management; indoor air quality; cooling tower water use; and urban heat island reduction. Finally, this project will be designed, constructed, and operated under Minto's new Environmental, Social, and Governance (ESG) Strategy.



ELECTRIC VEHICLE PARKING



NATIVE PLANT SPECIES

LOCALLY SOURCED MATERIALS



BIKE PARKING



STORM WATER RETENTION

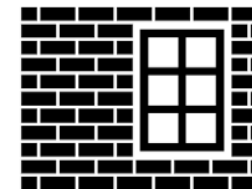


LOW-FLOW HOT WATER FIXTURES



LIGHT POLLUTION REDUCING EXTERIOR FIXTURES

IN-SUITE HEAT RECOVERY



LOW WINDOW-TO-WALL RATIO



DIVERTED CONSTRUCTION WASTE



LED FIXTURES IN CORRIDORS AND AMENITY AREAS



View | North



thank you

28 April 2021 3:46 PM
W:\Projects\161614215\Topographic\Drawings\161614215-111-02_cpl.dwg



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

TOPOGRAPHIC SKETCH OF PART OF LOTS A, B, C, & D REGISTERED PLAN 58 (GEOGRAPHIC TOWNSHIP OF NEPEAN)

CITY OF OTTAWA



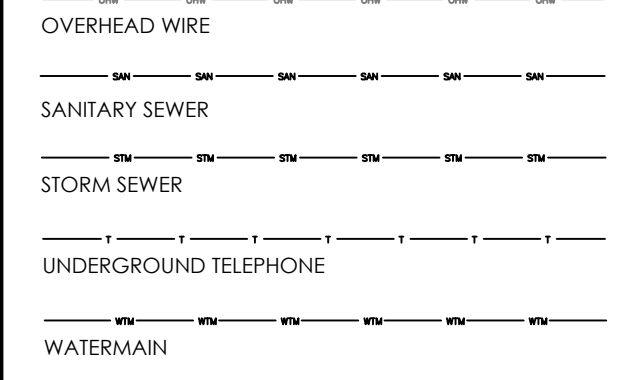
Stantec Geomatics Ltd.
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BOUNDARY NOTE
BOUNDARY LINEWORK AND INFORMATION IS COMPILED FROM REGISTERED PLAN 58 AND IS NOT BASED ON ACTUAL SURVEY.

VERTICAL DATUM 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 PER THE CITY OF OTTAWA SHEETS, 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
CC	CUT CROSS
CP	CONCRETE PIN
WIT	WITNESS
FIN	PROPERTY IDENTIFICATION NUMBER
M/MEAS	MEASURED
PROP	PROPORTIONED
OU	ORIGIN UNKNOWN
STANTEC	STANTEC GEOMATICS LTD.
BOL	BOLLARD
CB	CATCH BASIN
SICB	SIDE INLET CB
GSR	GAS SERVICE REGULATOR
GV	GAS VALVE
FHD	FIRE HYDRANT
MH	MAINTENANCE HOLE UNIDENTIFIED
MHB	MAINTENANCE HOLE BELL
MHH	MAINTENANCE HOLE HYDRO
MHSA	MAINTENANCE HOLE SANITARY
MHST	MAINTENANCE HOLE STORM
MHT	MAINTENANCE HOLE TRAFFIC
MW	MONITORING WELL
PLBX	PULL BOX
SN	SIGN
TB CATV	TERMINAL BOX - CABLE
TSL	TRAFFIC SIGNAL LIGHT
UP	UTILITY POLE
VB	VALVE BOX

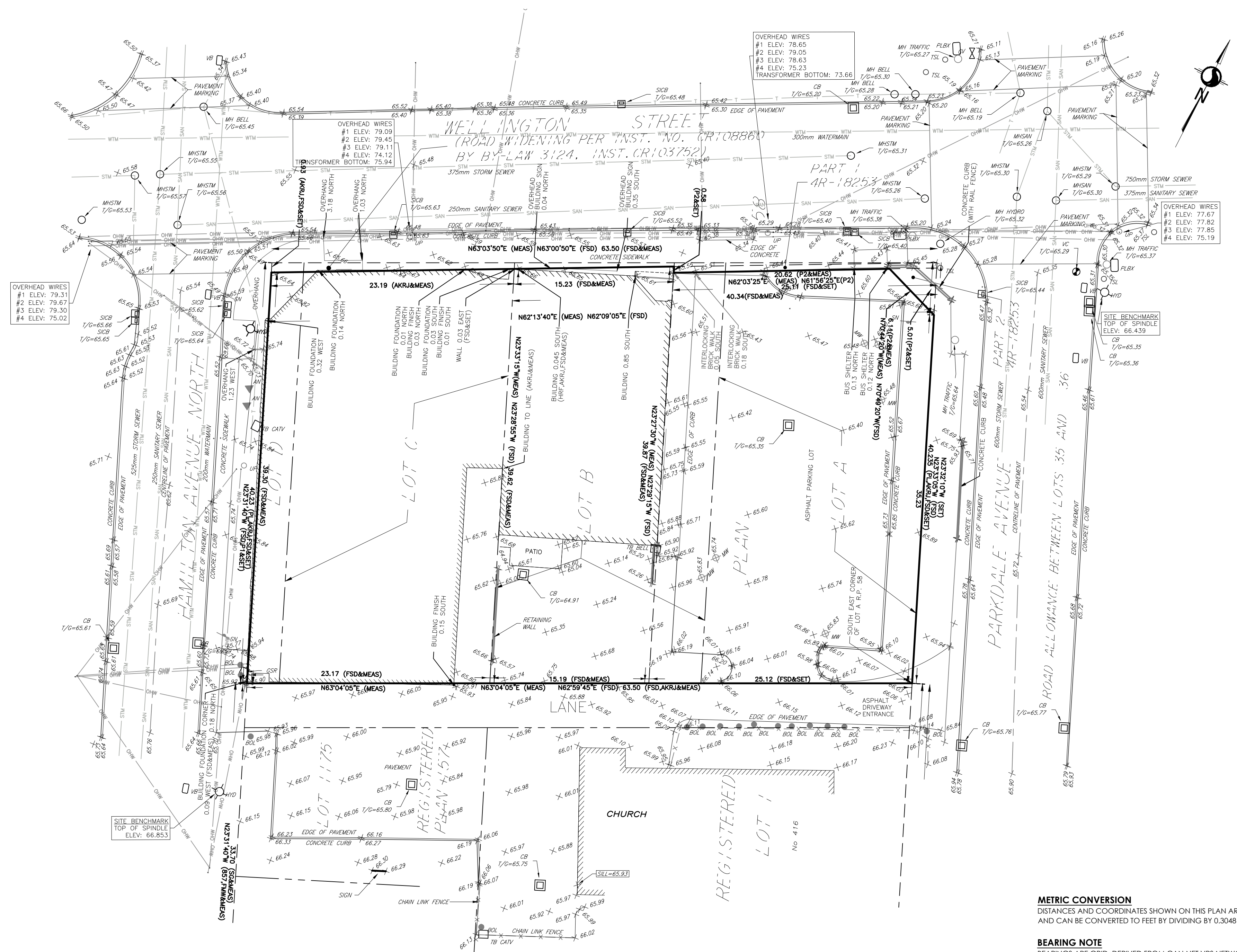


SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THE SURVEY WAS COMPLETED ON THE 26th DAY OF APRIL, 2021.

DATE _____ FRANCIS LAU
ONTARIO LAND SURVEYOR

DRAWN: TMT CHECKED: CT PM: CT FIELD: AW PROJECT No.: 161614215-111



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 ARE GRID, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

19773035 N:5006060.42 E:324888.04
19680191 N:5033564.26 E:388064.94

ROTATION NOTE
A BEARING ROTATION OF 0°33'35" COUNTERCLOCKWISE WAS APPLIED TO FSD PLAN DATED JANUARY 14, 2002 & JULY 19, 2000.